

INVESTMENT PROPERTY GROUP

Investment Real Estate

RELEVANT UPDATES AND COMMENTARY FOR THE RESIDENTIAL INCOME PROPERTY MARKET

INSIDE

NEW INVESTMENT OPPORTUNITIES

45 - UNITS
FULLERTON, CA

40 - UNITS
ANAHEIM, CA

24 - UNITS
GARDEN GROVE, CA

12 - UNITS
BUENA PARK, CA

10 - UNITS
SANTA ANA, CA

INVESTMENT PROPERTY GROUP'S RECENT CLOSINGS

21 - UNITS
LA HABRA, CA

48 - UNITS
BUENA PARK, CA

16 - UNITS
GARDEN GROVE, CA

16 - UNITS
LAKEWOOD, CA

CALL TODAY
FOR A FREE
PROPERTY EVALUATION

949.756.3232

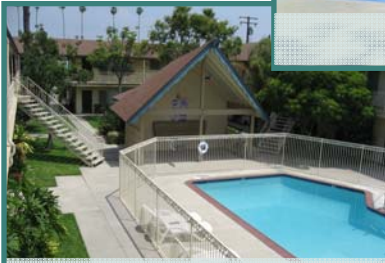
24-Units in Garden Grove



12-Units in Buena Park



45-Units in Fullerton



40-Units in Anaheim



10-Units in Santa Ana

MARKET DOWNTURN MEANS OPPORTUNITY FOR SOME

Almost like clockwork, every 10-15 years there is a real estate downturn. It is in those downturns where real estate wealth is made.

The volume and overall price-points of apartment buildings peaked in 2005-2006. If you sold and cashed out then, congratulations! Your timing was perfect. If you sat back and spectated from 2002 until now, chances are you have significant equity, even with today's reduced values and are in a perfect position to create wealth through a 1031 exchange.

It is almost certain that values will continue to decline over the next 9-12 months. With

vacancies on the rise and rents contracting, CAP rates are sure to continue upwards. For those owners that are "equity heavy" or own debt free, it might be time to get off the sidelines. There are several reasons why trading into a declining market make a lot of sense including increased cash flow along with gaining valuable depreciation to shelter the cash flow.

IPG has already closed several transactions related to this exact opportunity. If you would be interested in specific details as to how this would benefit you, call Gary Tolfa. ■

Current Listings



45 - UNITS IN FULLERTON

The property has been operated approximately a year by a receiver that was ordered by the court to cure all deferred maintenance and bring the property up to standards acceptable to city inspectors. Located in West Fullerton, Parkin Gardens is situated just off Orangethorpe Ave., one of the cities most traveled streets. The minimum bid for this property is \$6 million at an 8.1 Gross Rent Multiplier and a 7.2% Cap Rate. All bids are due October 9th, 2009. Call Gary Tolfa for details.

Stanton Avenue Apartments is a rare opportunity for an investor to acquire a building that hasn't sold since 1976. Easy to manage and well located this property has an excellent unit mix of nine 2-bedroom and three 3-bedroom units. Eight of the units provide tenants the enjoyment of private patios and all have access to carport parking and on-site laundry with Owner owned machines. Call James Forootan or Chris Keramati for details.

12 - UNITS IN BUENA PARK



40 - UNITS IN ANAHEIM

The Pampas Lane Apartments is a genuine representation of a well maintained, well located, and nicely appointed apartment property. Its tenant and property amenities and centralized location within the City of Anaheim and Central Orange County will ensure its desirability to tenants and investors alike for many years to come. The property offers a mix of one and two-bedroom units. At a 9.1 Gross Rent Multiplier, Long Term Ownership, Motivated Seller – THIS IS PRICED TO SELL. Call Gary Tolfa for details.

The Acacia Villa Apartments is well located within the city of Garden Grove. The property has been skillfully and continuously operated by the same owners for over 30 years. The property's superior 2BR/2BA unit mix and tenant amenities bring it to the forefront of nearly all other opportunities within its size range currently offered in Orange County. The asset is priced to sell at approximately 10x current income and possesses realistic upside with minor modern upgrades. Call Michael Cavner for details.

