

INVESTMENT CASE STUDY

7202 SAN PEDRO, SATX -Cambridge Fund #1, Ltd.

The Challenge

A group of investors challenged CRG to find an above average real estate investment opportunity in the San Antonio market in 2003, when market prices were at historic highs. In addition, one investor in the group had a 1031 exchange to accommodate, which put pressure on timing and structure.

Our Strategy

CRG searched to find a value-add opportunity in a superior location.. CRG's knowledge of current market dynamics helped to locate the subject property. At the subject property, the current Tenant's rent was significantly below market and on the verge of bankruptcy. This allowed for an attractive purchase price, with the knowledge that the area was improving and that the investors would receive this future appreciation. In addition, CRG utilized its knowledge of the exchange process and knowledgeable attorney's to structure a transaction to accomplish everyone's goals.



Results

CVS Drugstore purchased the site approximately 1 ½ years after the initial investment. Additionally, CRG negotiated a very favorable lease buyout with Gateway Computer to make way for CVS. The net result to the investor group was a 139% leveraged IRR. The investment and subsequent transaction accomplished all 1031 tax savings for the investors.



CAMBRIDGE
REALTY GROUP, INC.

 **Gateway.**

CVS/pharmacy
Expect something extra.

Private Investment Group-
-Houston, Texas/
San Antonio, Texas

"We appreciate all the assistance and efforts of Cambridge Realty Group, and are thrilled with returns that were achieved. Our expectations were significantly exceeded." –Investment Member

-Institutional Solutions, Individually