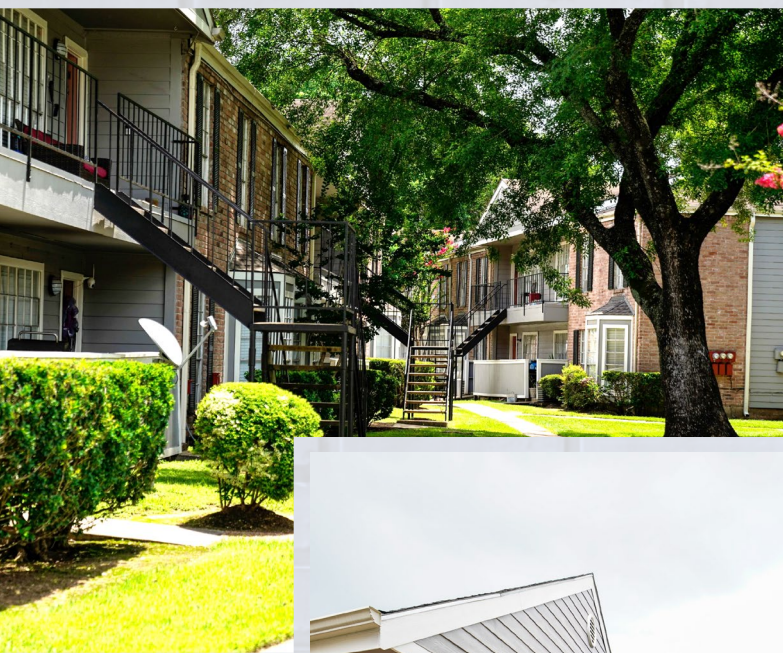



Westbury Reserve

A Multifamily Investment Opportunity





 12261 Fondren Rd
Houston, TX 77035

320 UNIT VALUE-ADD C-CLASS

MULTIFAMILY INVESTMENT OPPORTUNITY

CONFIDENTIALITY DISCLAIMER



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Securities offered through the Opportunity are only suitable for Accredited Investors, who are familiar with and willing to accept the high risk associated with private investments. Investing in private placements requires high-risk tolerance, low-liquidity concerns and long-term commitments. Investors must be able to afford to lose their entire investment. Investors must carefully consider their investment objectives along with the risks, charges, expenses and other factors of any investment product prior to investing.

A prospective investor first completing the Opportunity’s questionnaire, pursuant to which that prospective investor will attest that he or she is an Accredited Investor, as defined by Rule 501 of the Securities Act of 1933, as amended (the “1933 Act”); and

After it receives a completed Accredited Investor Questionnaire from a prospective investor, the Opportunity completing its investigation to determine that the prospective investor does satisfy the Accredited Investor standard and is therefore qualified to invest in the Opportunity.

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Westbury Reserve

Executive Summary





Houston, TX

Awards and Accolades

- **#1 Best States to Start a Business,** Wallet hub 2021
- **#1 U.S. Destination Cities,** U-Haul 2019
- **# 2 Nationwide for Global Trade,** Global Trade magazine
- **#2 Fastest Growing Tech Hub Amid Pandemic,** Axios, 2021
- **3rd largest population increase nationally,** CoStar 2020
- **#3 Tier 2 Cities of the Future,** fDI Intelligence 2020
- **#6 City Where Millennials are Moving,** Smart Asset, 2020
- **#6 Best US Place to Live for Quality of Life,** Yahoo 2021

Houston's Leading Job & Population Growth

- The Lone Star State accounts for **19% of all Net population absorption***
- **No. 3 in raw population growth** year-over-year*
- Added nearly **250 people every day** on average*
- If Houston metro were a state:
 - (1) It would have the 15th largest population in the U.S.
 - (2) It's GDP would rank 14th, just behind Michigan

HOUSTON-HEADQUARTERED COMPANIES 2019

22

Fortune 500

Metro Rank | 4

47

Fortune 1000

Metro Rank | 3

6

Fortune Global 500

Metro Rank | 2

21

Forbes Global 2000

Metro Rank | 5

114

Inc. 5000

Metro Rank | 11

Source: Fortune, Forbes, Inc.

* CoStar, Q2 2020

Houston is winning the competition to establish tech hubs in Texas

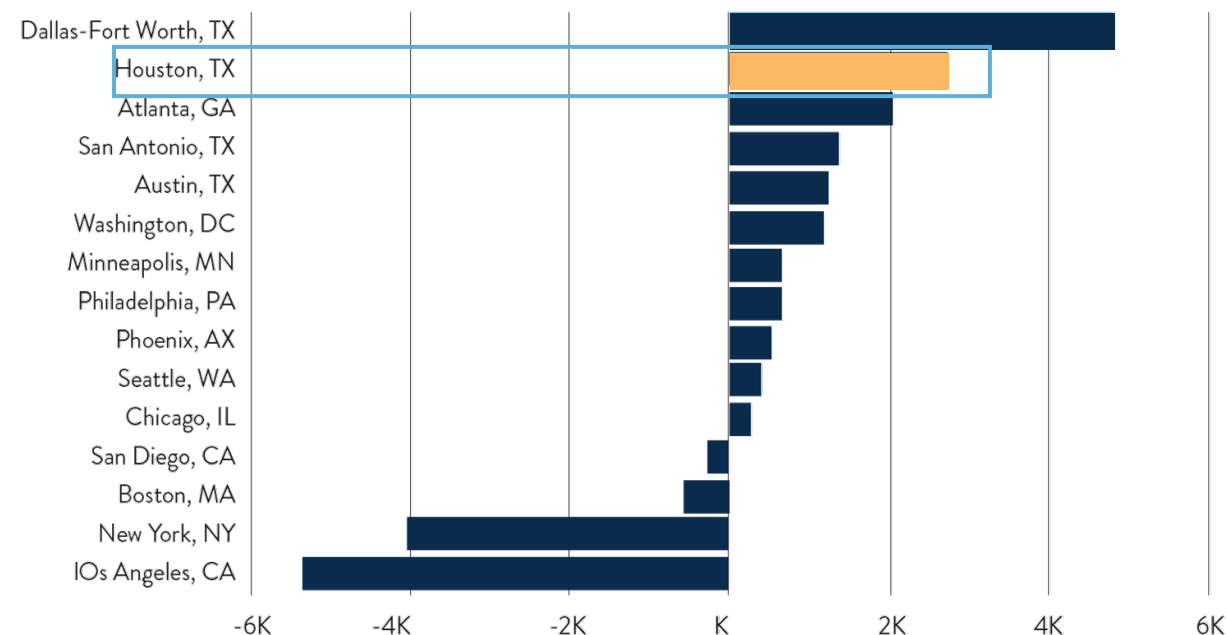
Last Updated: July 10, 2021 at 10:28 a.m. ET

