

LET'S WORK TOGETHER AND MAKE SOME \$\$\$!

Since 1995 we have worked on and participated in hundreds of projects. Check out some of these killer deals...

Solstice Enterprises Inc. - Case Studies



Mission Blvd, Santa Rosa

Apartments to Condos conversion (4 units). Solstice partnered with owner. Purchased for **\$700,000**. Approximately \$200,000 of renovation. All four condos sold for **\$1,200,000!**



26th Ave., San Francisco

4 BR "Flipper" (with legal in-law unit) in San Francisco Richmond District. Solstice partnered with seller. 30-day renovation, another 30 days to close. *Net profit: \$80,000.*

Union St., San Francisco

Renovation of 5-unit Victorian property. Owner's cost basis = **\$1,400,000**. Approximately \$250,000 of renovation costs. Property sold for **\$2,600,000!**

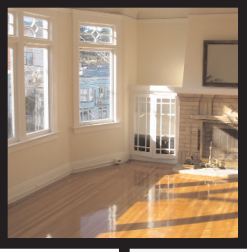


32nd Ave, San Francisco

Condoization of two flats in Richmond District pending. *Property value increased approximately 30%.*

Pualei Circle, Oahu, Hawaii

Recently completed purchase and renovation of long-term rental condo in prestigious Diamond Head area. Owner's current positive cash-flow = **\$700/month!**



Marion Ave., Sausalito

Solstice currently on retainer as Condo Conversion Consultant and General Contractor.

Baxter Ave, Vallejo

Purchase of HUD property at auction and subsequent resale. Net profit after renovations: **\$60,000!**



Third Gate Road, Mendocino County

10 acres currently under development in partnership with owners. First home completed, Spring 2007.

California State General Contractor (licensed, bonded, and insured). Licensed Electrical Contractor (C-10 classification). Current Member, Board of Realtors. Lifelong Bay Area residents (Principals hold degrees from U.C. Berkeley and San Francisco State). Currently enrolled in Northwest California University, School of Law (third year).

Our current portfolio includes properties in Sausalito, San Francisco, Novato, Santa Rosa, Mendocino County, Hawaii (Honolulu).

Bring us your deals and/or partnerships, from quick-flip condos and SFD's to longer-term development ventures.

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We have the knowledge, experience, creativity, and **COLD HARD CASH** to participate in a wide variety of projects. Contact us to discuss your opportunity now!