

**IAN BROOKS**

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DRE# 00954065 | Berkshire Hathaway HomeServices California Properties

**13700 MARINA POINTE DR #805, MARINA DEL REY**

Purchase subject to a lease that renews annually on the following terms (in addition to the “triple net” terms – seller payment of taxes, homeowners’ association dues, and insurance):

During the first 5 years rent at \$15,000 per month (6% of Buyer’s total -- \$3 million – invested capital):

During the next 5 years rent at \$17,500 per month (7% on total invested capital).

During the next 5 years rent at \$20,000 per month (8% on total invested capital).

During the next 5 years rent at \$22,500 per month (9% on total invested capital).



Berkshire Hathaway HomeServices California Properties | 3130 Wilshire Blvd. #100, Santa Monica, CA 90403