

IMG

Investors
Management
Group



179 UNITS, SEATTLE

ACQUIRED: July 2015

SOLD: May 2025

25%

Investor IRR

2.9x

Equity Multiple

8.1%

Avg. Cash/Cash Yield

IMG acquired Foster Creek off-market as a **value-add investment opportunity**. The property, built between 1968 and 1978, offered upside through building improvements and operating efficiencies.

The property benefits from a central location on I-5 between Seattle and Tacoma. The nearby Kent Valley industrial corridor provides a major employment base with companies like Amazon, Boeing, Microsoft, Meta, and Blue Origin.

IMG directed **\$3.7 million in capital expenditures** to modernize the property. Upgrades included a remodeled leasing office, design and build out of a new fitness center, value enhancing exterior painting where needed, and remodeled unit interiors. From acquisition to disposition, the **property's value appreciated more than 60%**.

IMG's business plan produced attractive investment results. After three years of ownership, a refinance **returned 100% of original capital** to investors.

For investment opportunities, contact:

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Past performance of IMG-sponsored investments
may not be indicative of future results.

