



WESTERN WEALTH CAPITAL

Real Estate Investing Made Easy



INVESTMENT SUMMARY Arizona Investment Opportunity

December 2014

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INVESTMENT SUMMARY
Maryland Gardens
 4529 W. Ocotillo Road, Glendale, Arizona

Executive Summary

Western Wealth Capital V Limited Partnership is proud to offer investors an opportunity to purchase a cash-flowing property in one of North America’s hottest real estate markets. The limited partnership intends to acquire Maryland Gardens - a 120 unit apartment complex in Glendale, Arizona.

Investment Highlights

- **Increase NOI** - By integrating current market conditions with our assumptions (detailed below), we believe, the Net Operating Income (NOI) has the potential to increase from \$379,414 to \$ \$456,629 in a 55 month period.
- **Incredible Price** - Purchasing in an exclusive location at 60% of peak market sales price.
- **Excellent Financing Leverage** - Western Wealth Capital Management LTD has secured 80% financing.
- **Annual Cash Distributions** - The partnership plans to distribute 80%+ of free cash flow annually. The projected annual returns are as follows:

	NET Cash Flows				
	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow	\$203,260	\$203,485	\$222,347	\$241,797	\$261,854
Per Year Return	13.1%	13.1%	14.3%	15.6%	16.9%
Total Cash Flow					\$1,132,742

“This will end up being the best buying opportunity in your lifetime.”

- Elliott Pollack, Economist speaking on the state of the Metro Phoenix market.

Property Description

Maryland Gardens is a 120 unit apartment community built in 1983, comprising of 7 two-story buildings. The property features an attractive unit mix of 72 one bedroom/one bath and 48 two bedroom/two bath apartments.

Residents at Maryland Gardens enjoy the garden style community, including a resort-style amenity package. The community features a swimming pool and spa with lounging area, barbecues, business center and a spacious laundry facility. Individual residences include large modern floor plans, frost-free refrigerators, dishwashers, disposals, electric stoves, ceiling fans, walk-in closets, washer dryer hook-ups, fireplaces (some), patio or balcony and on-site storage.

Total Units	120
Year Built	1983
Net Rentable square Feet	88,896
Number of Buildings	7
Land size	4.08 acres

Property Highlights

- **Desirable location** - Minutes from downtown Glendale, Metro Center Mall, Westgate Mall and the Entertainment District.
- **Minutes to multiple Universities/Colleges** - Over 27,000 students attend college within minutes of the property and there is an elementary school located directly across the street.
- **High-density employment corridor** - Located approximately 2 miles West of Interstate-17, providing 65,000 jobs within 1 block of the highway.
- **Privacy** - Personal patios and outside storage provide tenants with privacy and space they need.

Location

Maryland Gardens is located at 4529 W Ocotillo Road, Glendale, Arizona. The property is situated just West of 43rd Avenue and just South of Glendale Avenue, both major thoroughfares running through Phoenix, Arizona seeing traffic volumes over 130,000 cars per day. Glenn F. Burton Elementary School is located directly across the street with over 700 students.

The immediate neighborhood surrounding Maryland Gardens comprises a mixture of single-family homes, multifamily projects, and commercial/industrial developments, all with middle-income profile.

The property is approximately two miles from Metrocenter Mall, which contains numerous national retailers including Dillard's, Macy's and Sears. A Walmart Neighborhood Market and Fry's Food-anchored shopping center is conveniently located one mile from Maryland Gardens on 51st Avenue. Additional Retailers and establishments are located two miles of the subject property at the Walmart Supercenter-anchored Northern Crossing Shopping Center, situated on the Southeast corner of Northern Avenue and 59th Avenue. Retailers at Northern Crossing include Lowe's, PetSmart, Verizon Wireless, Wells Fargo Bank, Chase Bank, and several restaurants.

Public schools are nearby, and residents are also within five miles of the recently expanded Grand Canyon University and Arizona State University's West Campus.

Nearby employment is concentrated along Interstate-17, approximately two miles to the East offering over 65,000 jobs within 1 block of the highway.

Metro Phoenix Market Strength:

- **2nd fastest growing state at 109% (US overall 29%)**
- **8th strongest US state for job growth**
- **Greater Phoenix population to grow 42% over next 20 years or 3 times the national average**

Business Plan

The business plan involves increasing the net operating income from \$379,414 to \$456,629 over a five-year period.

The 3 drivers to increase the net operating income are 1) add washers and dryers to the suites and increase the rents by an estimated \$35 per month. 2) improve the appearance of the building and property to enhance its premium appeal. 3) capitalize on the high demand location.

- **Install washer/dryer in ~ 40% of units.** Top reason a tenant does not rent at Maryland Gardens or moves out is no insuite washer/dryer. The ability to install washer/dryer units is very easy costing approximately \$1000 per unit.
- **Invest in external appearance of the building and property.** The property is in need of cosmetic updates to continue to attract our desired tenant base. These cosmetic updates include: signage, pool furniture, and landscaping.
- **Maryland Gardens is situated approximately 2 miles West of the largest interstate highway in Arizona with to over 65,000 jobs.** There are 27,000 students that attend college and over 700 students that attend elementary school directly across the street. A refined marketing plan will capitalize on this.

