

11003 MOONPARK ST. NORTH HOLLYWOOD



Upside Opportunity

BUY

- Purchase price : \$2,650,000
- Loan amount : \$1.650,000
- Existing car dealership

FIX

- Did preliminary architect drawings to determine highest and best use which was to entitle property for 48 units multifamily building.

SELL

- Projections will be to sell asset at \$3.95 million (unentitled price).
- Holding period will be 18 months.
- Returns are accepted to be 1.25X equity multiple.

