

# Commercial Real Estate (CRE) Co-Investment Opportunity

## Prime Southern California Real Estate

8+ Acre Business Park  
in Heart of Largest Green Zone in the State

Favorably Priced Sale / Financing Secured

Seeking Co-Investment:  
**\$900k/Unit**  
[or reasonable fraction of]  
Only 4 Investment Units Remain

### • The Numbers •

Cap Rate = 7.9%

Debt Service Coverage = 1.51

Annual Cash on Cash Return

Current = 10.62%

Projected = 15.73%

Project Investment Hold = 3-5 Years

Projected IRR

3 year = 44%

4 year = 42%

5 year = 34%

Total Return (3 years) = 280%

Total Return (5 years) = 394%



**Currently Under-Performing Business Park  
Higher Returns Thru Improved Tenant Mix**



**Anchored by Strong Credit Tenant (Gov't)**  
Strong current cash-flows with over 45%+ rental upside based on current market rents.

Vibrant Southern California area experiencing substantial growth in housing, business and industry. Located just outside of one of the nation's largest population bases with several large scale developments in close proximity to the property, including sports and entertainment venues.



Contact Us: 312-508-3076 • [Investor@greencloudcapital.com](mailto:Investor@greencloudcapital.com) • [www.GreenCloudCapital.com](http://www.GreenCloudCapital.com)