



Private Equity Offering of \$1 million

DEAL STORY & OPPORTUNITY

- International Partners, LLC purchased an Apartment Community in 2003 consisting of 56 units all sized as 2 bedrooms & 1 bathroom.
- The Apartment Community is located in the California Central Valley and is valued at well over \$6mm.
- Since acquisition in 2003 the community has been professionally managed and essentially at full occupancy [95% - 100%].
- In 2015, the Apartment Community was recapitalized by selling about 50% equity along with refinancing the then existing debt to payoff the senior and junior debt plus fund about \$0.8mm for major renovations to the entire community.
- With the renovation done, interest rates at historic lows, rents increased and overall valued enhanced, the existing partners from 2015 wish to liquidate their interest.
- These events have prompted this great opportunity for new investors to ride the next wave of increased cash flow and value growth. Further it's an opportunity to enhance an investor's passive income and wealth ratio goals with cash flow starting around mid 2020. This total \$1mm buy-in will represent just under 50% equity.
- Investment holding period is a minimum 3 years and more likely 5 years for a capital event or an exit if desired.

VALUE PROPOSITION

**INVESTMENT
AMOUNT** BUY-IN

\$100,000
Minimum

\$1,000,000
Maximum

RETURNS <i>Based on 5 Year Average</i>	CONSERVATIVE	OPTIMISTIC
Cash on Cash	10.2%	11.7%
Equity Multiple	2.74x	3.21x
Internal Rate of Return	25.0%	29.0%

TIMELINE

KEY EVENTS	KEY DATES
Letter of Interest, subject to 1% Refundable Deposit	Feb 1 – March 16
Due Diligence Period of Evaluation	Feb 1 – March 16
Decide to Proceed [Deposit Non-Refundable] or Decline & Deposit Refunded	March 16
Buy-in Min 50% or 100% Funded to Escrow or Trust Account	March 24
Closing	March 31
Cash Flow Distribution Starts	May 31

FOR MORE INFO Visit:
www.ipllcinvestments.com/featured-offering/ or www.ipllcinvestments.com/

