

4 Unit Apartment II Complete Reposition

81 Oaklawn Ave Chula Vista, CA 91910



Investment Summary

Purchase Price	\$ 957,000
CapX Required	\$ 150,000
Total Cost	\$ 1,107,000
Repositioned Income.....	\$ 130,560

Investment Results (Project Level)

SOLD PRICE	\$ 1,850,000
Sales Cost	\$ 92,500
Net Profit	\$ 650,500
Return on Investment	59%

Project Timeline Highlights

<90 Days

Property 100% Vacant

<150 Days

Property 100% Complete with Renovations

<180 Days

Property at 100% Occupancy at Premium Rent Rates

< 14 Months

SOLD
Property

Property Summary

LJPC acting as a principal with Upriver Capital Management LLC as its capital partner, recently acquired a 4 Unit property located in upcoming West Chula Vista. With great features such as detached cottages, off street parking, washer dryer connections, and private yards, LJPC was able to step up and negotiate a fast close to excel past competing multiple offers. LJPC renovated the existing buildings with premium upgrades on both the exterior and interior as well as included custom wood plank fencing to appeal to future tenants. Once completed, this 4 unit property generated \$130,560/yr in gross income.

Property sold to local 1031 investor on 6.27.22 to reach full cycle generating over \$650k in net profits in less than 14 months. Unleveraged ROI of 59%.