NOI & Projected Property Value

Purchase Price	\$5,160,000
Cash Investment	\$1,550,000
Nov 2014 NOI	\$379,414

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$804,246	\$808,200	\$830,880	\$854,240	\$878,302
Total Expenses	(\$406,211)	(\$409,940)	(\$413,758)	(\$417,668)	(\$421,673)
NOI	\$398,035	\$398,260	\$417,122	\$436,572	\$456,629
Non-Recurring Expenses	(\$70,935)	(\$70,935)	(\$70,935)	(\$70,935)	(\$70,935)
Property Value*	\$6,633,908	\$6,637,667	\$6,952,028	\$7,276,200	\$7,610,481

*Based on 6% CAP Rate

Investment Timeframe

Expected timeframe of ownership for Maryland Gardens is 3-5 years.

Property Management

Consolidated Asset Management (CAM) will oversee the day-to-day operations. CAM has been a property management company since 1992 in Phoenix, Arizona and currently manages over 6000 units across Maricopa County.

Investment Management & General Partner

The General Partner is Western Wealth Capital Management LTD and the principals are Janet LePage and Dave Steele. They will be responsible for the strategic and financial direction on Maryland Gardens.

Janet LePage has completed over 65 real estate projects in Arizona. Dave Steele has developed over 85 projects, valued at over \$1,500,000,000 and has helped individual investors acquire over 10,000 investment properties in Canada and the United States. Together, Janet and Dave have over 30 years of experience in acquiring, managing, repositioning and divesting multi-family real estate.

Equity Required

Western Wealth Capital V Limited Partnership is looking to raise \$1,550,000 by January 30, 2014. The breakdown of the equity is as follows:

Investment Breakdown	COST
Purchase Price	\$5,160,000
Mortgage	(\$4,128,000)
Down Payment	\$1,032,000
Legal & Closing Costs	\$121,252
Management Fees	\$172,880
Deposit Accounts	\$42,115
Reserves & Capital Improvements	\$181,753
TOTAL EQUITY REQUIRED\$1,550,000

Investor Worksheets

Using the assumptions outlined in this document, Western Wealth Capital Management LTD believes investors could realize returns as high as 24% per year. Below is the breakdown of the modeled profits on a three year and five year investment timeframe.

3 Year Investor Worksheet

Cash Investment	\$1,550,000
New Property Value	\$6,952,028
Sales Costs	(\$139,041)
Initial Costs	(\$5,678,000)
Total Cash Flow	\$629,091
Total	\$1,764,079
Management Fee	(\$654,315)
Total Profit	\$1,109,764
Return on Investment	72%
Annual Return on Investment	24%

5 Year Investor Worksheet

Cash Investment	\$1,550,000
New Property Value	\$7,610,481
Sales Costs	(\$152,210)
Initial Costs	(\$5,678,000)
Total Cash Flow	\$1,132,742
Total	\$2,913,014
Management Fee	(\$1,077,414)
Total Profit	\$1,835,600
Return on Investment	118%
Annual Return on Investment	24%

Limited Partnership

Partnership Name - Western Wealth Capital V Limited Partnership.

Western Wealth Capital V Limited Partnership (WWC V) has been organized to enable investors to realize strong rates of return through distributions and capital appreciation by participating in the acquisition and management of an apartment building located in the US.

Private Placement Terms

General

- **Issuer** - Western Wealth Capital V Limited Partnership (WWC V)
- **Minimum Subscription** - \$150,000 USD

Fees

Fees paid to the General Partner:

- **Acquisition fee** - 1% of the total costs of the acquisition of the identified asset to be paid upon closing of the identified asset.
- **Asset management fee** - 3% of monthly rents.
- **Asset setup fee** - \$8500 paid upon closing the identified asset.
- **Mortgage guarantee fee** - 1% of the amount guaranteed for any acquisition loan, financing or refinancing.
- **Disposition fee** - 5% paid upon liquidation of the identified asset, payable only on the amount of the increase over the purchase price of the identified asset.

Fees paid for capital raising:

Capital raising fees paid to individuals or companies who qualify under the relevant securities legislation in an amount up to 5% of the funds raised by such individuals or companies. Any such capital raising fees will be paid upon closing of acquisition of the identified asset.

Annual Distributions

The partnership plans to distribute 80% of free cash flow annually.

	NET Cash Flows				
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Disposition Waterfall

- The Limited Partners will be paid back their initial investment first.
- Limited Partners will then be paid 65% of the profit.
- The General Partner will then receive 35% of the profit.

Assumptions

Below are a series of assumptions used by Western Wealth Capital Management LTD to model the costs and create the worksheets laid out in this document.

- Annual rent increase average of 3% per year after 24 months of ownership
- Occupancy remains at an average 92% per year
- Sales commissions at time of sale are 2%
- Asset value at time of sale is calculated using a 6% CAP rate

Risk Factors

Investment in the Partnership involves a high degree of risk and is suitable only for sophisticated investors and requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Partnership. No assurance, representation or warranty can be given that the Partnership's investment objectives will be achieved or that investors will receive a return of their capital.

An investment in Units is subject to risk. Standard risks applicable to investments of this nature include:

- **No market for Units** - There is currently no resale market for these Units and it is not guaranteed that any market will develop. The Units are not transferable without the approval of General Partner and in compliance with applicable securities laws and regulations.
- **Vacancy Rates** - The apartment building business relies on a steady supply of good quality tenants. A shortage of quality tenants due to an economic down turn or job losses in a given market place could result in higher than expected vacancy and lower than expected revenue.
- **No guaranteed return** - The projected returns described in this Investment Summary are not guaranteed. An investment in Units is not suitable for investors who cannot afford to assume significant risks in connection with their investments.
- **Tax matters** - Investors should consult their own tax advisors for advice with respect to the tax consequences of an investment in the Units based on their particular circumstances.

Contact Us

Please visit our website to find out more on how to participate in this exceptional opportunity:

www.westernwealthcapital.com