

Real Estate Investment Opportunity at Ganttown Rd



Key Highlights

- **Purchase Price:** \$1.2M total
- **Roof Replacement:** Paid for and completed by seller before closing (covered via insurance)
- **Lot/Building:** 1.95 acres | ~16,500 SF of professional office space
- **Zoning:** O-1 (flexible for medical, dental, professional, and office/residential use)
- **Condition:** Good bones, cosmetics and TI budgeted for repositioning

Investor Terms (Via Eppler Capital)

- Funds the full equity requirement
- Earns an **8% preferred return** during the project phase (until refinance)
- Receives **50% of the net refinance proceeds** upon stabilization (estimated 18–24 months)

Capital Stack & Budget

- **Capex & TI Budget:** ~\$250K–\$300K
 - Includes ~\$100K in tenant improvements for lease-up flexibility
- **Debt already secured**
- **Equity Required:** ~\$500K–\$550K (covers down payment, improvements, reserves, and closing)

Why This Opportunity?

- **Efficient entry with de-risked roof:** Seller-funded, insurance-covered roof replacement reduces upfront CapEx and mitigates structural risk
- **Flexible O-1 zoning:** Allows for medical, dental, office, or live-work uses, supporting a broad tenant base and faster lease-up
- **Attractive investor returns:** 8% preferred return during the project phase plus 50% of refi proceeds offers strong current and backend yield
- **Proven in-house execution:** Construction, leasing, and asset management handled by a seasoned team, ensuring control and accountability