



# AQUA BELLA APARTMENTS

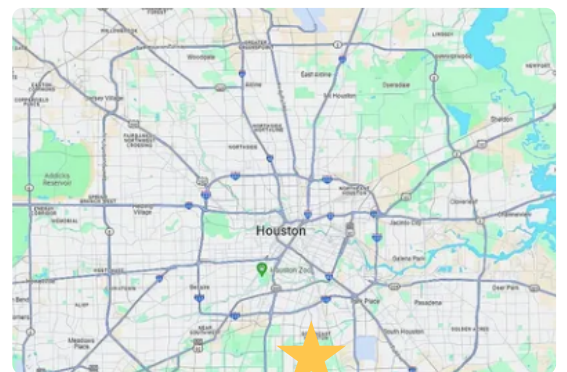
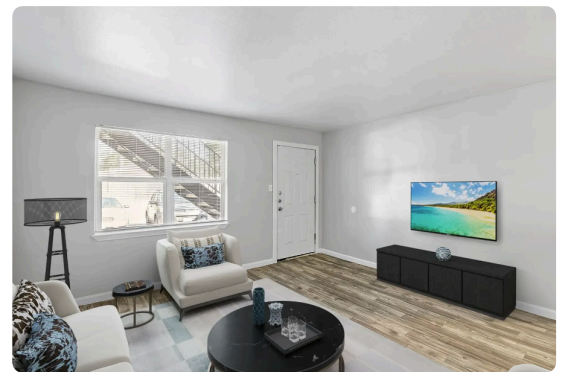
472 Units

Value Add Class C Investment  
Opportunity in Houston TX

- ✓ Low capital per door (\$54,000/door)
- ✓ Maximize value by adding additional doors reaching 500 units in year 2
- ✓ Significant upside in lowering operating expenses

## Purchase Info:

- Purchase Price: \$25.5MM
- 120 Units vacant to be remodeled
- \$2MM Budget for remodeling and property updates
- \$18MM owner financed at 7.5% with 2 year balloon



Contact us:

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# AQUA BELLA APARTMENTS

## Current Situation:

- Dramatic loss of gross rental income due to vacancy of 120 units
- Significant miss management team in place
- \$5.6MM current rental income
- \$1.7MM current rental vacancy losses
- \$4.5MM in expenses
- \$1MM Net Profit

## Turnaround Info:

- Experienced Management Team managed by The Wealth Investors
- Focus on utility expense reductions
- Decrease operating expense
- Stabilize financials thru remodeling of vacant units, increasing market rent rates, and appropriate management team

## EXIT STRATEGIES:

- ✓ Refinance debt at Yr 2
- ✓ Payoff capital partners at Refi (15 to 20% annualized returns)
- ✓ Estimated \$3MM net cash flow after stabilization
- ✓ Sell the property and targeting \$12MM gross equity

### KEY DATES:

8/20/24 EMD Due  
9/21/24 Final Deposit Due  
10/11/24 Estimated Closing Date

## FINANCIAL INFO:

- \$500K EMD
- \$1MM Due after Due Diligence
- \$6MM cash balance at closing
- \$2MM Capital Call Yr1 - Remodeling
- Potential \$2MM Capital Call Yr 2 - Building 28 units

## TARGETS:

- Yr 1 - \$6MM Gross Income
- Yr 2 - \$7MM Gross Income
- 45% Gross Operating Expenses
- Yr 1 - \$3.2MM Net Profit
- Yr 2 - ~\$40MM valuation at 8% Cap Rate creating \$12MM in Equity
- 15 to 20% annualized return to capital funding partner over 2 years

## Deal Stack

- \$18MM loan in place at 7.5%
- \$9.5MM capital injection from Funding Partner
- Possible \$2MM for building 28 units to reach 500 total units



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