

# Mixed Use Building | NNN Secured Lease

3893 Imperial Ave San Diego, CA 92113



*\*CLICK PICTURE for video*

## Investment Summary

Purchase Price .....	\$ 605,000
CapX + Fees .....	\$ 70,600
Total Cost .....	\$ 675,600
Hold period .....	162 Days

## Investment Results

<b>SOLD</b> Price .....	\$990,000
Management + Selling Costs .....	\$ 50,000
Total Profit .....	\$256,500
Project ROI .....	38%

## Project Timeline Highlights

### 45 Days

Property 100% Renovated

### 60 Days

Property 100% Leased Out

### 120 Days

Property Value increased by 30%+

### 162 Days

Property 100% Repositioned and Sold

## Property Summary

La Jolla Pacific Consultants LLC (LJPC), acting as a principal with Sereda Development Group LLC, recently sourced & acquired an off-market mixed use property located in the up and coming neighborhood of Logan Heights, located near downtown San Diego. The existing property was an owner-occupied memorial business that had been established for over 50 years. The former owner was ready for retirement and sold the property “as is.” SDG successfully executed the asset plan by renovating, securing a NNN Lease with a creditworthy retail tenant. Secured a creditworthy residential tenant at a premium rental rent rate. Exited at \$140k over initial proforma in less than 6 months.