

# GARDENSIDE

## APARTMENTS

**IP** International Partners, LLC  
A PREMIER REAL ESTATE INVESTMENT COMPANY

### Commercial Real Estate Offering

**1<sup>st</sup> Mortgage & Deed of Trust**  
**\$1,400,000**  
**Yield: 9%**  
**1 Year Term, Closing Dec 30, 2022**

### DEAL STORY & OFFERING:

- International Partners, LLC [aka Sponsor, GP, IP LLC] purchased the Gardenside Apartment in early 2022 consisting of 17 apartments with the mix of 14 @ 2 bedrooms & 1 bathroom and 3 @ 1 bedroom & 1 bathroom.
- Gardenside is located in the northern California Central Valley City of Sacramento which is the state’s capitol city.
- While well-constructed in 1988, Gardenside has major deferred maintenance to both the exterior and interiors. For these reasons, the purchase price was reflective of these poor property conditions.
- New ownership is committed to a complete renovation of Gardenside and bringing it to its full potential as a best in class living community. In doing so, it will be a most desirable living community commanding rents comparable to the new and upgraded amenities.
- Once fully renovated, market demand and rent affordability will be about \$1,400 compared to current rents averaging about \$980.
- Rising interest rates, inflation and skepticism by traditional lenders has raised concerns about having the loan proceeds to do the renovation that will tap Gardenside’s full market value once completed.
- IP LLC is seeking a \$1.4million loan in the form of a Commercial Real Estate Line of Credit (CRELOC) or a bridge loan with a draw-down of loan proceeds in sync with the progress of completion. The term shall be 1 year with an option to renew 1 year, plus a 6 month prepayment penalty. The proposed interest rate or yield estimated at 9% is based on the current Wall Street Journal Prime of 7% plus a margin of 2%. Loan fees shall be comparable to the current market and are negotiable. Interest shall be paid monthly
- The 1st mortgage promissory note shall be secured by a deed of trust along with an assignment of rents.
- Loan commitments at minimums of \$100,000 are due by December 1, 2022 with funding and close targeted for December 16, 2022.

### SECURED NOTE

#### Buy – In:

**\$100,000**

Minimum

**\$1,400,000**

Maximum

### YIELD @ 9% & VALUE PROPOSITION

<b>YIELD &amp; RETURN</b> <i>Based on a 1 Year Term</i>	<b>Minimum \$100,000</b> <b>@ 9%</b>	<b>Maximum \$1,400,000</b> <b>@ 9%</b>
Monthly	\$750	\$10,500
Yearly	\$9,000	\$126,000

FOR MORE INFO Call 510 444 7810 or Visit: <https://www.ipllcinvestments.com/featured-offering-debt/>

© 2022 International Partners, LLC All rights reserved.