

Ninety9 Lofts

- 99 units
- Purchased well below market value
- Trophy location in Champlin, MN
- Luxury interior renovations
- Proven top notch contractor and manager
- Mix of 1, 2 & 3 bedroom units
- Rent increases up to \$500/month

Why we like this deal:

1. Twin Cities is a stable, strong and growing market
2. Champlin is a strong market with excellent schools
3. Class A riverfront location within low vacancy area
4. Top tier project manager-experience renovating thousands of units
5. City of Champlin offering improvement \$\$

Deal Metrics

- Purchase Price \$9,100,000
- Loan 5 year with 2 years interest only
- Loan amortization 30 years
- Loan amount \$6,370,00
- 6.75% Fixed Interest Rate
- Renovation budget \$4,082,579
- 7% Preferred return to investors
- 80% LP / 20% GP split
- \$50,000 min. Investment
- 506B/506C Investors accepted!

Investor Projections

- Investor preferred return of 7%
- 20-25% IRR
- 22-27% AAR
- 1.8x equity multiple
- \$100,000 investment will profit \$80,587



Business Plan

- Luxury renovations and amenities
- Rent upside \$500
- Potential Year 3 Sale

Next Steps

- ★ Commitment
- ★ Sign Subscription Agreement
- ★ Funding Deadlines:
 - 506B: Feb 7th
 - 506C: Feb 26th
- ★ Closing: Mar 6th
- ★ First Distribution - Q2

Questions or Commitments



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