First Published: July 9, 2021 at 9:00 a.m. ET

By [Jon Swartz](#)

12

'It is our city's time': HPE's move from Silicon Valley adds a crown jewel to effort that began after Amazon's HQ2 'wakeup call'



Source: CoStar, 2020

** Bizjournals.com, July 1, 2020

Recession Resilience

Landlord-friendly State

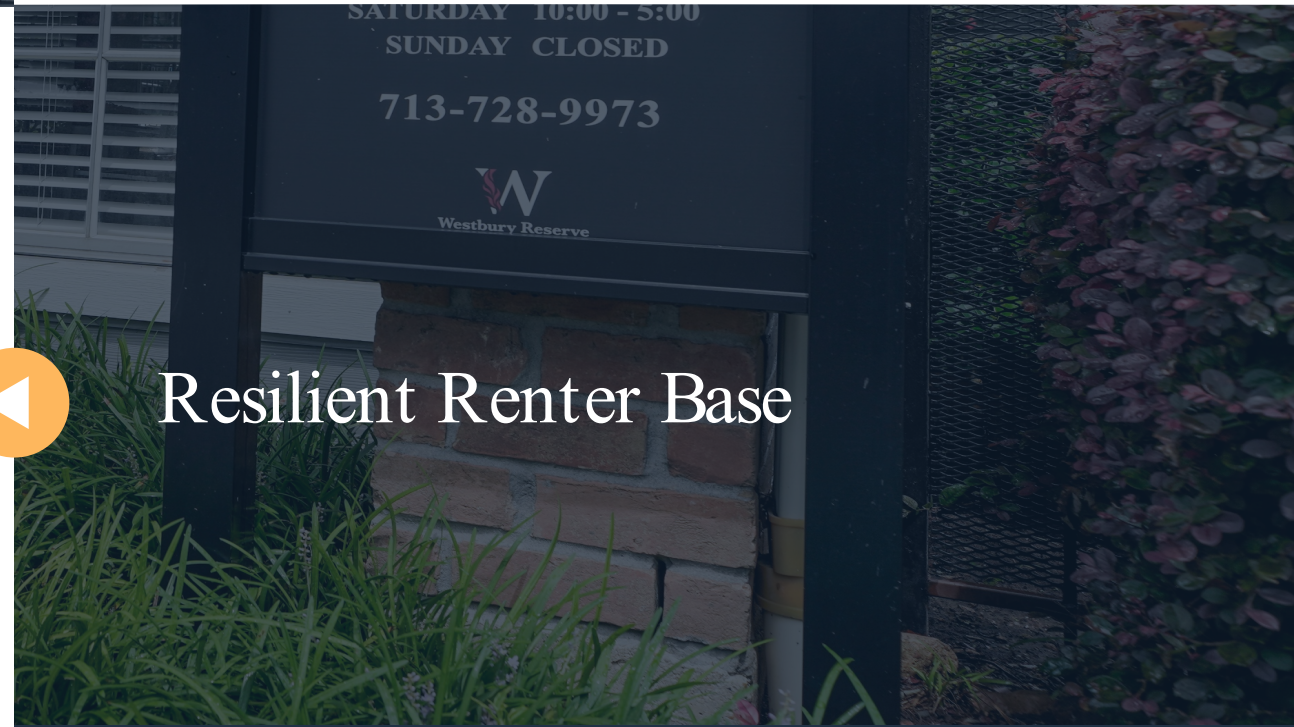


- Texas is very pro-landlord state.
- The government is providing significant assistance programs for residents who cannot pay rent.
- In Houston, we can evict residents who don't follow CDC rules, such as the requirement that they provide evidence they are seeking jobs, establishing rent payment plans, etc.

- Our target C+ to B Class residents have higher education and incomes that are less impacted by COVID.
- Diversified employment renter base
- We are focusing on workforce housing; our core tenant base is essential workers who typically have fewer collection issues.



Resilient Renter Base

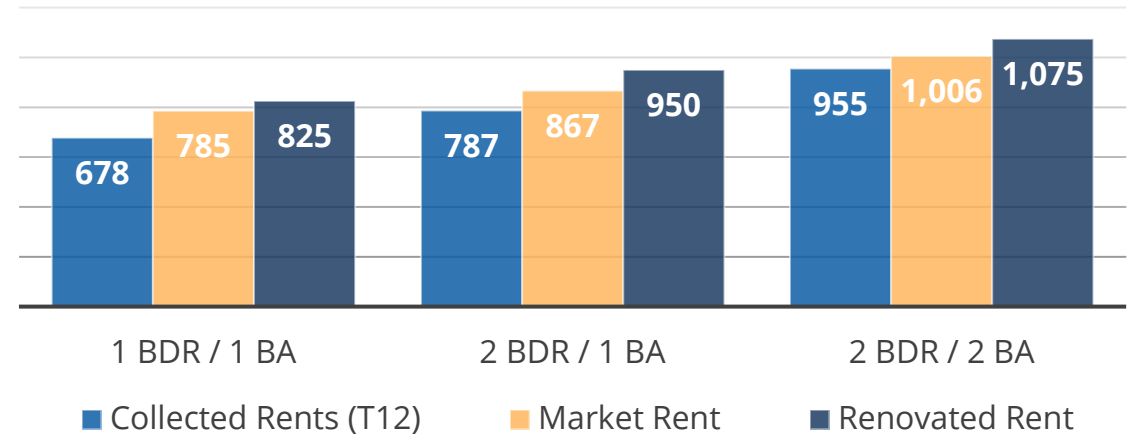




Property Story

- **Emerging Market:** Situated within three converging submarkets with booming job and population growth:
 1. Energy Corridor to the North
 2. Galleria & Texas Medical Center to the East
 3. Sugarland to the Southwest
- **Path of Progress:** Neighborhood has transitioned from a C- to a C+ and is on path to becoming a B.
- **Unrenovated Interiors & Exteriors:** Seller partially renovated approximately 53% of the units over 2 years.
- **Motivated Seller:** Attempt to self-manage led to challenges reaching target demographic and navigating COVID, resulting in a ~19% bad debt and ~16% physical vacancy.
- **Bought Right:** Discounted at 77k/unit with comps trading at \$105k/unit and above.
- **Rent Up-Side:** Comps *Westbury Crossing* and *Summit at 7700* have undergone renovations and resident demographic turnover yielding **\$120-\$173 post-renovations rent premiums.**

