

Jamboree Promenade

Property Details	
Location:	Irvine, CA
Square Footage:	56,878
Year Built:	1989
Class:	A
Property Type:	Retail
Purchase Price:	\$20,000,000
\$ PSF:	\$351.63
Occupancy:	65%



Jamboree Promenade is **Core Quality, Class A retail center** located in the heart of Irvine's business district. Located just two blocks from the I-405 freeway off ramp and Jamboree Road with 46,000 cars per day street count makes it one of the most visibly assets in all of Orange County.

The property was purchased by a Tenant In Common (TIC) syndicate in 2004 and the owners were stuck with a management group that encumbered their partnership agreement for 10 years. Nearing the end of that agreement in 2013, **the TIC owners sought out a Property Management group with the experience needed to turn the property around** and finally help it perform to its true potential.

The **Ownership structure comprised of 17 individual TICs** that required unanimous consent to effectuate any changes at the property.

Sperry Asset Management and Property Management were **hired in 2014 to not only turn the property around, but to also unify the existing ownership** so change could be accomplished.

When Sperry took over the property in 2014 the occupancy was 65% and the cash flow was marginally profitable. Within 12 months of taking over, Sperry's Property Management team was able **increase the occupancy to 95% and cash flow after debt from near zero to \$75,000/mo.**

Sperry's Asset Management Team was hired to market the property for sale in 2018. The Asset Management Team successfully sold the property at the end of 2018 for \$42.5 million, representing **an increase of \$22.5 million in value from acquisition.**

Sperry's Asset Management Team was also hired to accomplish a 1031 exchange which was completed in 2019 into three new assets. As a result of trading out of a lower capitalization rate to a higher capitalization rate and utilizing unrealized equity as part of the sale, Sperry's team was able to **increase the monthly cash flow distributions to the owners by 3 times the prior distribution!**

Sale Detail:	Sold: June-2018
Sale Price:	42,500,000
Occupancy:	97%

