IKON CAPITAL ADVISORS

A REAL ESTATE GROUP

853 N JUNE STREET

| Case Study |

A ground up redevelopment project

BEFORE

Single family residence

SOLD AT

$1,245,000

20 months construction

SOLD FOR

$3,605,000

AFTER

4 unit building	4 BR unit | 1,850 SF | $6,000/mo
8,400 SF Gross	2 x 4 BR / 3.5 BA
Lot Size 6,200 SF	3 BR unit | 1,500 SF | $5,000/mo
LARD 1.5	2 x 3 BR / 3.5 BA

OUR RESULTS

$264,000 CASH FLOW

13.6 GRM

100% capacity after two months on market

5.31% Cap Rate

360° virtual tour available

Direct access to **20,000+** agents

A FULL SERVICE REAL ESTATE AGENCY FOR INVESTORS

IKONADVISORS.COM