24 - UNITS IN GARDEN GROVE



10 - UNITS IN SANTA ANA

The Orange-Walnut apartments is an exceptionally well maintained property located in a strong rental market of Santa Ana. The owner has upgraded the property throughout including: courtyard landscape, copper plumbing, new vinyl window and more. The units include washer/ dryer hook ups, individual water heaters and gas cooking. The building is individually metered for gas and electric resulting in low expenses for the owner. At a 6.6 Cap Rate and a YTD vacancy factor of 3.3%, this turnkey building is priced to sell. Call Chris Keramati for details.

INVESTMENT PROPERTY GROUP'S NEWEST MEMBER



PG is pleased to announce the newest member of our brokerage team, James Forootan. James focuses on the Orange County and Long Beach apartment market. Joining the team in mid 2009 James brings his expertise in the brokerage of multi-family units and experience as a principle. James developed and honed his skills as an apartment specialist with Marcus & Millichap in Newport Beach, a

national firm that sells a full range of commercial assets. Committed to helping his clients not only maximize their values and return on equity, he also has extensive experience helping them complete their sale, and 1031 tax deferred exchanges.

James has a solid background related to demographic research & site analysis, and a secure understanding of real estate finance. He strives to build long term relationships with his clients through his professionalism and integrity. James remains focused and connected to the ever changing dynamics of the real estate market, consistently providing his clients with up to date research and cutting edge creative strategies.

James is a Licensed California Real Estate agent, and is professionally affiliated with ProVisors, a community of professionals who serve their clients as trusted advisors and share the highest standards of integrity, performance and accountability. Membership is limited to highly respected professionals whose standards of performance and quality of services are constantly monitored by their fellow members. Using his expertise and resources he has constantly provided his clients with the level of service and results expected in today's market. ■



16 - UNITS • LAKEWOOD

- All 2 BR Townhomes
- Individual Water Heaters
- Large Patios

RECENT SALES BY: INVESTMENT PROPERTY GROUP



48 - UNITS • BUENA PARK

- All 1 BR Units
- Carport Parking & Storage
- Seller Financed



21 - UNITS • LA HABRA

- 1 & 2 BR Units
- Carport Parking
- All Cash Transaction



16 - UNITS • GARDEN GROVE

- 1 & 2 BR Units
- Garage Parking
- Pride of Ownership



39 - UNITS • BELLFLOWER

- 1 & 2 BR Units
- Gated Community
- Pool & BBQ Area



25 - UNITS • WHITTIER

- Majority 2 BR Units
- Carport & Open Parking
- All Cash Transaction



26 - UNITS • DOWNEY

- All 2 BR Units
- Individual Water Heaters
- Carport & Open Parking

FOR ADDITIONAL INFORMATION ON THE ABOVE SALES PLEASE CONTACT GARY TOLFA, MICHAEL CAVNER OR CHRIS KERAMATI WITH INVESTMENT PROPERTY GROUP.

INVESTMENT PROPERTY GROUP

Investment Real Estate

4770 Campus Drive, Suite 200
Newport Beach, CA 92660
Phone 949.756.3232

www.investmentpropertygroup.com

Gary Tolfa

gary@investmentpropertygroup.com

License #: 00955403

W. Michael Cavner

michael@investmentpropertygroup.com

License #: 01274709

Chris Keramati

chris@investmentpropertygroup.com

License #: 01702116

James Forootan

james@investmentpropertygroup.com

License #: 01488584

Megan Yamamoto

megan@investmentpropertygroup.com

Monica Wahrenbrock

monica@investmentpropertygroup.com

OVER \$750,000,000 IN CLOSED ESCROW SALES

Return Service Requested

STANDARD MAIL
AUTO-PRSR
SANTA ANA, CA
PERMIT # 4833

NEW EXCLUSIVE LISTINGS ENCLOSED!

INVESTMENT PROPERTY GROUP

Investment Real Estate

SNEAK PEAK OF WHAT'S INSIDE

- Market Downturn Means Opportunity
- IPG's Newest Member
- IPG's New Listings

New Investment Opportunities!



**45-Units
Fullerton**



**40-Units
Anaheim**

EXPERIENCE

PROFESSIONALISM

RESULTS