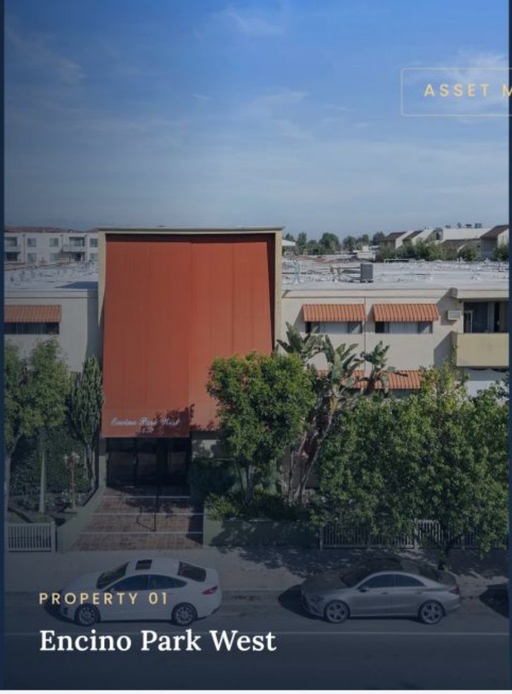
Traweek Investments CRE

ENCINO, CALIFORNIA · MULTIFAMILY

Encino 121 Portfolio

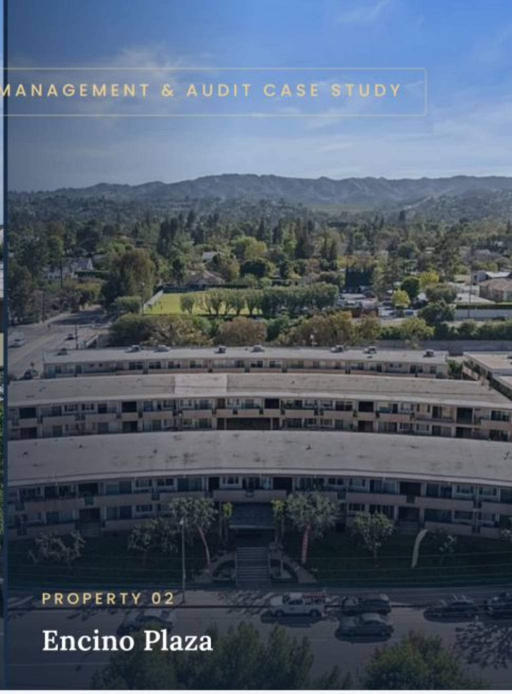
A forensic operational audit, third-party management transition, and rebuilt budget discipline — engineered to convert the same revenue into materially more owner value.

ASSET MANAGEMENT & AUDIT CASE STUDY



PROPERTY 01

Encino Park West



PROPERTY 02

Encino Plaza

The Same Revenue, Re-Engineered

Portfolio Gross Operating Income **$2,996,970** — unchanged before and after

Traweek Investments CRE's audit uncovered a multitude of operational inefficiencies across the portfolio, led a transition to new third-party management, and rebuilt a streamlined operating budget to restore reserves and compress the expense ratio.

	Operating Expenses	Net Operating Income
BEFORE Legacy Mgmt.	58.2% OPERATING EXPENSES $1,774,237	41.8% NET OPERATING INCOME $1,222,733
AFTER TI-CRE Mgmt.	38.15% OPERATING EXPENSES $1,143,344	61.85% NET OPERATING INCOME $1,853,626

Operating Expenses · Net Operating Income

NET OPERATING INCOME

BEFORE $1,222,733

AFTER **$1,853,626**

↗ 51.6% increase in NOI

PORTFOLIO VALUE — 6.5% CAP RATE

BEFORE $18,800,000

AFTER **$28,500,000**

↗ +$9,700,000 in portfolio value