Renovation Rent Premiums



Comparables Proving Renovation Upside

	Sales Comps		Rent Comps
	\$/Door (Unrenovated)	Year Sold	Rent \$/SF
Toro Place (300ft)	\$105k	2021	\$1.11
Summit at 7700 (0.4mi)	\$80k	2018	\$1.11
Westbury Reserve	\$77k	2021	\$0.93
	Purchase \$8k - \$28k / Door Below Market		Rents \$0.18 Under Market



Conservative Financing



- Fannie Mae through CapitalOne
- Low Leverage at 64% LTV (~50% LTC)
- Fixed Interest rate at 4.88%
- Long term debt: 8 years w/ 30-year amortization
- **4 Years of Interest-only**

- With market caps trading at 4.25% Cap Rate for 70/80's vintage multifamily value-add and underwriting the sale value in year 5 at a 5% Cap Rate. **Conservatively inflating the Cap Rate by ~10 basis points per year.**
- Targeting to renovate 9 units/month. Underwriting conservatively provides for a 13 units/month physical vacancy
- Underwriting provides for an **economic vacancy** of 19% (~**64 units**) while maintaining stabilized cashflow.
- Underwriting with an eye towards market trends in 2008-11 versus 2015-19.



Conservative Underwriting

EQUITY INVESTMENT



PURCHASE PRICE

\$24,600,000

USES

Purchase Price

\$24,600,000

Capital Reserves

\$869,662

Capital Improvements

\$1,989,200

Closing Costs

\$1,476,000

TOTAL USES

\$28,934,862

SOURCES

Debt Financing

\$15,990,000

Equity To Raise

\$12,944,862

TOTAL SOURCES

\$28,934,862

INVESTMENT HIGHLIGHTS

Projected Annual
Cash On Cash

12-14%

Projected
IRR

16-17%

Investment
Term

5-10 years

Preferred
Return

8%

DISCLAIMER

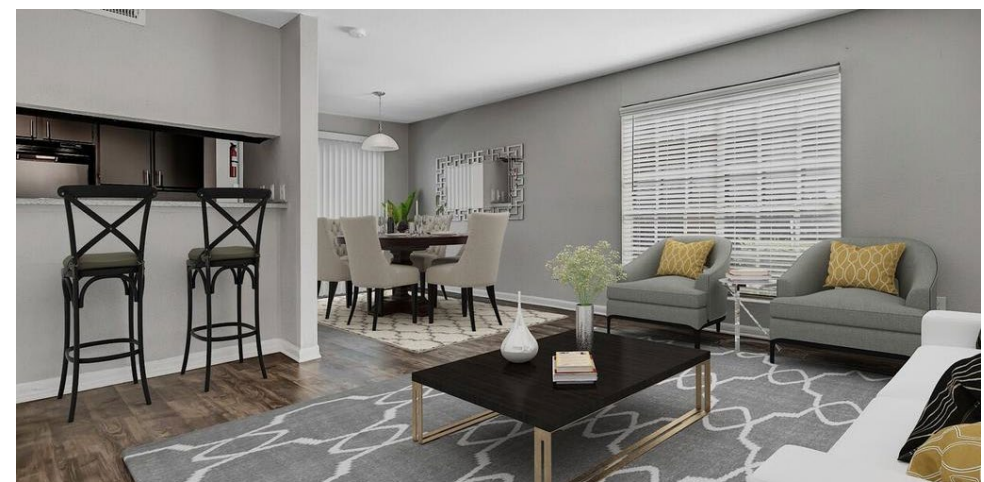
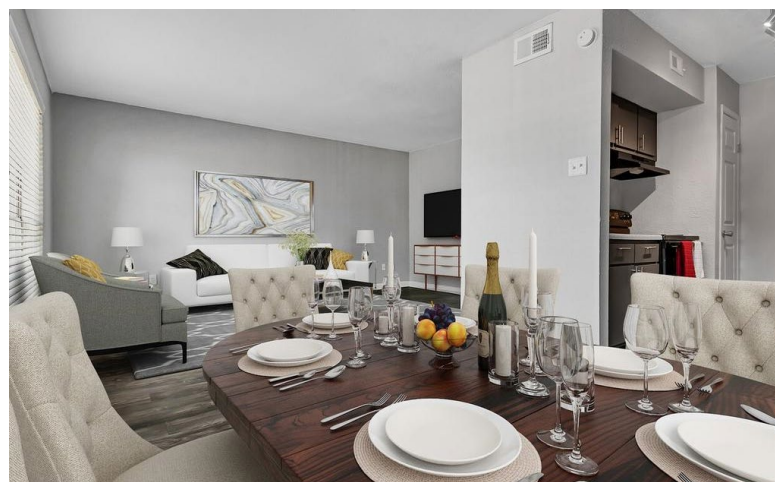
This preliminary information package offers only limited descriptive material regarding a Limited Liability Company investment in Westbury Reserve. This summary does not purport to be complete and will be supplemented with additional information in a Private Placement Memorandum and at such time as it is requested, in writing, by interested investors. The use of this material is authorized only for those for whom it was originally provided. This is for informational purposes only and it is not a solicitation or offering to the recipient.

Westbury Reserve Apartments Projected Returns*

(based on \$100K investment)

	Year 1	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return*	3.1%	5.9%	24.0%	26.4%	10.8%
Return of Capital			82%		18%
Retained Equity					50%
Cumulative Return	\$3,100	\$9,000	\$95,320	\$100,072	\$170,016

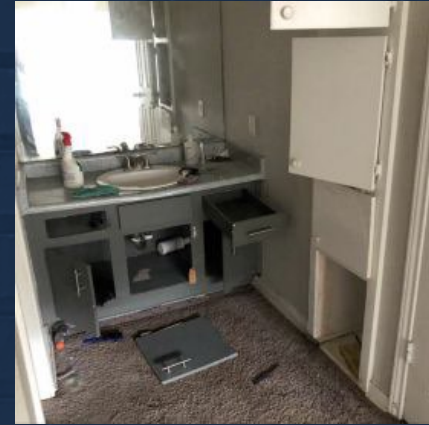
*We anticipate a hold of 5-10 years. The hold period depends on the market, and the final decision about when to sell will be reviewed on a yearly basis in consideration of market and property performance.



