

NO.1 NEWSLETTER

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ISSUE NO 1



FIVE STAR
HOMES



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An overview of the ultimate goals of our company

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MORE INFO.

Learn more about what sets us apart , including details of our company leadership and why you can rely on us

OUR MISSION

Our company is focused on purchasing Multi-Family properties in Los Angeles that are underdeveloped and transforming them into new, beautiful apartment homes for those seeking to reside in trendy and hip areas.

Our team is united by a shared commitment to excellence and a dedication to supporting each other and our vision. By working together, we can continue to grow and thrive as a company and community.

We have a well-defined timeline for our projects. It takes us six months to complete the entitlement process, followed by another 12 months for the construction phase. Once the construction is done, we then spend six more months stabilizing the property.

Our ultimate goal is to provide our clients with an impressive return on investment of 38%. We're passionate about what we do and committed to delivering top-notch services. We believe in making a positive impact in the world of real estate through our unwavering commitment to excellence and the support we give one another.



CURRENT PROJECTS

Project: Aaron

5 unit Ground-up Development Property in the highly sought-after Echo Park neighborhood of Los Angeles with an RD2 zoning.

The development consists of 3 units with two ADUs, 65.5% IRR 1.80x EM, making it an ideal investment opportunity. In addition, the property is not subject to rent control laws, making it even more desirable asset.



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Project: Crenshaw

6 unit Ground-up Development Excellent real estate is in the heart of Los Angeles Mid City.

The property is in a high-density area zoned R3, which permits the construction of 4 units by right and 2 ADUs to be built. Project proforma 68.44%IRR, 1.81EM, making this project a phenomenal investment asset.



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COMPANY VALUES

1. INTEGRITY

It means doing the right thing, even when no one is watching you. It's about being honest, fair, and ethical in all your actions, regardless of the circumstances. When you have integrity, you are trustworthy and dependable.

2. PERFORMANCE DRIVEN

We always strive for excellence and put in our best effort, no matter the task's complexity. Success comes with determination and hard work.

3. TRUST

It's important to always be truthful with yourself and others, even if it may come with some consequences. Being dishonest or hiding things can only lead to more problems down the line. It's better to be upfront and deal with the situation head-on. Honesty builds trust, which is essential in any relationship. It may not always be easy, but it's the right thing to do.



MORE INFORMATION

ANDY CHOI

I started my journey in Real Estate by syndicating single-family fix and flips in 2016. My first project was a condo in Anaheim CA, and since then, I have successfully syndicated and sold over 100 properties in Southern California.

This has helped me to gain a lot of experience in various real estate transitions, including wholesale, fix and flip, ground ups, commercial, and multi-family. As a result, my total transaction value has crossed the \$100m+. Recently, I also obtained my general contractor license in 2021.

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