

CASE STUDY

Quadrant Offices, Brooklyn Park, MN

SOLD

SQFT	ACQ.OCC.	EXIT OCC:	ACQ \$/SQFT	EXIT \$/SQFT	BUILT:
±106,666	40%	90%	±\$24/SQFT	±\$85/SQFT	1986

Purchase Price:
±\$2,525,000

Sale Price:
\$9,200,000

Date Acquired:
Jul. 2014

Date Sold:
Oct. 2017

Fund I IRR:
±32.64%*

Fund I Equity Multiple:
2.38**

Summary:

- Rehab of common area space corridors, entryways and amenities completed
- Partnered with leading office leasing company from Minneapolis market
- Fund I sold the property in Oct. 2017. Fund I originally invested ±\$1,890,000 for the purchase. With the prior quarterly distributions and the sales proceeds, Fund I received ±\$4,500,000.



*Fund IRR is the interest rate at which the net present value of all Fund contributions into the investment and distributions from the investment equal zero.

** Fund Multiple is calculated by taking the total distributions to the Fund from the investment divided by the total Fund contributions into the investment.