KITCHENS & BATHROOMS

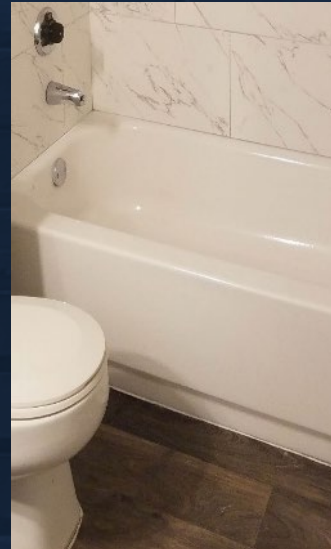
Current

- Original Appliances
- Mix of Original Fixtures
- Laminate Countertops
- Faux Wood Flooring
- Original Cabinetry



Renovated

- Install black appliance package
- Install kitchen backsplash
- Resurface or replace faux-granite kitchen and bathroom vanity countertops
- New shaker-style cabinet faces
- Upgraded plumbing, lighting and hardware to brushed nickel
- Install laminate vinyl plank flooring
- Refinish Bathroom, Tub & Surround



LIVING & BEDROOMS

Current

- Original fixtures
- Original carpet or faux wood flooring



Renovated

- Laminate vinyl flooring
- New brushed nickel fixtures and lighting
- 2-inch faux wood blinds**
- Two-tone designer inspired paint
- Addition of **washer/dryer connections and appliances** in select floor plans



EXTERIORS



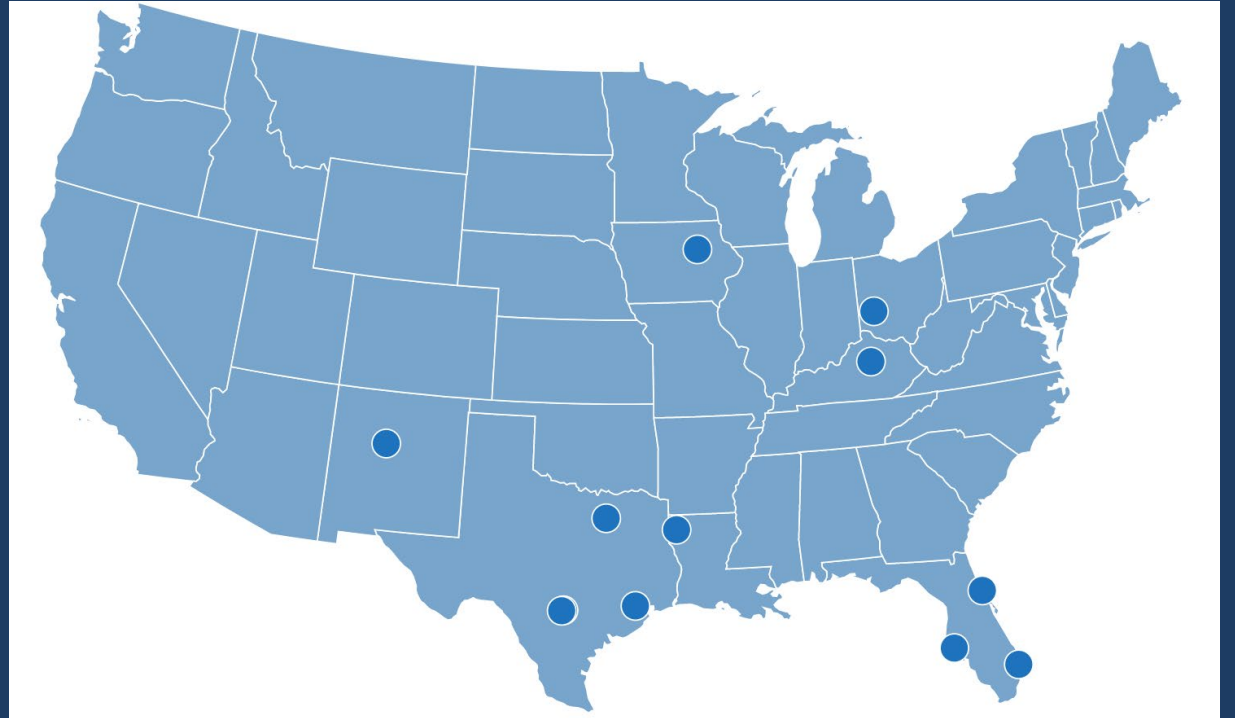
- Signage Upgrade
- New Grill Area
- Foundation Repairs
- Dog Park
- Landscaping/Curb Appeal/Concrete repairs
- Repair Mailboxes
- Repair Roofs
- Lighting
- Fencing
- Paint and striping of parking lot



MANAGEMENT & RENOVATION TEAM



- Decades of combined leadership experience in the multifamily industry
- Manage 1.5B in construction and renovation projects
- Specializes in turnarounds and stabilizing assets primarily for B and C class apartment communities
- Currently managing portfolio in 8+ states



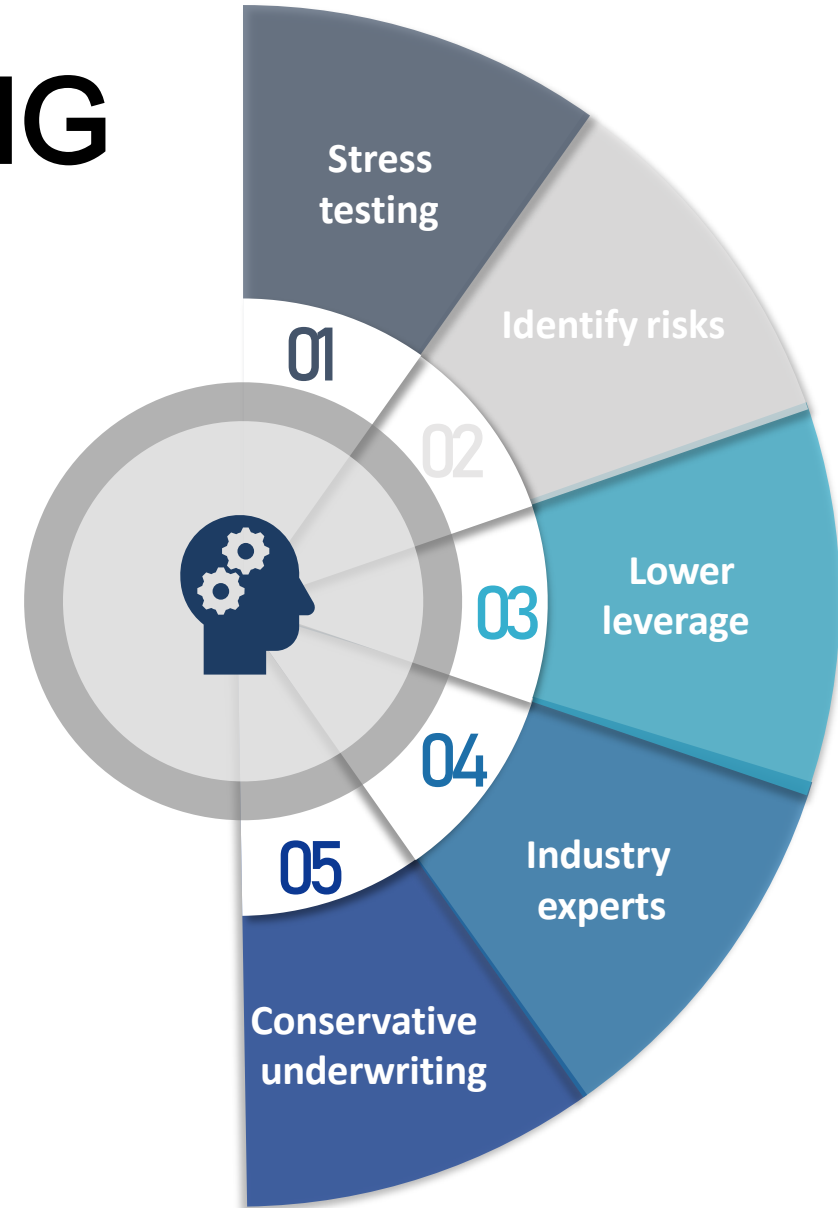
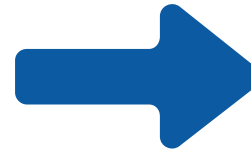
RISK BASED INVESTING

