



## CASE STUDY

# The Rishon Portfolio



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The Rishon Portfolio consists of two properties, Rolling Hills and Cantera Crossing. ValCap approached the seller prior to the COVID-19 pandemic in March of 2020. Instead of dropping the deal when the pandemic hit, ValCap negotiated a successful path to an acquisition with the seller and closed in December of that year.

At the time of closing, ValCap had secured a 2.9% fixed rate loan for 12 years and the portfolio was yielding an in-place 5.7% cap rate. Not only did the investment generate cash flow from day one, but there was plenty of upside remaining.

The seller was a big owner in the DFW market at one point in time and these were the last two assets they owned. As part of the transaction, ValCap also inherited their remaining staff, as the Seller had spent years building the team out. The team proved to be very valuable not only in executing the business plan for this portfolio, but to the ValCap team as a whole.

ValCap infused \$3M of capital improvements into the two assets and was able to cash-out 100% of the initial equity invested within 22 months. The value that was created is in excess of \$20,000,000 more than the purchase price. ValCap is well ahead of pace to hit it's initial proforma returns.

### Acquisition

Closing Date:	December 2020
Purchase Price:	\$36,812,500
Equity:	\$11,000,000
NOI at Purchase:	\$2,208,750

### Current Valuation (est.)

Loan Amount:	\$27,712,000
Value:	\$60,000,000
NOI :	\$2,866,000
Value Creation:	\$23,187,500



### Rolling Hills Apartments

2010 Estrada Pkwy, Irving, TX 75061

180 Class-B units in Irving, Texas. Located in one of the best performing multifamily submarkets in the country



### Cantera Crossing Apartments

2727 W Davis Street, Dallas, TX 75211

230 Class-C units near the Bishop Arts District, a newly revitalized and rapidly growing area in the Dallas metro

**Cantera  
Crossing**

**ROLLING HILLS  
APARTMENTS**

**Investment Projection (est.)**

Net Profits:	\$17,804,286
Hold Period:	60 Months
Project IRR:	25.93%
Equity Multiple:	2.58x

