

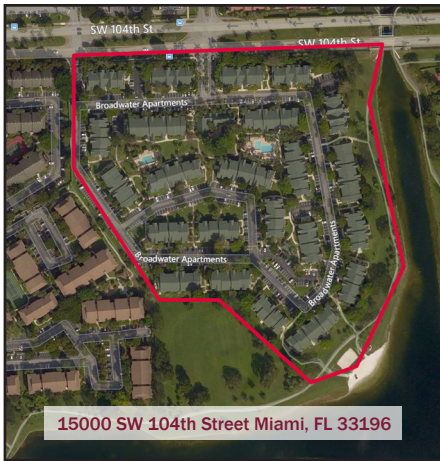
**LAGO PARADISO AT THE HAMMOCKS**

**MIAMI, FLORIDA**



Legacy Capital Partners (Legacy) has created LAC Lago Paradiso LLC (Company) to provide accredited investors the opportunity to invest in Lago Paradiso at the Hammocks, a 424-unit garden style apartment community in Miami (Kendall), FL. (“Lago Paradiso” or “Project”). Lago Paradiso was built in 1987 and represents an opportunity to invest in a well-located community that will provide stable in-place cash flow and value appreciation through increased rental rates tied to significant renovations of unit interiors, building exteriors and common areas.

Legacy entered into a joint venture with Electra Multifamily Investment Fund (EMIF), to acquire the Lago Paradiso on May 31, 2017. This represents the thirteenth joint venture between Legacy and the CEO of EMIF. The purchase price was \$61,236,600 and the total cost, including \$8,413,400 for renovations, contingencies and closing costs, was \$69,650,000. This represents a purchase price of \$144,000 per unit and a total cost of \$164,300 per unit which compares favorably to recent comparable sales in the market. The acquisition and renovation was capitalized with a loan in the amount of \$46,875,000 and equity in the amount of \$22,775,000. Legacy invested \$9,300,000, EMIF invested \$9,475,000 and a third party invested \$4,000,000.



The investment strategy is to renovate the entire property - unit interiors, building exteriors, common areas, amenities, landscaping, and clubhouse - during the first 12 months of ownership. Approximately \$10,000 per unit has been capitalized to complete these improvements. The unit interior renovations will be completed as lease renewals occur to allow each unit to be upgraded during the initial year. The underwriting assumes the renovations will allow the Project to achieve rental rate increases of \$209 per unit on average over the Project’s in-place rental rates and in-line with rental rates at nearby competitive properties. Given the strength of the surrounding market and metro, the planned renovations combined with operational improvements should allow Lago Paradiso to compete favorably with comparable properties and generate the desired financial performance.

The Company is offering 87.72 Membership Units for an aggregate purchase price of \$4,386,000, or \$50,000 per Membership Unit. The minimum investment will be two (2) Membership Units for an aggregate purchase price of \$100,000 and the maximum investment will be six (6) Membership Units for an aggregate purchase price of \$300,000. However, the Manager may, in its sole discretion, accept investments for less than two (2) or greater than six (6) Membership Units. Investors will receive an 8% preferred return on their invested capital paid from net cash flow, refinance proceeds or sale proceeds. After the preferred return is paid current, investors will receive 80% of excess net cash flow. Once the preferred return is paid current and 100% of the investors’ capital has been returned, the investors will receive 80% of excess refinance and/or sale proceeds.

To request a Private Placement Memorandum please contact us at [legacy@LCP1.com](mailto:legacy@LCP1.com) or 216-381-2303.

**RETURNS**

The returns below assume a 5 year investment period and a sale at \$191,400 per unit.

- The average annual cash yield is projected to be in excess of 8.5%
- An initial investment of \$100,000 is projected to generate a total return of \$170,000
- 60% + of the return on investment is projected to be derived from cash flow



**HIGHLIGHTS**

- Off market transaction being acquired from family estate for below replacement cost
- Rental rates per unit significantly below comparable/competitive properties and majority of units have original interiors
- Well located project in an infill submarket with no new supply and strong demand drivers
- Strong resident base with low historical turnover, high income to rent ratios and expressed interest for renovated units
- Experienced local sponsor and management company