High Risk

- Risk 100%
- Return 30%

Low Risk

- Risk 10%
- Return 15%





Westbury Reserve

Business Plan



BUSINESS PLAN

EXISTING



PLANNED

Below Market Rent

On average, the current rent is \$50-\$75 below market for units with similar interiors

Increase Rent to Market

After renovations, the rents can grow an additional \$100-\$150 to meet market rates for renovated units

Under Managed

Westbury has been owner managed during its current ownership tenure. They have done a good job at upgrading the complex but did not re-profile the resident demographic as needed.



Managed to Excellence

Position an experienced property manager (both market and asset class) onsite and provide necessary renovations to bring in the right resident.



C-CLASS

The interiors have been moderately upgraded over the past 5 years. The exterior / curb appeal has been well maintained and only needs minor tweaking to upgrade. Same with signage and name.

B-CLASS

The current “renovated” units will be our “classic” units. The current markets continue to provide a high-level resident demographic driving a strong demand for B-Class product.



BUSINESS PLAN

0-24 Months

- Put in place new property management
- Complete exterior upgrades
- As units turn, roll out interior operational upgrades
- Re-qualify tenant base with enhanced screening (3x income, credit, references)
- Continue pushing rents on renewals to catch up to market rents

24-36 Months

- Continue stable operations
- Begin testing higher upgraded units to see what the market will bear
- Reposition from C Class property to a C+ and B- Class property
- We anticipate doing a supplemental loan at end of year three (70% LTV @ 4% fixed) to be able to return 80% of capital back to investors. *Note: Market dependent*

CAPITAL IMPROVEMENTS

Westbury Reserve, Houston, TX

Capital Expenditures	Units	Cost/unit	Cost
RENOVATION - PARTIAL			
Replace flooring	0	\$ 800	\$ -
Replace kitchen countertop	0	\$ 1,500	\$ -
Replace appliances	0	\$ 1,500	\$ -
Repaint interior	0	\$ 850	\$ -
Replace bathroom vanity	296	\$ 250	\$ 74,000
Resurface tub surround	296	\$ 600	\$ 177,600
Bathroom mirror frame and light fixture	296	\$ 100	\$ 29,600
Replace kitchen cabinets (complete)	148	\$ 1,000	\$ 148,000
Resurface/replace kitchen cabinets	148	\$ 2,000	\$ 296,000
RENOVATION - FULL			
Replace flooring	24	\$ 1,500	\$ 36,000
Replace kitchen countertop	24	\$ 1,500	\$ 36,000
Replace appliances	24	\$ 1,500	\$ 36,000
Repaint interior	24	\$ 1,200	\$ 28,800
Replace bathroom vanity	24	\$ 250	\$ 6,000
Resurface tub surround	24	\$ 350	\$ 8,400
Bathroom mirror frame and light fixture	24	\$ 200	\$ 4,800
Wall/plumbing/etc fix	24	\$ 2,500	\$ 60,000
Resurface/replace kitchen cabinets	24	\$ 2,000	\$ 48,000
Total Renovation		\$ 3,101	\$ 989,200
EXTERIOR			
Landscaping / Drainage			\$ 200,000
Clubhouse renovation			\$ 100,000
Rotted Wood / Paint			\$ 300,000
Gate modifications			\$ -
Pool			\$ 50,000
Parking Lot			\$ 150,000
Foundation work			\$ 150,000
Contingency			\$ 50,000
Total Exterior		\$ 3,135	\$ 1,000,000

RENT COMPARABLES

Westbury Reserve

			Property Size		Asking Rate Per Month Per Unit		
	Property Name/Address	Yr Built	Units	Avg Unit SF	1 bed	2 Bed	Rent/SF
*1	Toro Place 12101 Fondren Rd	1982	320	769	\$788	\$973	\$1.11
*2	The Summit at 7700 7700 W Airport Blvd	1982	172	750	\$732	\$1015	\$1.11
3	Bankside Village Apartment 6425 Bankside Dr	1978	284	758	\$741	\$952	\$1.10
4	Willows 10919 Fondren Rd	1978	346	869	\$814	\$981	\$1.05
5	Brookbend Apartments 12265 Fondren Rd	1983	252	696	\$688	\$869	\$1.04
6	Vista Arbor square Apart 10301 Sandpiper Dr	1979	320	849	\$771	\$958	\$1.04
7	Westbury Reserve 12261 Fondren Rd	1980	320	802	\$649	\$805	\$0.93
8	Brays Oaks Village 8201-8301 W Belfort St	1981	335	836	\$707	\$841	0.93

RENT COMPARABLES

1 BR	PROPERTY	YR BUILT	# UNITS	DISTANCE	UNIT SIZE	RENT	RENT PSF
	The Willows	1980	346	0.9 mi	700	\$ 814	\$ 1.16
	Regal Pointe Apartments	1979	152	1.7 mi	670	\$ 876	\$ 1.31
	Regal Pointe Apartments	1979	152	1.7 mi	504	\$ 824	\$ 1.63
	Bankside Village	1978	284	1.2 mi	572	\$ 685	\$ 1.20
	Summit at 770	1982	172	0.5 mi	635	\$ 875	\$ 1.38
	Fairfield Trails	1984	276	2.5 mi	660	\$ 791	\$ 1.20
	Average	1980	230		624	\$ 811	\$ 1.31
	Westbury Reserve	1980	320	Current	616	\$ 785	\$ 1.27
				Market		\$ 809	\$ 1.31

