

INVESTMENT OPPORTUNITY PORTFOLIO

Chicago, IL 60614

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Investment Memorandum



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EXECUTIVE SUMMARY



TRANSACTION OVERVIEW

This project involves the acquisition and development of a significant parcel of land in a strategically advantageous location. The site offers excellent connectivity to major transportation routes, making it ideal for industrial development. The property spans several acres in a prime location, with close proximity to major highways and significant development potential.

Untrended Return on Cost	Stabilized Return on Cost	Total Cost per Square Foor	Hold Period

Levered IRR	Levered Equity Multiple	Debt Assumptions
28–22%	28–22%	3 years

INVESTMENT HIGHLIGHTS



Strong Location

- Bullet Point about this
- Bullet Point about this
- Bullet Point about this

Functional Property Type

- Bullet Point about this
- Bullet Point about this



Below Market Rents

- Bullet Point about this

Strong Cash-on-Cash Returns

- Bullet Point about this

INVESTMENT HIGHLIGHTS (CONT'D)



Strong Location

- Bullet Point about this

Functional Property Type

- Bullet Point about this

Favorable Price

- Bullet Point about this



Below Market Rents

- Bullet Point about this

Strong Cash-on-Cash Returns

- Bullet Point about this

Discount to Replacement Cost

- Bullet Point about this

BUSINESS PLAN

Business plan: Our business plan is to acquire the property at an attractive basis and price per square foot, collect a target of 8.0% levered cash-on-cash return, starting Year 2, and look to monetize the year after. This will mark the sixth acquisition Ownership had made of industrial small-bay assets in the Florida market, and in turn, will look to monetize this asset alongside the other five assets. With this scale, we will achieve a portfolio premium with strong cap rate arbitrage.



02

FINANCIAL UNDERWRITING

	A	B	C	D	E
1					
2					
3					
4					
5					
6					
7					
8					
9					

Total Land and Related Cost	10,162,641	\$11.98
Hard Cost		
Offsite - Infrastructure	6,116,907	\$7.21
Building Core/Shell - 1	10,492,307	\$12.37
TI - Office, HVAC, Lighting - 1	1,391,625	\$1.64
Building Core/Shell - 2	10,248,972	\$12.09
TI - Office, HVAC, Lighting - 2	1,371,425	\$1.62
Building Core/Shell - 3	10,685,048	\$12.60
TI - Office, HVAC, Lighting - 3	1,407,625	
Building Core/Shell - 4		
TI - Office, HVAC, Lighting - 4		
Building Core/Shell - 5		
TI - Office, HVAC, Lighting -		
Total Hard Costs	83,587,372	\$98.57
Soft Cost		
Entitlement - PreCon Costs	168,070	\$0.20
Civil Engineer	665,500	\$0.78
Architect	825,082	\$0.97
Plan Check	370,709	\$0.44
Impact Fees	1,538,492	\$1.81

ACQUISITION BUDGET

DEBT ASSUMPTIONS

LENDER	
LOAN AMOUNT	
INTEREST RATE	
AMORTIZATION	
INTEREST ONLY PERIOD	
LENDER FEES	
OTHER	

TENANT RENT ROLL

[illegible]

MARKET LEASING ASSUMPTIONS

asdfho234428fjdj@gmail	5038718599	Russian
asdfho234428fjdj@gmail	5038718599	Russian
asdfho234428fjdj@gmail	5038718599	Russian
asdfho234428fjdj@gmail	5038718599	Russian
asdfho234428fjdj@gmail	5038718599	Russian
asdfho234428fjdj@gmail	5038718599	Russian
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03

