



Private Equity Offering, Phase II
\$600,000

DEAL STORY & OPPORTUNITY

- International Partners, LLC purchased this Apartment Community in 2003 consisting of 56 units all sized as 2 bedrooms & 1 bathroom.
- The Class B Apartment Community is located in the California Central Valley and is valued at well over \$7mm.
- Since acquisition in 2003 the community has been professionally managed and essentially at full occupancy [95% - 100%].
- A complete +\$1mm renovation of the community was done between 2015 – 2020 and is now a “Best-in-Class” asset competitive with comparable apartments.
- In 2020, we completed the 1st of a two phase equity recapitalization of about \$2mm. The 2nd and final phase is being made available by the redemption or sale of \$0.6mm equity by a couple of new partners.
- With a completely renovated asset and no major capital expenditures for the upcoming 5 year investment period, the asset will generate exceptionally strong cash flow with moderate to strong appreciation in value. Accordingly, these factors provide a uniquely great opportunity for new investors to ride the next wave of increased cash flow and growth in value.
- The Phase II \$0.6mm buy-in will represent about 20% of the equity.
- The investment holding period is 5 years to coincide with the next capital event and option to exit if so desired.

VALUE PROPOSITION

INVESTMENT AMOUNT BUY-IN

\$135,000

Minimum

\$600,000

Maximum

RETURNS <i>Based on 5 Year Average</i>	COVID-19, Vaccine Era CONSERVATIVE	COVID-19, Vaccine Era OPTIMISTIC
Cash on Cash	10.2%	10.8%
Equity Multiple	2.85x	3.25x
Internal Rate of Return	25.95%	29.49%

TIMELINE

KEY EVENTS	KEY DATES: 2021
Offering Open & Letter of Interest Period	May 1 – June 20
Due Diligence Period of Evaluation	June 1 – 20
Decide to Proceed [Deposit Non-Refundable]	June 1 – 20
Buy-in Funds to Escrow or Trust Account	June 21 – 25
Closing	July 1, 2021
Cash Flow Distribution Starts	October 2021

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

