

SW Rosemary, LLC

Summary

Located at 83rd Avenue and Rosemary Street in Commerce City, Colorado, this project consisted of 9.6 acres of industrial zoned land. The purpose of the investment was to hold the land for future appreciation. While going through the process of subdividing the property into smaller industrial lots, the owner was approached by the Union Pacific Railroad who intended to use the property for a new rail line connecting two main lines in the area. Union Pacific closed on the acquisition in May of 2008. The purchase price for the property was \$400,000 in April, 2006 and sold at a price of \$1,125,000.



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Financial Summary

Project P&L

The value-add from SWIG's identification and purchase of the property generated an overall profit of \$251,554. SWIG was effectively able to recognize the value add opportunity in the property through identifying a strategic location and successful negotiations with the Buyer.

Acquisition and Entitlement		Sales and Profit	
\$ 400,000	Land acquisition cost	\$ 1,125,000	Sale 5/21/2008
21,576	Closing Costs	(290,936)	Less Debt and interest
\$ 421,576	Total cost	(181,580)	Less other costs, closing costs
(320,000)	Debt from third party	(100,000)	Less Option Payment (Earnest De
\$ 101,576	Capital invested at closing	(101,576)	Less Initial Equity to Close
\$ 199,354	Add'l Capital over Hold Period	(199,354)	Less Add'l Equity Hold Period
\$ 300,930	Total Capital over hold period	\$ 251,554	

Cash Flows and Returns

The project resulted in a total 47.91% levered equity IRR to internal investors. The cash flows of the project are summarized below. The project was funded with \$300,930 in equity capital by SWIG over the entire hold period.

	Capital contrib	Loans from members	Other (dist, interest, etc.)	Net (provided)	Cumulative
2006	(212,654.54)	-	-	(212,654.54)	(1,222,375.51)
2007	(47,725.00)	-	-	(47,725.00)	(1,479,452.24)
2008	260,379.54	-	-	260,379.54	(850,288.62)
5/21/2008	0.00	0.00	251,554.39	251,554.39	251,554.39

IRR

47.91%