**Examples of past/current projects:**

**City Heights Apartments—37 unit complex South Des Moines**

Purchase Price: $920,000

Apt Sales Price: $1,950,000

Vacant Land Sales Price: $75,000

Cash flow: $10k per quarter-24% CoC return

Ownership: 5 years

Total cash flow, principle buy down

and Equity profit $1,405,000

Down paymnt and Capital total $168,000

CoC ROI return 836% return on cash

**Pleasant St—14 unit complex Sherman Hills**

Purchase Price: $285,000

Apt Sales Price: $775,000

Cash flow: $3k per quarter-22% CoC return

Ownership: 5 years

Total cash flow, principle buy down

and Equity profit $580,000

Down paymnt and Capital total $67,000

CoC ROI return 866% return on cash

**Country Court—96 unit complex in Waukee**

Purchase Price: $4,000,000

Current value: $7,500,000

Cash flow: $40k per quarter-last 3-4 years $20k/qtr first 2 years

Ownership: 7 years

Total cash flow, principle buy down

and Equity profit $4,620,000

Down paymnt, partnership buyout

and Capital total (509k +375k) $884,000

CoC ROI return 523% return on cash if sold at market value today

**Urban Green—97 unit complex in Urbandale**

Purchase Price: $5,500,000

Current value: $7,500,000

Cash flow: $50k per quarter

Vacant Land sale: $500,000

Ownership: 1 ½ years

Total cash flow, principle buy down

and Equity profit $4,100,000

Down paymnt and

Capital total $1,100,000

CoC ROI return 373% return on cash if sold at market value today