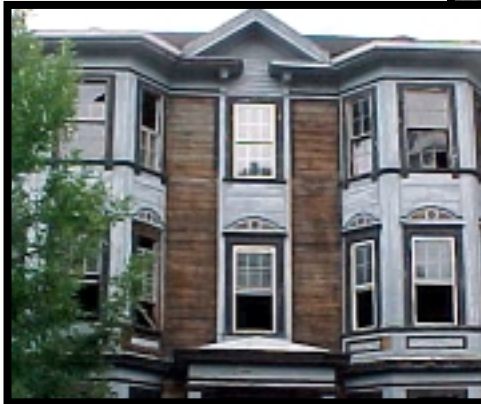


## 15 UPLAND ROAD CAMBRIDGE, MA

The project required extensive renovations on the exterior and interior of the building.



*Before*



*After*



*Interiors*

- Purchased multi-family apartment building in May 1999 for \$154 per square foot
- Converted building to condominiums in 2000 and sold 16% of units that year
- Rented balance of units thru spring of 2001
- Achieved rents of \$2500 per month, or \$3.03 per square foot per month
- Sold balance of units by April 2001 for an average price of \$328,500, or \$348 per square foot

• **Realized IRR of 41%**

For more information on this and other properties, please contact:

### NEWPORT COAST CAPITAL MANAGEMENT

Newport Beach, CA • Boston, MA • Chicago, IL • Ft. Lauderdale, FL

500 So. Palm Canyon Dr., Ste. 100 Palm Springs, CA 92264

**Office:** (760) 322-7135

**Fax:** (760) 322-8630

**Email:** [generalinfo@newportcoastcapital.com](mailto:generalinfo@newportcoastcapital.com)