RENT COMPARABLES

2 BR	PROPERTY	YR BUILT	# UNITS	DISTANCE	UNIT SIZE	RENT	RENT PSF
	Nob Hill Apartments	1967	1326	3.8 mi	930	\$ 981	\$ 1.05
	The Willows	1980	346	0.9 mi	914	\$ 1,000	\$ 1.09
	Bankside Village	1978	284	1.2 mi	838	\$ 915	\$ 1.09
	Fairfield Trails	1984	276	2.5 mi	838	\$ 1,025	\$ 1.22
	Beacon Hill	1983	121	2.0 mi	915	\$ 1,060	\$ 1.16
	Average	1978	471		887	\$ 996	\$ 1.12
	Westbury Reserve	1980	320	Current	982	\$ 973	\$ 0.99
				Market		\$ 1,104	\$ 1.12



Westbury Reserve

Location/Market



SUPPORTING AREA DEMOGRAPHICS

(Zip Code 77035)

\$78,056

<<

\$247,577

\$939

\$44,382

**Purchase Price
Per Door**

**Median
House Value**

**Target Median
Annual Rent**

**Median
Household Income**

Target: Price Per Door << ½ Median House Value

✓ $\$78,056 << (\$247,577 / 2) = \$123,788$

**Target: Annualized Rent x 2.5 Income-to-Rent
<< Median Household Income**

✓ $\$939 \times 12 \times 2.5 = \$28,170 << \$44,382$

Houston MSA

Economic Highlights

6%

Rent Growth
Amid
Pandemic

8.0%

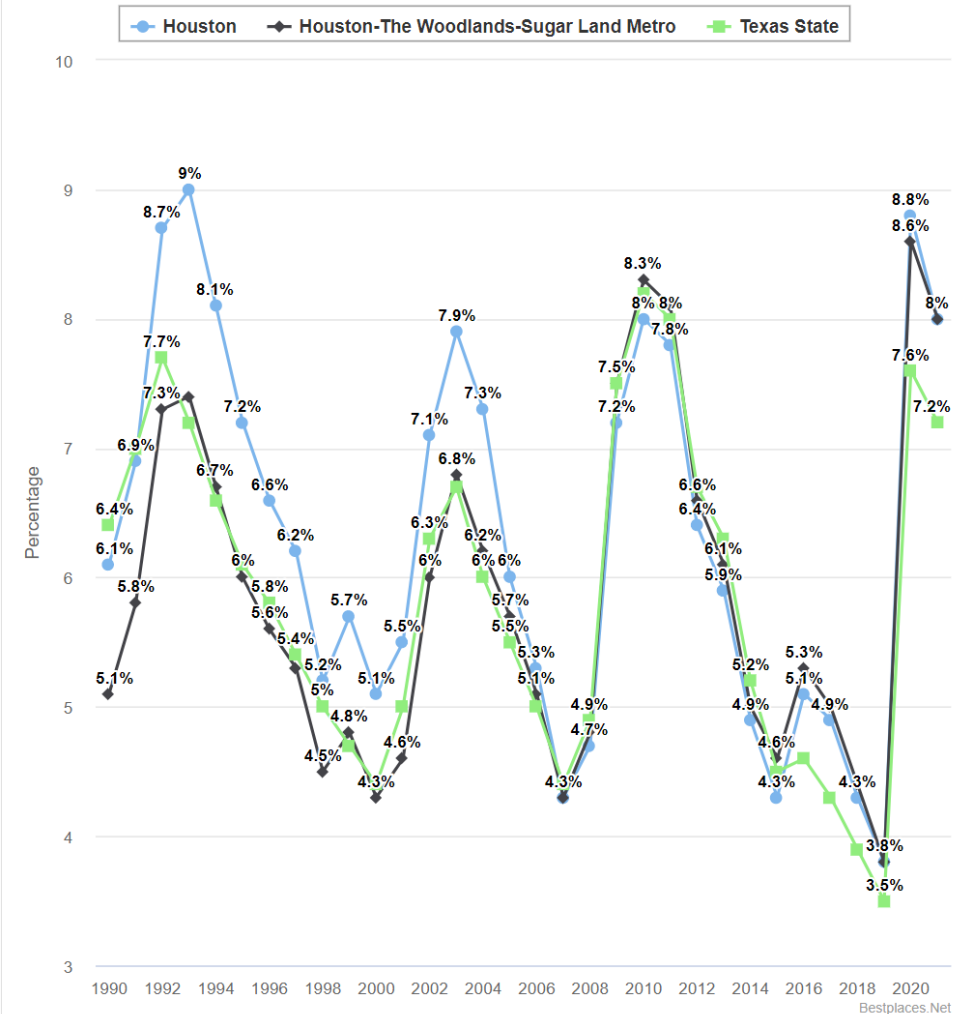
Unemployment
Rate
Amid Pandemic

34%

5yr Home Value
Increase

- Population: 7,066,141
- Homeownership: 40.3%
- 5th Largest MSA in the US

UNEMPLOYMENT BY YEAR (Years 1990 to 2021)



NEARBY AMMENITIES



CENTRAL BUSINESS DISTRICT

151,000 Employees



TEXAS MEDICAL CENTER

106,000 Employees



NRG Park

GREENWAY PLAZA 25,000 Employees



Tinsley Elem. Schools

Fondren Rd

Westbury Reserve

NEARBY AMMENITIES

ENERGY CORRIDOR

91,000 Employees



Memorial Hermann Hospital
Memorial City

CityCentre

Memorial City Mall



Memorial Hermann
Southwest Hospital

Braeburn
Country Club

Houston Baptist
University

WESTCHASE BUSINESS DISTRICT

82,000 Employees



Fondren Southwest
Village Mall



W Bellfort Ave

Fondren Rd

Luddington Dr

Westbury
Reserve

NEARBY AMMENITIES



Houston Baptist University

Fondren Southwest Village Mall

Walgreens

W Bellfort Ave

Tinsley Elem. Schools

Westbury Reserve

EMPLOYMENT MAKEUP

Employment by Industries
Diverse Economy = Recession-Resistant



Strong Recession-Resistant Industries

With an employment make up weighted in Health Care, Education, Technology, Manufacturing, Transportation, and Finance, the area has built-in insulation from market volatility.



