



Before



After



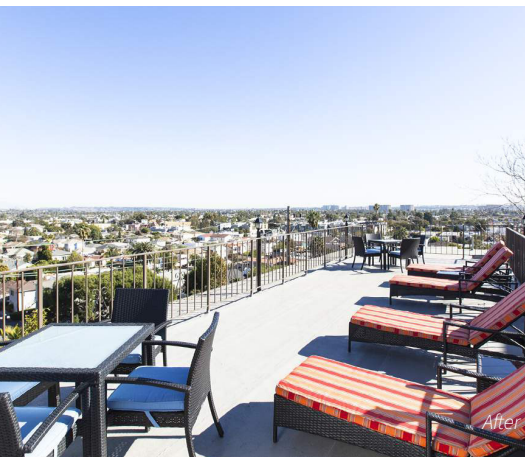
After



Before



Before



After

## CAPITAL IMPROVEMENT. WE DO ALL THE WORK FOR YOU.

Scott Properties Group, Inc (SPG) is a proactive property management firm specializing in **multi-family residential communities, retail, office, and industrial properties**, servicing the **Los Angeles and Southern California** areas.

### 31 Eleven | Santa Monica, CA

SPG was contracted to oversee this 60-unit capital improvement project in Santa Monica. Extensive improvements to both exterior and unit interiors made a profit of 2X in just over 2 years. Scott Properties Group was able to get 33% of the building turned in less than 12 months. We executed a 90-180 plan for the large CAPEX project on exterior and interior of units. The clients had a projected 7-10 year hold for this asset, but after realizing the Levered IRR of 41% in two years, they sold for a huge return on investment.

**60 Units Purchased:** July 2012

**Purchase Price:** \$16,465,000

**Sale Price:** \$26,500,000

**Sold:** August 2014

**Levered IRR:** 41%

**Levered Equity Multiple:** 2