

592 Milton Court

OPPORTUNITY TO BUILD A SINGLE FAMILY HOME IN MT. WASHINGTON AREA

SUMMARY

WHAT IS THIS ALL ABOUT?

This proposal is for the building of a single family home consisting of 2,352 net square feet with 3 stories, 3 bedrooms, and 2.5 baths along with other amenities in the upper Mt. Washington neighborhood of Los Angeles, CA. The house will sit on a lot size of 5,740 square feet. Upon completion of building, the house will be placed on the market for sale.

WHAT'S IT THE COST?

We can build the house for approximately \$427,657 or \$153.17 per square foot.

WHO?

We have our team in place to implement our success strategies including general contractor, accountant, real estate broker, and architect.

WHAT'S IN IT FOR US?

Presently, the average sale price for comparable houses in the Mr. Washington area for properties within one mile of our house is approximately \$471.90 per square foot with the highest being \$687.40 per square foot. We estimate that our house could sell for as much as \$850,000 or approximately \$361.39 per square foot and would make sense with a sale price as low as \$650,000 or \$276.36 per square foot.

WHERE'S THE EXIT?

There are primarily two exit strategies for cash investors which are: selling the property, and/or selling membership interest in LLC owning the property.

WHAT'S IN IT FOR YOU?

We are offering cash investors' 40% ownership in the properties and profits for an investment of \$500,000. The real estate will secure the cash investor's interest. This means that from any sale proceeds of the property investors' initial investment must be paid out first and remaining profits are shared 60% management and 40% cash investors.

YOU

US

\$305k