

Building:

4 Units
 4182 NRSF
 1926 construction
 2006 Plus One Renovation
 Short Walk to UW Campus
 Property Sold

Acquisition:

Acquisition Price: \$792,000
 Acquisition Date: 1/25/2006
 Sale Date (3.5 year hold) 7/22/2009
 Investment Capital Raised: \$190,250
 Sale Price: \$1,100,000



PROJECT SUMMARY

Upon the sale of the building, the total average internal rate of return (not syndicated), was 34.00% (net of all sales costs). From all two bedroom units at time of acquisition, we added a third bedroom to each of three units as well as adding an entire floor of living -space to create a five bedroom, two bath unit. Rents were increased from \$4464 to \$8362 per month, an increase of over 87%. The NOI more than doubled, increasing from \$34,630 to \$80,427, a 132% increase. This was another typical Plus One value added project, increasing the bedroom density from a total of eight bedrooms to fourteen bedrooms. Immediate value added potential such as what was realized with this property is what we look for in every Plus One acquisition.