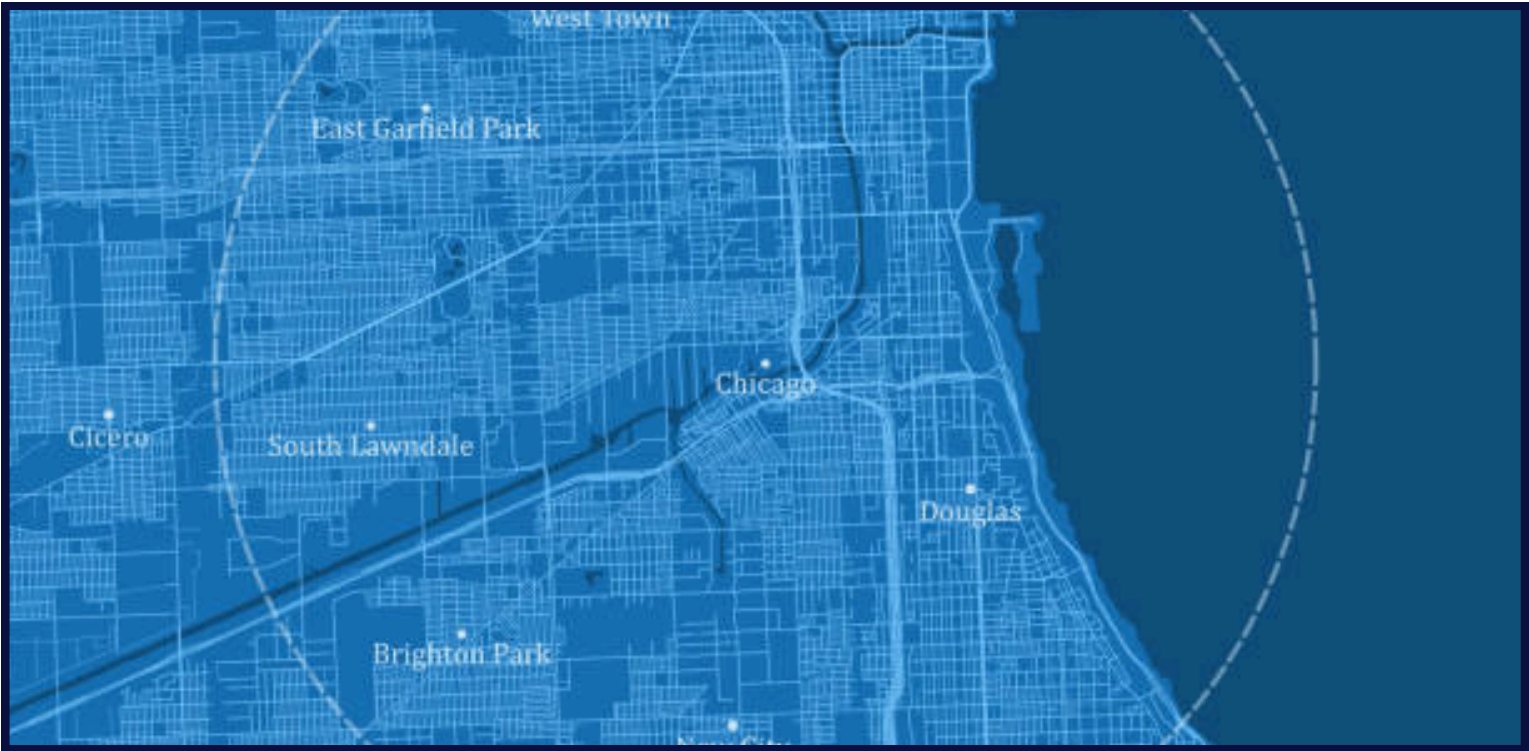
