Commercial Real Estate Investment

IP International Partners, LLC
A PREMIER REAL ESTATE INVESTMENT COMPANY

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 an opportunity for new creditors and investors to ride the next wave of increased cash flow and value growth.
- The notes are convertible into equity with a premium conversion ratio.
- The combined loan to value with the 1st and 2nd mortgages will be 75% . Combined Debt Coverage Ratio will be 1.35.
- The term of the note is a minimum of 6 and maximum of 24 months with no prepayment penalty after 6 months.

SECURED TRUST NOTES MINIMUM & MAXIMUM

$50,000
Minimum

$500,000
Maximum

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

YIELD & VALUE PROPOSITION

YIELD & RETURN *Based on a 2 Year Term*	MINIMUM $50,000 & PAYOUT @ 8%	MAXIMUM $500,000 & PAYOUT @ 8%
Monthly	$333	$3,333
6 Months	$2,000	$20,000
1 Year	$4,000	$40,000

TIMELINE

KEY EVENTS	KEY DATES
Letter of Interest & Due Diligence Period of Evaluation	December 1 – 10
Loan Docs Ordered & Signed	December 11 – 20
Loan Funds In Escrow or Trust Account	December 24
Funding & Closing	**January 1**
Interest Payment Starts	February 1

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