



PARADISE SHORES | INVESTMENT SUMMARY

Investment Information

Asset Type: Condominiums
Location: Mexico Beach, FL
Acquisition: June, 2011
Final Disposition: Fall, 2014
Asset Size: 36 Units

Project Financial Information

Purchase Price: \$4,364,839
Debt: \$0
Total Equity: \$4,364,839
Project IRR: 15.01%
Project Multiple: 1.24

MREC Investor Return

Equity: \$4,364,839
Distributions: \$5,312,556
Partner IRR: 13.89%
Partner Multiple: 1.21

Investment Thesis

- Distressed Florida asset in Mexico Beach available well below replacement costs and historical pricing.
- Purchase from lender, lease until market heals and strategically sell as deemed prudent.

Results:

- Units were prepped for lease and sale.
- Several units were sold at auction while the remaining inventory was sold individually.
- The average purchase price at acquisition was \$121,000/Unit. Final sales price at disposition averaged \$147,000/Unit.