

# Acquisition - March 2015

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Breakers was the first acquisition for Lighthouse Partners, LLC



## Acquisition Highlights

174 units built in 1998

Infill location near Hobby Airport, the Port of Houston and other major employment centers

Existing rents were \$120 below comparable properties, presenting significant potential upside through a comprehensive renovation

Diverse resident employment base created stability at the property and no major dependence on one industry

Lack of new construction in the immediate submarket reduced pressure on occupancy

Acquisition price represented a significant discount to both construction cost and recent comparable sales

Seller had already proven upside potential by renovating 59 interiors prior to our acquisition

# Disposition - June 2018

Breakers sold in June 2018 and exceeded our underwritten returns



## Performance Highlights

Completed over \$900,000 in value-add improvements including 64 interior renovations with an average rent increase of \$139

Completed comprehensive common area, amenity and exterior renovation

Increased Revenue 15.92% and reduced Operating Expenses by 1.78%. Increased Net Operating Income by 38.56%

Refinanced our acquisition bridge loan after 2 years with Freddie Mac; reducing our interest rate and increasing cash flow to investors

Disposed of asset after 3.25 years

**Realized a 26.34% XIRR and a 2.04 Multiple of Capital.**

**30% of investor capital returned through distributions**