

**Railroad Ventures, LLC
Investment Returns**

Project: Existing 6.43 acre site with 1700 S.f. residence ,and metal building next to railway line.

Strategy: Identified land within the planned re-development of a regional shipping center; refocused on alternative use of land when regional shipping center was abandoned, which was leasing of site commercially.

Acquisition: Purchase dated April 8, 2008.

Date Sold: September 24, 2015

Financial:	<u>Acquisition</u>	<u>Projected Sales and Profit</u>
\$	460,000	\$ 885,000
	48,500	(54,707)
\$	508,500	(330,541)
\$	83,545	32,481
	(405,000)	
\$	<u>187,045</u>	<u>\$ 532,233</u>

Total IRR: **15.82%** **Investor IRR:** **14.66%**

Capital: Internally capitalized by SWIG principals with two external institutional investors.

Discussion: Property was rezoned and annexed into the City of Brighton. Then leased to a strong public Company who used the railway access property for their operation in the area.