

4 Units | Complete Renovation

416-420 Church Ave Chula Vista, CA 91910



Investment Summary

Purchase Price:	\$ 850,000
CapX w/ADU:	\$ 300,000
Total Costs:	\$ 1,150,000

Investment Results

SOLD Price:	\$ 1,812,000
Gross Profits	\$ 662,000
Turnaround Time:	12 Months

Project Timeline Highlights	\$850,000 Purchase Price	Added 2 Bed 2 Bath ADU	Added close to \$1MM in Value	Exit in 12 Months
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Property Summary

LJPC purchased this 3 unit apartment building in West Chula Vista. Property was in bad shape from previous ownership. LJPC renovated the existing property and added additional ADU converting (3) garages on back of property. LJPC released out all units at market rent and had the opportunity to exit with within 12 month timeframe. LJPC successfully repositioned this asset for over \$660k in gross profits in a short period of time.

