

**248 PUTNAM AVENUE  
CAMBRIDGE, MA**

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



*Before*



*After*



*Interiors*

- Purchased multi-family apartment building in March 1999 for \$107 per square foot
- Converted building to condominiums in 2000
- Sold all units by July 2000 at an average sales price of \$271,000, or \$290 per square foot
- **Realized IRR of 59%**

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)