

# 6 Units | Complete Renovation

4218-4226 34th St San Diego, CA 92104



## Investment Summary

<b>Purchase Price:</b>	\$ 1,565,000
<b>CapX:</b>	\$ 190,000
<b>Total Costs:</b>	\$ 1,755,000

## Investment Results

<b>SOLD Price:</b>	\$ 2,150,000
<b>Gross Profits</b>	\$ 395,000
<b>Turnaround Time:</b>	15 Months

### Project Timeline Highlights

**< 30 Days**  
Purchased

**< 60 Days**  
Relocated  
Existing Tenants

**Renovated 3 Mo.**  
Interior / Exterior Full  
Renovation

**15 Months**  
From Purchase to  
Sale

## Property Summary

LJPC purchased this 6 unit apartment building in the corridor area just east of North Park. We were able to relocate the existing units and perform a full interior / exterior renovation. Once completed we were to double the rental income from existing and season the property up to the sell in just over a year timeframe.