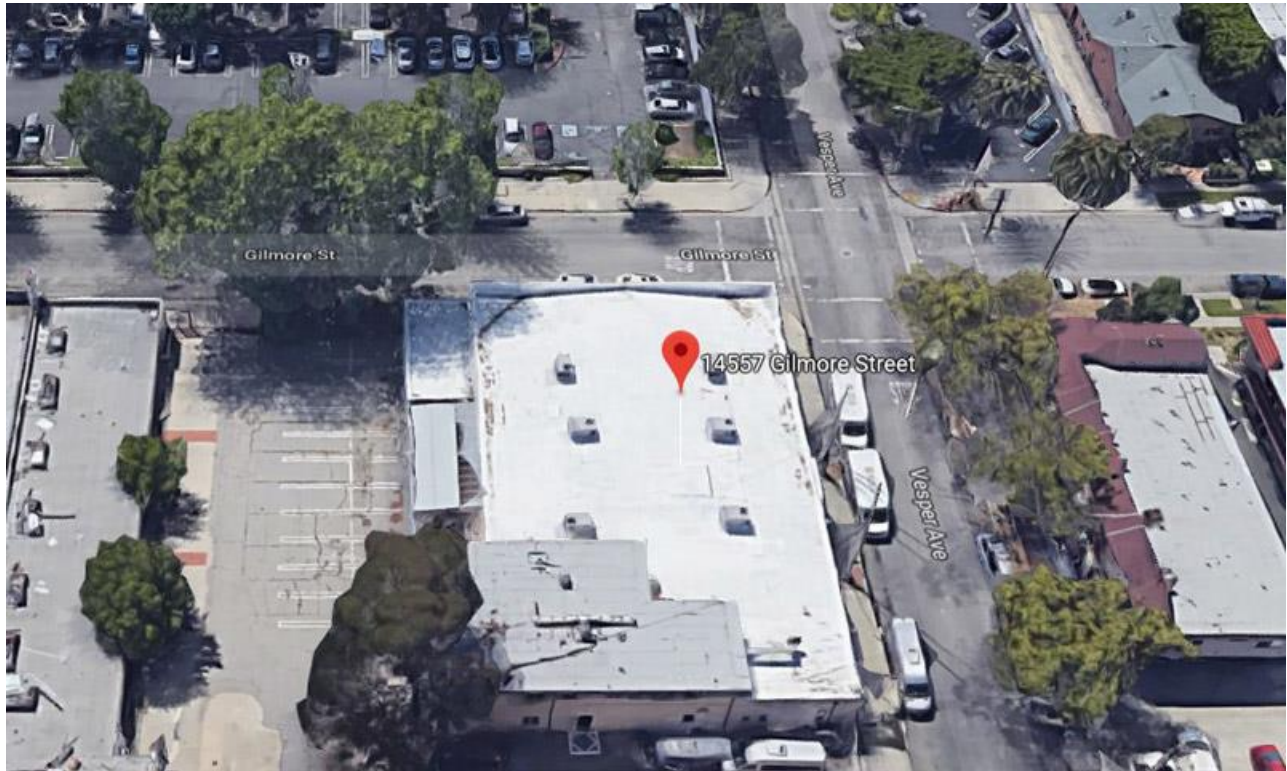


14557 GILMORE STREET VAN NUYS



Upside Opportunity

BUY

- Purchase price was \$2,425,000
- Loan amount was \$1,600,000
- 12,500 sq ft adult day care center

FIX

- Stabilized income from a .95 cent per sq ft rental income to \$1.95 a sq ft income on a 10 year modified gross lease with a 10 year option within 60 days from the close of escrow.

SELL

- Projections at a 6.75% cap rate are valued at \$3.7 million.
- Holding period will be for 12 months.
- Returns on this transaction will be 1.25x equity multiple.