



Liquidity Solutions for Real Estate

Impressa provides property owners a means of recapitalizing their equity structure by liquidating a portion of their equity interest in their real estate assets.

We place these equity interests with our selective private and institutional capital sources within our network of relationships in the U.S, Europe and Asia.

The original property owners maintain their general partnership roles while creating the opportunity to invest in new projects with the proceeds of the new partnership funding.

Our investors have the benefit of investing directly in a stabilized, cash-flowing real estate asset.

Property Owner Benefits

Impressa provides owners with a wide range of financial advantages:

- Recapitalize existing equity structure
- Lower cost of capital
- Cash-out existing limited partners
- Additional sources of capital for rehab & TI
- Additional source of capital for acquisitions
- Increased transaction volume
- International sources of capital

For additional information, call
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 or
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Property Owner Benefit Scenario

Cash-Out vs. Asset Sale

Cash Out

	Current (Illiquid)	Impressa Solution
Asset Value	\$20,000,000	\$21,000,000
Debt (65% of Current Asset Value)	\$13,000,000	\$13,000,000
Equity	\$7,000,000	\$8,000,000
Liquidity Value-Add	0%	5%
Cap Rate	9.0%	8.5%
NOI	\$1,800,000	\$1,800,000
Percent of Equity in Asset (after Liquidity Value-Add)	35%	38%
Developer Net Equity Benefit		\$1,000,000
Cash to Developer		\$6,000,000

Developer Contributes 75% of Equity to Limited Partnership

Developer Retains 25% of Equity as General Partner

Developer Retains Management Fees

Developer Retains Leasing Commissions

Asset Sale

	Private (Illiquid)
Asset Value	\$20,000,000
Debt (65% of Current Asset Value)	\$13,000,000
Equity	\$7,000,000
Cap Rate	0.0%
Percent of Equity in Asset	35%
Gross Sales Proceeds	\$7,000,000
Sales Costs	
Commissions	\$500,000
Transfer Taxes	\$200,000
Legal Fees	\$60,000
Net Sales Proceeds	\$6,240,000

Developer Receives Net Sales Proceeds and Retains No Ownership Interest