

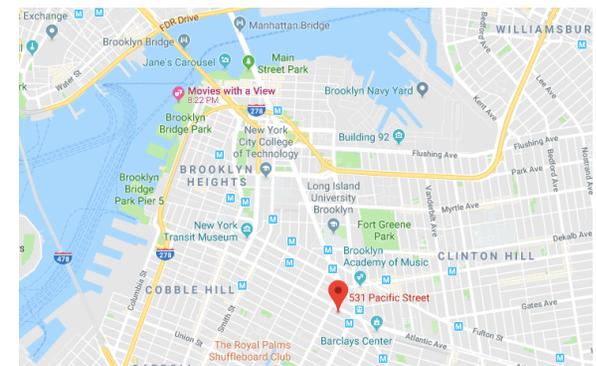
531 Pacific Street Brooklyn

531 Pacific Street is a four-story walk-up apartment building. The building is located in the luxurious neighborhood of Boerum Hill, Brooklyn. The building was constructed in 1899 and totals approximately 3,267 sf.

The building is located on the intersection of Atlantic avenue and Flatbush avenue, steps from the renowned Barclays Center, popular commercial areas and major subway lines that goes through Brooklyn, with just minutes away from Manhattan. The neighborhood is one of Brooklyn most popular neighborhoods, being redefined by a growing population and rapid development.



| | |
|---------------------|------------------|
| Block/Lot | 186/61 |
| Assessment | \$2,716 |
| Year Built | 1899 (estimated) |
| Lot Size | 19 x 90 |
| Built | Approx. 3,267 sf |
| Zoning | R6B |
| FAR | 2 |
| FAR as Built | 1.40 |
| Tax Class | 1 |



the plan

East Group Capital along with their partners will purchase the building at the target price of \$2,200,000 (\$2,388,000 post-closing cost). The building will be purchased vacant. EGC will invest another \$653,400 (or \$200 per sf) in high-end renovation and upgrades. EGC will convert the building to a luxury single family home. EGC projects to complete the project within 24 months. At that time, EGC is planning to sell the building at the target price of \$4,500,000, providing a projected return of 19% per year.

step by step

- 1. EGC signed a hard contract on June 2018.**
- 2. EGC will complete the purchase of the building by October/November 2018.**
- 3. Upon closing, the renovation process will start immediately by initiating the reconstruction of the interior and exterior, transforming the building to a high-end, luxuries single-family house.**
- 4. Selling the building at the target price of \$4,500,000.**

the financials

| Purchase & Construction | |
|-------------------------|--------------------|
| Purchase Price | \$2,200,000 |
| Closing | \$77,000 |
| Syndication (approx..) | \$21,000 |
| Broker's Fee | \$90,000 |
| Renovation | \$653,400 |
| Contingency | \$65,340 |
| Total Cost | \$3,106,740 |
| Construction Loan | \$1,864,044 |
| Interest | 9.00% |
| Equity | \$1,242,969 |

| Sale | |
|--------------------------|------------------|
| Sale Price | \$4,500,000 |
| Closing | \$315,000 |
| Financing Cost | \$251,646 |
| Loan Payback | \$1,864,044 |
| Equity Payback | \$1,242,696 |
| Projected Profit | \$826,614 |
| Investors (55%) | \$454,638 |
| M. Partner | \$371,976 |
| Investors' Return | 36.6% |



This presentation contains "forward-looking statements." Actual events or results may differ materially from those reflected or contemplated in such forward-looking statements. There can be no assurance that any targeted results will be met. The ultimate returns realized are not guaranteed and will depend on numerous factors, which are subject to uncertainty.

Design & standard

EGC will design and renovate 531 with the highest building and design standards, transforming it to a desirable modern and sophisticated house.



about egc

EGC is a New York based boutique real estate investment and development firm, specializing in high-end real estate investments in New York City. EGC was formed by Itay Gamlieli and Ofir Badash who together hold more than 20 years of experience in the American real estate market. EGC has a professional team of real estate experts and is driven by an uncompromised professionalism, integrity and transparency throughout every project and while dealing with its various investors.



Itay Gamlieli. With 12 years of experience in the American real estate market, and as owner of a brokerage firm that is ranked among the top 50 agencies in Manhattan, Itay is considered an expert in the purchase,

management and operation of multi-family properties, including commercial areas and improving properties, in New York City.



Ofir Badash. For the past eight years, Ofir has been involved in the American real estate market and owns 101 Capital Company as well as property (private and commercial) management companies.

Ofir specializes in profitable commercial properties in Florida, New York and Ohio. Ofir holds a Bachelor of Laws degree and an MBA.