Energy Corridor

- Headquarters for the world's leading energy corporations, as well as health care, engineering, chemical, and financial services
- The 3rd largest employment center in Houston with **94,000+ employees and 300 companies**





Westbury Reserve

Property Details





Features & Amenities

Gated Entrance	Outdoor BBQs & Picnic Areas
Laundry Rooms	Resort-Style Swimming Pool
Clubhouse	Playground Area
Business Center	

Year Built	1980
Buildings	25 Total 21 Residential
Units	320
Roofs	Pitched, composition shingles
Construction	Reinforced concrete slabs on grade
Exterior	Brick veneer and hardi-plank siding
Plumbing	Galvanized
HVAC	Central Air
Wiring	Copper

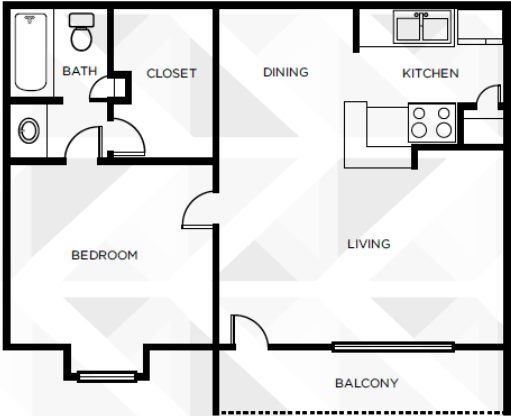
UNIT MIX

Unit Code	Unit Type	# of Units	Avg. SF	Effective Rent	Rent/SF
A1	1 BDR/ 1 BA	63	566	775	\$1.37
B1	1 BDR/ 1 BA	56	666	795	\$1.19
C1	2 BDR/ 1 BA	80	848	858	\$1.01
D1	2 BDR/ 1 BA	48	868	875	\$1.01
E1	2 BDR/ 2 BA	40	964	940	\$0.98
F1	2 BDR/ 2 BA	24	1066	1018	\$0.95
G1	2 BDR/ 2 BA	8	1166	1059	\$0.91
Totals / AVE		319	878	903	\$1.06

