

Fictional Real Estate Investment Summary (Training Example)

All information in this document is entirely fictional and created for educational practice.

Property Overview

Property Name: Harbor View Apartments (Fictional)
Location: Example City, California (Fictional)
Property Type: Multifamily Residential
Units: 24
Year Built: 2002 (fictional)
Strategy: Value-Add Renovation

Financial Summary

Metric	Value
Purchase Price	\$6,000,000
Equity Investment	\$1,800,000
Loan Amount	\$4,200,000
Average Monthly Rent per Unit	\$2,050
Annual Gross Rental Income	\$590,400
Operating Expenses	\$230,000
Net Operating Income (NOI)	\$360,400
Entry Cap Rate	6.0%
Target Hold Period	5 years
Projected Sale Price (Year 5)	\$8,200,000

Projected Returns

Projected Investor Returns (Fictional):

- Estimated IRR: 15–17%
- Equity Multiple: ~2.0x
- Average Annual Cash Flow Distribution: \$90,000

Business Plan

Value-Add Strategy:

- Renovate interiors of 18 units with modern finishes
- Increase rents to market levels
- Improve landscaping and shared amenities
- Implement professional property management