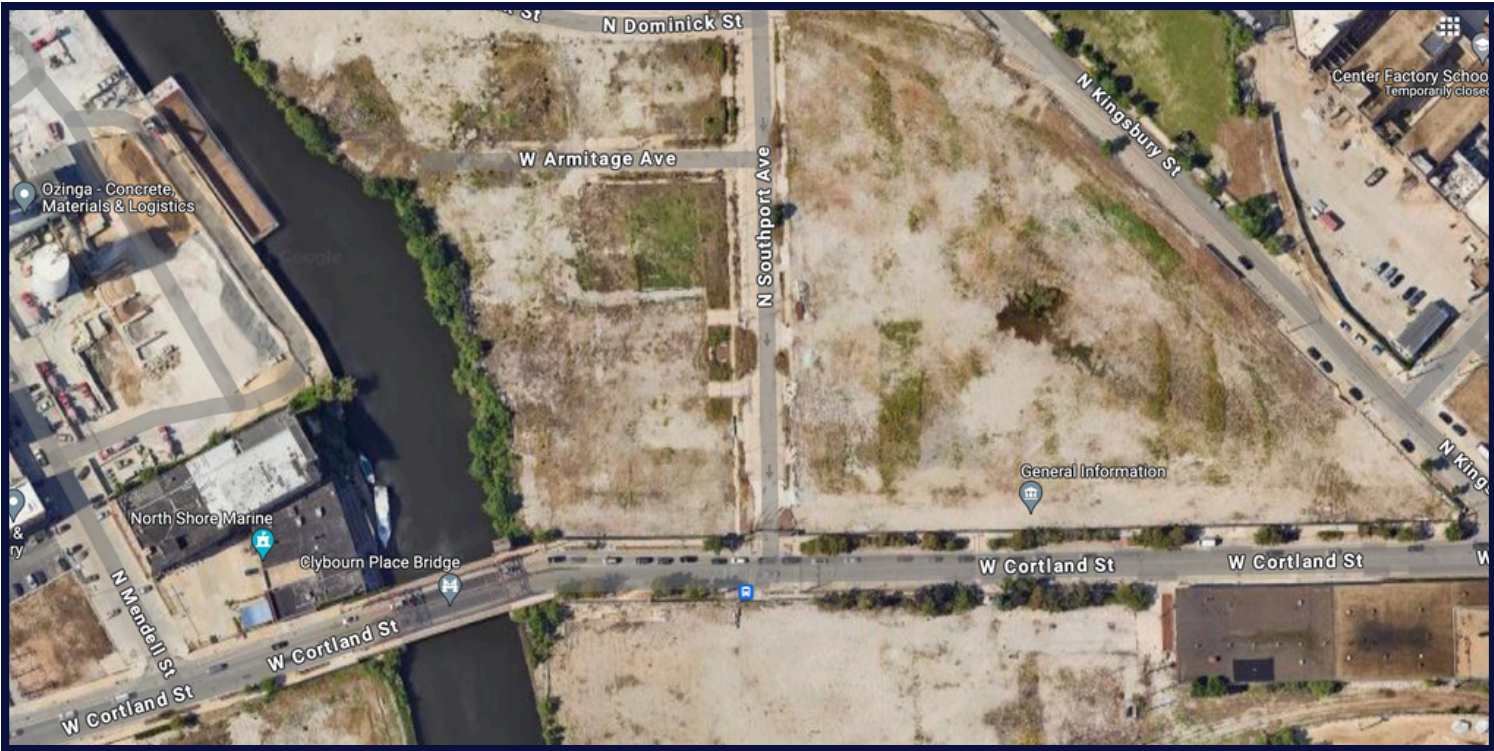
PROPERTY OVERVIEW

