



**IMMEDIATE
Investment Opportunity
Property Purchase**

4% Return on 10 year Investment

November 2012

SCY High

- A San Diego based warm Zionist Orthodox boys Community High School
- Dedicated to a serious Judaic studies program and a high-level college-preparatory education
- www.scyhigh.org

Facts and History of Property

- 3410 Mt. Acadia Boulevard, San Diego CA
- Property houses approximate 7,000 square foot facility
- Adjacent parcel of land, owned by SDG&E, leased for nominal amount to church
- Generous parking and room for additional outdoor facilities (though under high transmission wires).
- Freestanding 1,700 square foot 3 bedroom, 2 bath house on .63 acres
 - House on the property, if subdivided, would have value of approximately \$350,000.

Purchase History

- Went on the market for \$1.25 million in July 2012.
 - Neighboring church one block away sold in May 2012 for \$1,760,000.
 - SCY High has negotiated a \$ 975,000 all cash purchase price
 - **Close escrow on the sale by November 29th.**
 - Net cost of property is \$625,000 (\$89 per square foot) deducting a value of \$350,000 for the private home,
 - Extremely favorable price for a central SD property.

Capital Requirement

Scy High (501(c)) hopes to raise \$1.4 million to fund:

- Purchase, closing costs, and preliminary upgrades to the premises.
- These capital improvements include important enhancements including:
 - a wet science laboratory,
 - landscaping,
 - refurbishment of the kitchen,
 - installation of air conditioning and
 - other vital improvements.

Funding of the Capital Requirements

- \$800,000 in capital campaign contributions
- **\$600,000 in direct loans from a group of individuals**

Interested Investor Loan Description

- An LLC will be formed and investors will become members of LLC
- Minimum investment \$25,000
- **10 year term**
- **Return of 4% annual interest**
- **Principal and Interest paid quarterly based on a 30 year amortization schedule**
- Collateral: First priority deed of trust on the Property
- No associated loan fees or points
- The percentage interests in the LLC shall be based proportionately on each member's respective capital contribution to the LLC
- The LLC shall be managed by the members. Decisions shall require at least 51% in interest of the members based on Percentage Interests

Please contact Duvy Kupferberg via email at president@scyhigh.org, call (858) 560-1818 or visit <http://scyhigh.org/buythebuilding/> for more information.

Information provided in this document is for informational and discussion purposes only.

The terms and conditions in this document are not binding on either party.

SCY High reserves the right to withdraw this offering at any time.

The terms of this offering are subject to change at the discretion of SCY High.

Any investment will be subject to terms and conditions to be included in a final investment agreement.