

6 Unit | Apartment Reposition

201 Ebony Ave Imperial Beach, CA 91932



Investment Summary

Purchase Price:	\$ 1,960,000
CapX:	\$ 265,000
Total Costs:	\$ 2,230,000
Existing Income	\$ 107,000

Investment Results

After Income:	\$ 195,360
SOLD Price:	\$ 3,000,000
Gross Profits	\$ 770,000
Hold Time:	24 Months

Project Timeline Highlights

< 90 Days
Relocation of tenants

< 90 Days
Property 100% Complete with Renovations

12 Months
Released Up at Market Rate

24 Months
2 Year Exit

Property Summary

LJPC purchased this 6 Unit apartment needing a full renovation. Additionally the property was mismanaged and property was filled with unruly tenants. LJPC was able to negotiate the relocation of all tenants, finish the renovations, and reposition this asset within a year. Property was held an additional year before an opportunity to sell the asset off market at a profitable exit.