

# Investment Overview

## Pacific Crest Capital – Anaheim Value Add Flip

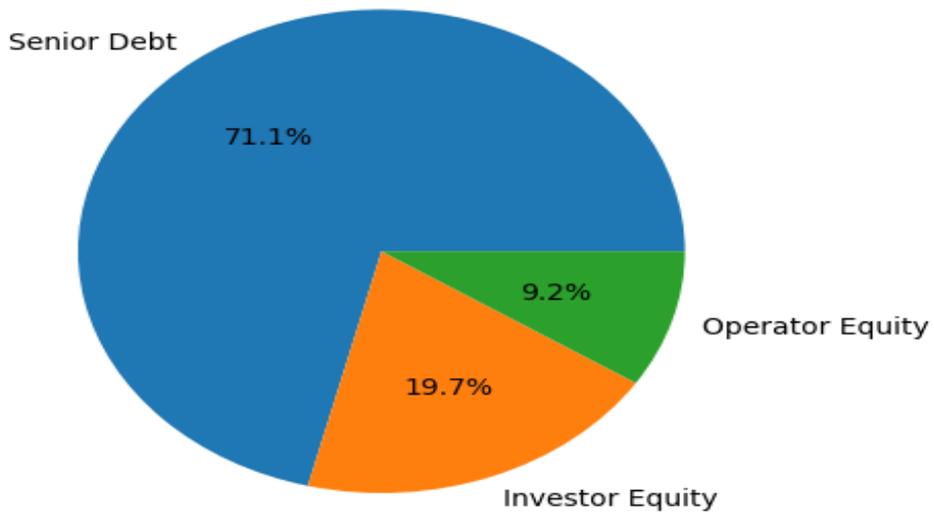
### Investment Summary

Pacific Crest Capital is presenting a value-add residential redevelopment opportunity located in Anaheim, California. The project involves the acquisition and renovation of a dated single-family residence followed by resale to an owner occupant in a strong Southern California housing market.

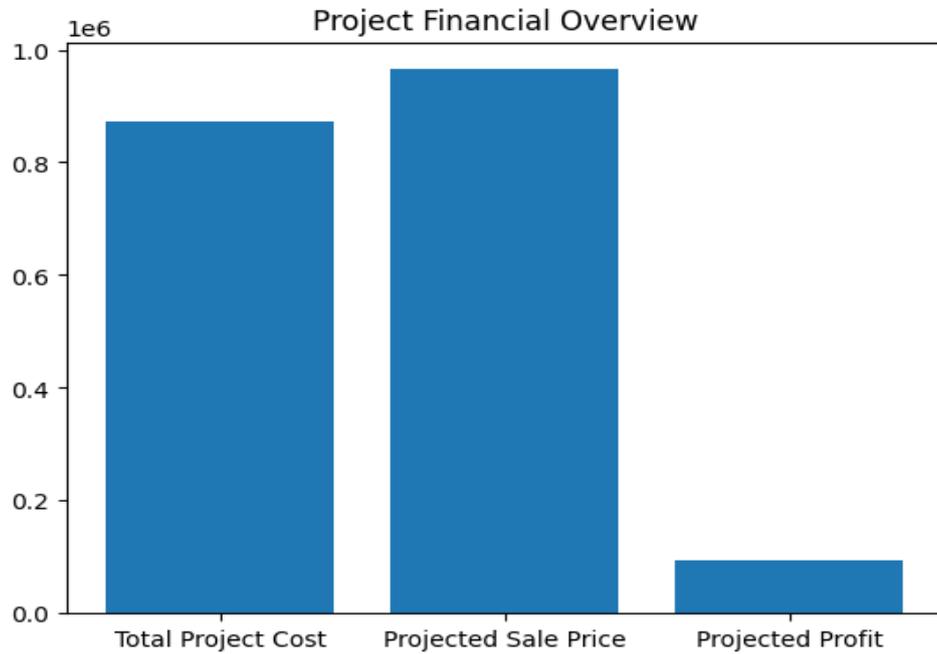
Metric	Value
Purchase Price	\$735,000
Renovation Budget	\$95,000
Closing & Carrying Costs	\$42,000
Total Project Cost	\$872,000
Projected Sale Price	\$965,000
Projected Profit	\$93,000
Projected Hold Period	5 Months
Investor Raise	\$172,000
Target Investor Return	18–20% Annualized

### Capital Structure

Project Capital Stack



## Projected Financial Outcome



### Investment Highlights

- Located in a high demand Orange County neighborhood with strong comparable sales.
- Renovation focused primarily on cosmetic upgrades to maximize resale value.
- Conservative underwriting based on nearby comparable transactions.
- Experienced operator with a proven track record of residential redevelopment projects.