

MEGA INVESTMENTS LLC, REAL ESTATE EQUITY SERIES I

RIDGE PARK FLATS



Purpose: The purpose of this Series shall be limited to the acquisition, operation, and disposition of a newly constructed 8-unit investment property.

Purchase Price: \$2,150,000

Equity Contribution: \$615,000

Cash Flow Before Taxes: 3.7%*

Cash Flow After Taxes: 5.1%*

Total Return on Equity: 16%*

STATUS

MEMBERSHIP: CLOSED

PHASE: OPERATION

*Ridge Park Flats is located at 3915 Ridge Ave, Philadelphia, PA 19132. This property is financed at 75% Loan-to-Value (LTV) at a fixed rate of 5.25% for a 10-year fixed term and a 30-year amortization schedule. The property is 100% occupied and has a 10-year tax abatement. Key operating assumptions include a 5% vacancy rate, a 5% management fee, a 5% maintenance reserve, appreciation rate of 3% per year, NOI increase of 2% per year, and a 35%-income tax bracket.