

Closing Notice – Fountain View – Long Beach, CA



- **CCL Capital**, As exclusive capital markets advisor to ESGKullen, successfully facilitated \$41.1MM in floating rate acquisition financing
- **Project Overview** – 154-unit multifamily property, 40 storage units across 2.5 acres. 1986 vintage
- **Acquisition** – Direct from broker, acquired in April 2022 for \$47.0MM. Total capitalization of \$53.0MM
- **Value Add Business Plan** – \$3.8MM (\$25K/Door) of unit & property upgrades resulting in rent premiums in excess of \$275
- **Sponsor** – ESGKullen is a seasoned multifamily Owner/Operator with a 10+ year track record. Over \$929MM in acquisitions across 7,400 units



154-Unit
Multifamily Acquisition



\$39.8MM
Debt Financing



\$275+
Unit Upgrade Premium



Boutique Quality Service
Institutional Caliber Results