FLOOR PLANS

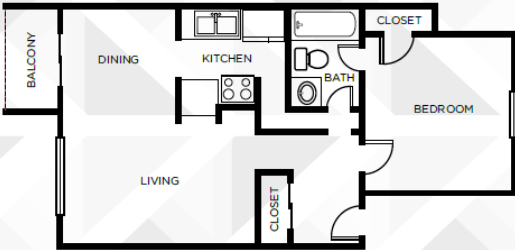
A1

1 Bed | 1 Bath | 566 Sq. Ft.



B1

1 Bed | 1 Bath | 666 Sq. Ft.



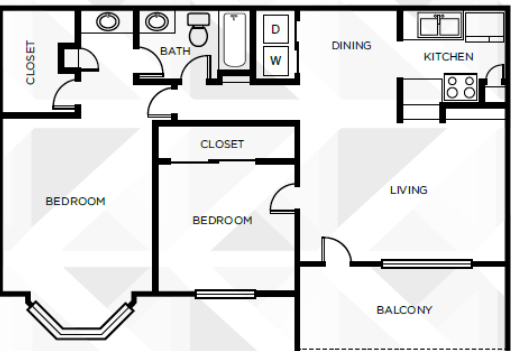
Bedrooms 1

Bathrooms 1

Floors 1

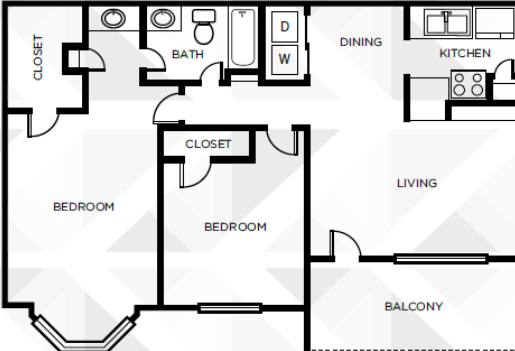
C1

2 Bed | 1 Bath | 848 Sq. Ft.



D1

2 Bed | 1 Bath | 864 Sq. Ft.



Bedrooms 2

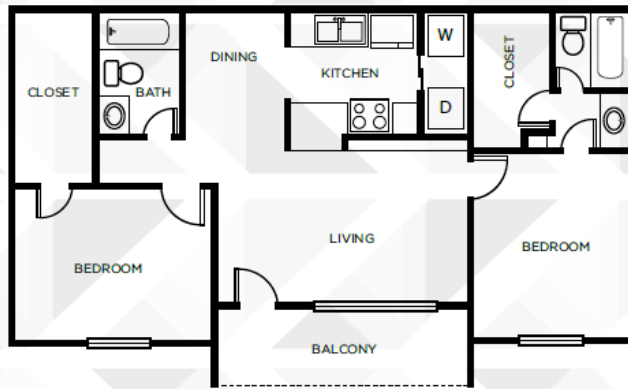
Bathrooms 1

Floors 1

FLOOR PLANS

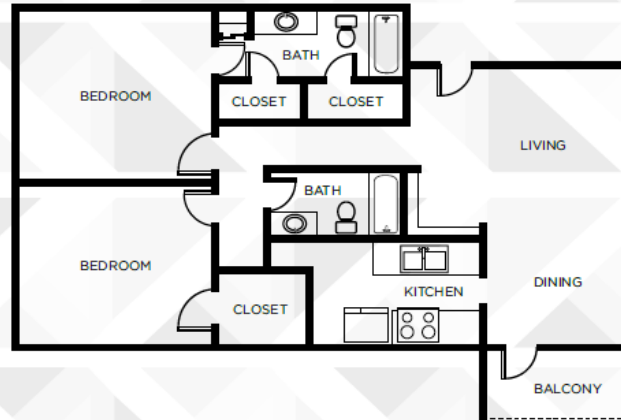
E1

2 Bed | 2 Bath | 964 Sq. Ft.



F1

2 Bed | 2 Bath | 1,066 Sq. Ft.



G1

2 Bed | 2 Bath | 1,166 Sq. Ft.



Bedrooms 2

Bathrooms 2

Floors 1



Westbury Reserve

Financials





5-Year Pro Forma

Westbury Reserve, Houston, TX

	TTM	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025
Gross Potential Rent	3293868	3397734	3501600	3606648	3714847.44	3826292.863
Vacancy Factor	16.0% ▲	10.0%	6.0%	3.0%	3.0%	3.0%
Collection Loss	18.8%	9.0%	3.0%	1.0%	1.0%	1.0%
Total	619,247.18	305,796.06	105,048.00	36,066.48	37,148.47	38,262.93
Gross Effective Rent	\$2,147,602	\$2,718,187	\$3,151,440	\$3,426,316	\$3,529,105	\$3,634,978
Utility Reimbursement	\$ 171,673	\$ 175,000	\$ 180,250	\$ 185,658	\$ 191,227	\$ 196,964
Other Income	\$ 160,000	\$ 165,000	\$ 169,950	\$ 175,049	\$ 180,300	\$ 185,709
Total Non Rent Revenue	\$ 331,673	\$ 340,000	\$ 350,200	\$ 360,706	\$ 371,527	\$ 382,673
Total Revenue	\$ 2,479,275	\$ 3,058,187	\$ 3,501,640	\$ 3,787,022	\$ 3,900,632	\$ 4,017,651
Expenses	Expense Bumps 3.00%					
Advertising	\$ 43,083	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275
Administrative	\$ 70,973	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275
Payroll	\$ 388,214	\$ 375,000	\$ 386,250	\$ 397,838	\$ 409,773	\$ 422,066
Insurance	\$ 193,276	\$ 180,000	\$ 185,400	\$ 190,962	\$ 196,691	\$ 202,592
Contract Services	\$ 76,620	\$ 80,000	\$ 82,400	\$ 84,872	\$ 87,418	\$ 90,041
R&M	\$ 57,645	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551
Make Ready	\$ 102,881	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551
Taxes	\$ 448,928 ▲	\$ 482,578 ▲	\$ 516,227	\$ 531,714	\$ 547,666	\$ 564,095
Utilities	\$ 231,097	\$ 230,000	\$ 236,900	\$ 244,007	\$ 251,327	\$ 258,867
Property Management	\$ 23,040 ▲	\$ 91,746	\$ 105,049	\$ 113,611	\$ 117,019	\$ 120,530
Total Expenses	\$ 1,635,757	\$ 1,739,323	\$ 1,821,226	\$ 1,881,273	\$ 1,937,711	\$ 1,995,843
Expense Ratio	66%	57%	52%	50%	50%	50%
Net Operating Income	\$ 843,518	\$ 1,318,864	\$ 1,680,414	\$ 1,905,748	\$ 1,962,921	\$ 2,021,808
CAPEX Reserve	\$ 79,750	\$ 79,750	\$ 79,750	\$ 79,750	\$ 79,750	\$ 79,750
Asset Management		\$ 61,164	\$ 70,033	\$ 75,740	\$ 78,013	\$ 80,353
Total Annual Debt Service		\$ 780,312	\$ 780,342	\$ 1,198,081	\$ 1,198,081	\$ 1,614,362
Pre-Tax Net Income		\$ 397,638	\$ 750,289	\$ 552,177	\$ 607,077	\$ 247,343

Pro Forma Assumptions



INCOME

Gross Scheduled Rent: Based on occupied units at leased rent and vacant units at market rent from the most recent roll. Average turn is 11 units per month. We are allowing 2 years to bring rents up to market across the entire complex. Afterwards, we assumed annual 3% increases for both income and expenses.

ECONOMIC LOSS

Vacancy: Pro forma vacancy loss is projected at 10% which accounts for the higher than usual current performance due to the pandemic. Average historical vacancy in the immediate area is closer to 3-5%, and we believe this is achievable with pro-active management and better marketing but are allowing room for turnover.

Collection Loss: Collection loss is projected at 9%, again based on recent weakness in the market. We believe with the eviction moratorium behind us, we'll see this drop dramatically in the coming months.

EXPENSES

Advertising: Includes advertising, leasing costs, resident retention and other marketing expenses. Based on our analysis, current owner is doing very little marketing. We believe we will get better results based on a more aggressive leasing strategy rather than just waiting for the phone to ring.

Administrative: Includes computer maintenance and supplies, evictions, telephone, answering service, website & support, office equipment, training & travel, and other office expenses. Pro forma expense of \$148 per unit is lower than historical and more in line with our standard expectations.

Payroll: Year 1 & 2 payroll is about the same as T12 and roughly where we would expect it to be for this market/product. We will have (3) full-time office staff and (3) full-time maintenance staff plus make ready staff.

Insurance: We are bumping insurance from historical because of current instability in the Texas insurance market. Even though we have a rough quote, this could be higher.

Contract Services: Pro forma expense of \$80,000 is based on the historical performance of the property but allows for inflation increases that we're seeing across the board. This includes landscaping, trash, pest control, and pool servicing.

Repairs & Maintenance: Includes expenses associated with the repairs and maintenance of the interior and exterior of the property and projected at \$312 per unit which is higher than historical, but we believe is necessary given the age of the property and our goal to raise the level of the property.

Make Ready: Includes the expenses associated with making a vacant unit ready for the next move-in and is projected at \$312 per unit, about the same as historical performance and within our typical budget for a similar type property.

Taxes: The amount represented is based on a continuation of the existing real estate tax rate. The re-assessed value is based on information we received from a local tax appraiser as well as our own research from comps in the area and the valuation increases they are incurring upon sale.

Utilities: Includes electricity for vacant units and common areas, gas, water and sewer. Tenants are sub-metered for electric, but we pay for all the water and it is partially billed back to the tenants, and we have not anticipated this changing materially. We will also save on utilities with water efficient faucets.

Management Fee: Management fee is 3% of the collected revenue. We are hiring REM Living, our in-house management arm, to manage the asset. We believe this is the best fit for the asset given the size, unique market, and need for quality employees.

Capital Reserves: Capital reserves are projected at \$250 per unit, as is typical with this type of a project.

FEES. We like to keep it simple. Projected returns already factor in our fees. We charge a one-time 3% acquisition fee and a quarterly 2% asset management fee (based on revenue collected). Our deals have no construction management fees, no disposition fees, no refinance fees, and no loan guarantee fees.

FAQ

- What are the requirements to invest in this deal?
 - ✓ ALL investors must be accredited investors.
- What is the minimum amount I can invest?
 - ✓ The minimum investment is \$100k.
- Can I invest money from my IRA?
 - ✓ Yes, we are taking IRA, eQRP's, Solo 401(k) and/or 1031 funds.
- What is the time horizon for this investment?
 - ✓ Shares in our investments typically go quickly, so please register on our portal and commit your investment as soon as possible.
- When do distributions start?
 - ✓ Distributions are projected to begin immediately after close and will be paid monthly.
- Is due diligence complete?
 - ✓ Yes, we conducted a unit-by-unit inspection.





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