PROPERTY CHARACTERISTICS

Total rentable SF:	36,000 SF
# Buildings:	2 Buildings
# Units:	12 Units (Varying Sizes)
Acreage:	3.47 acres
Construction:	Concrete Block and Masonry
Year Built:	1997
Clear Height:	20'
Drive-in Doors:	20
Door-high Doors:	2
Truck Wells:	1
Parking:	Ample Surface Spaces

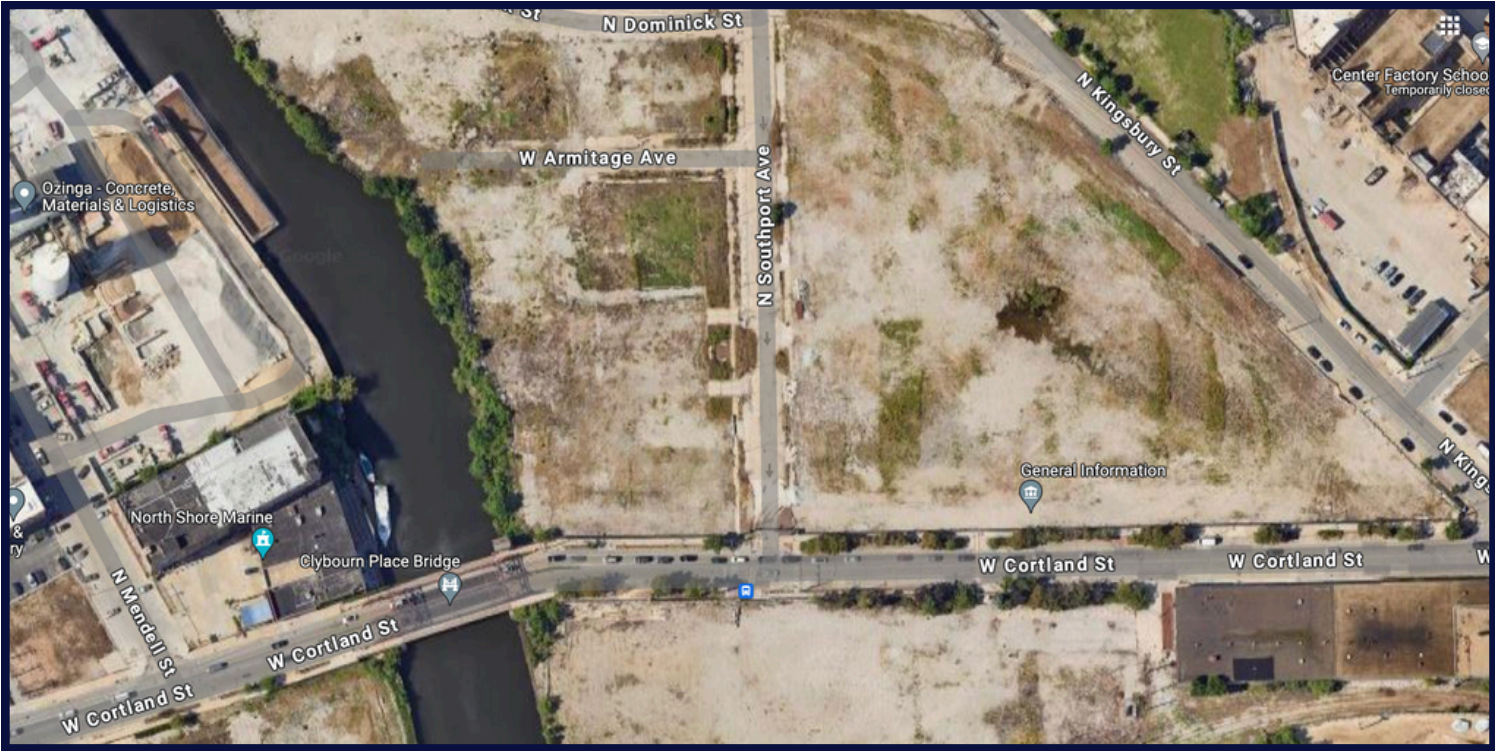


PROPERTY PHOTOS



MAPS & AERIALS

Address, City, State, Zip



MARKET OVERVIEW & COMPARABLE PROPERTIES

MARKET OVERVIEW



- Overall Inventory **Good (6.0%)**
- Vacancy Rate **Great (7.75x)**
- Net Absorbtion **Okay (18.2%)**

PRIMARY

Brief overview of the market in whatever city and include any specifics you want. This is a quick and short description to provide some context and any useful backgorund information that may be helpful.

SUBMARKET

Or you can put a picture here if that would work better. I don't really know what the vibe is. I am guessing based on my notes.

SALES COMPS

[illegible]

LEASE COMPS

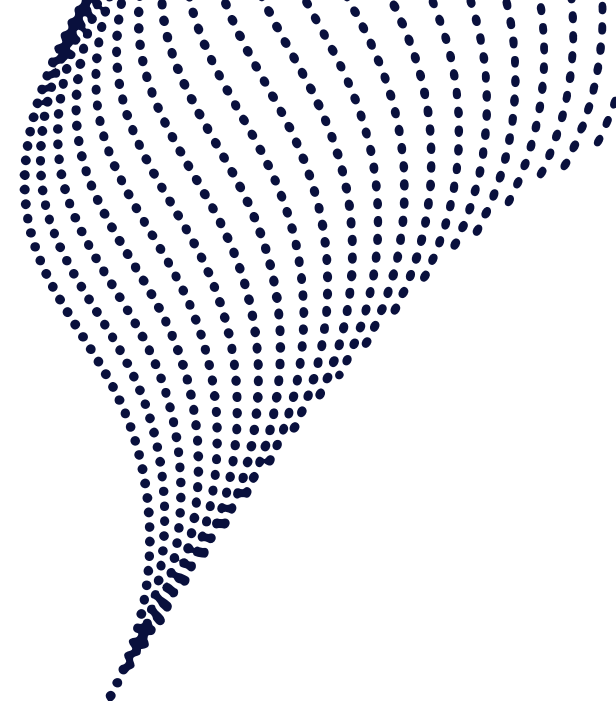
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SPONSOR OVERVIEW

COMPANY NAME

OVERVIEW



[Company Name] is a dynamic organization committed to delivering excellence across diverse industries. With a focus on innovation and quality, we strive to exceed expectations and drive success. Our team of dedicated professionals leverages extensive expertise to provide tailored solutions that meet the unique needs of our clients. We are passionate about fostering growth and creating value through our comprehensive range of services. At [Company Name], our mission is to make a positive impact by advancing industry standards and setting new benchmarks for success.

INVESTMENT TEAM



Name

Chief Investment
Officer



Name

Chief Executive
Officer



Name

Chief Operating
Officer

THANK YOU

FOR ADDITIONAL INFORMATION ABOUT THIS INVESTMENT, PLEASE CONTACT:

NAME

CEO

EMAIL@EMAIL.COM

123.456.7890

NAME

CEO

EMAIL@EMAIL.COM

123.456.7890

NAME

CEO

EMAIL@EMAIL.COM

123.456.7890

