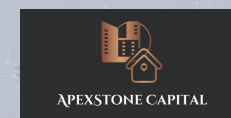




Serengeti Court

4390 SE 122nd Ave
Portland, OR 97236
26 Doors - 1992 Vintage

506(c) Offering, Accredited Investors Only



DISCLAIMER

GENERAL DISCLAIMER

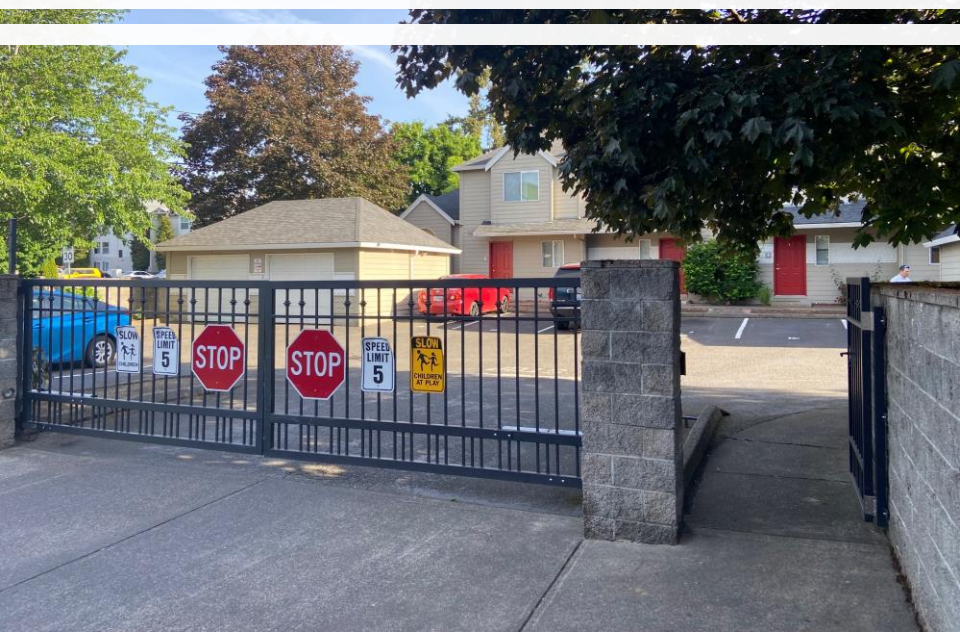
This Business Plan contains privileged and confidential information and unauthorized use of this information in any manner is strictly prohibited. If you are not the intended recipient, please notify the sender immediately. This Business Plan is for informational purposes and not intended to be a general solicitation or a securities offering of any kind. The information contained herein is from sources believed to be reliable, however no representation by Sponsor(s), either expressed or implied, is made as to the accuracy of any information on this property and all investors should conduct their own research to determine the accuracy of any statements made. An investment in this offering will be a speculative investment and subject to significant risks and therefore investors are encouraged to consult with their personal legal and tax advisors. Neither the Sponsor(s), nor their representatives, officers, employees, affiliates, sub-contractor or vendors provide tax, legal or investment advice. Nothing in this document is intended to be or should be construed as such advice. The SEC has not passed upon the merits of or given its approval to the securities, the terms of the offering, or the accuracy or completeness of any offering materials. However, prior to making any decision to contribute capital, all investors must review and execute the Private Placement Memorandum and related offering documents. The securities are subject to legal restrictions on transfer and resale and investors should not assume they will be able to resell their securities. Potential investors and other readers are also cautioned that these forward-looking statements are predictions only based on current information, assumptions and expectations that are inherently subject to risks and uncertainties that could cause future events or results to differ materially from those set forth or implied by such forward looking statements. These forward-looking statements can be identified by the use of forward-looking terminology, such as "may," "will," "seek," "should," "expect," "anticipate," "project," "estimate," "intend," "continue," or "believe" or the negatives thereof or other variations thereon or comparable terminology. These forward-looking statements are only made as of the date of this executive summary and Sponsors undertake no obligation to publicly update such forward-looking statements to reflect subsequent events or circumstances.

FINANCIAL DISCLAIMER

This Business Plan further contains several future financial projections and forecasts. These estimated projections are based on numerous assumptions and hypothetical scenarios and Sponsor(s) explicitly makes no representation or warranty of any kind with respect to any financial projection or forecast delivered in connection with the Offering or any of the assumptions underlying them. This Business plan further contains performance data that represents past performances. Past performance does not guarantee future results. Current performance may be lower or higher than the performance data presented. All return examples provided are based on assumptions and expectations in light of currently available information, industry trends and comparisons to competitors' financials. Therefore, actual performance may, and most likely will, substantially differ from these projections and no guarantee is presented or implied as to the accuracy of specific forecasts, projections or predictive statements contained in this Business Plan. The Sponsor further makes no representations or warranties that any investor will, or is likely to, achieve profits similar to those shown in the pro-formas or other financial projections.



SUMMARY



PROPERTY

- All townhomes
- Gated Community
- 26 doors, 1992 Vintage
- Prime Location



OPPORTUNITY

- Projected average rent increases of \$200+ per door
- 20 Private single-car garages
- 92% occupancy



INVESTMENT

- Purchase Price: \$4,600,000
- Capital Raise: \$2,300,000
- Projected Returns based on a 4-5-year hold period

*Please check with your tax and legal professional. We do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary.

PROJECTED RETURNS

16-18%

AAR

1.6 - 1.7x

Equity Multiple

14-15%

IRR

6%

Avg Cash-on-Cash*

*3% COC for Year 1

4-5 Years

Hold Period

80/20

Equity Split

The Projected Returns shown above are intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results.

INVESTOR BENEFITS



CASH FLOW

Splits: 80% LP
20% GP



PROFITS

Projected
Average Annual
Return 18%



TAX BENEFIT

30% Estimated
Acc Dep



INFLATION

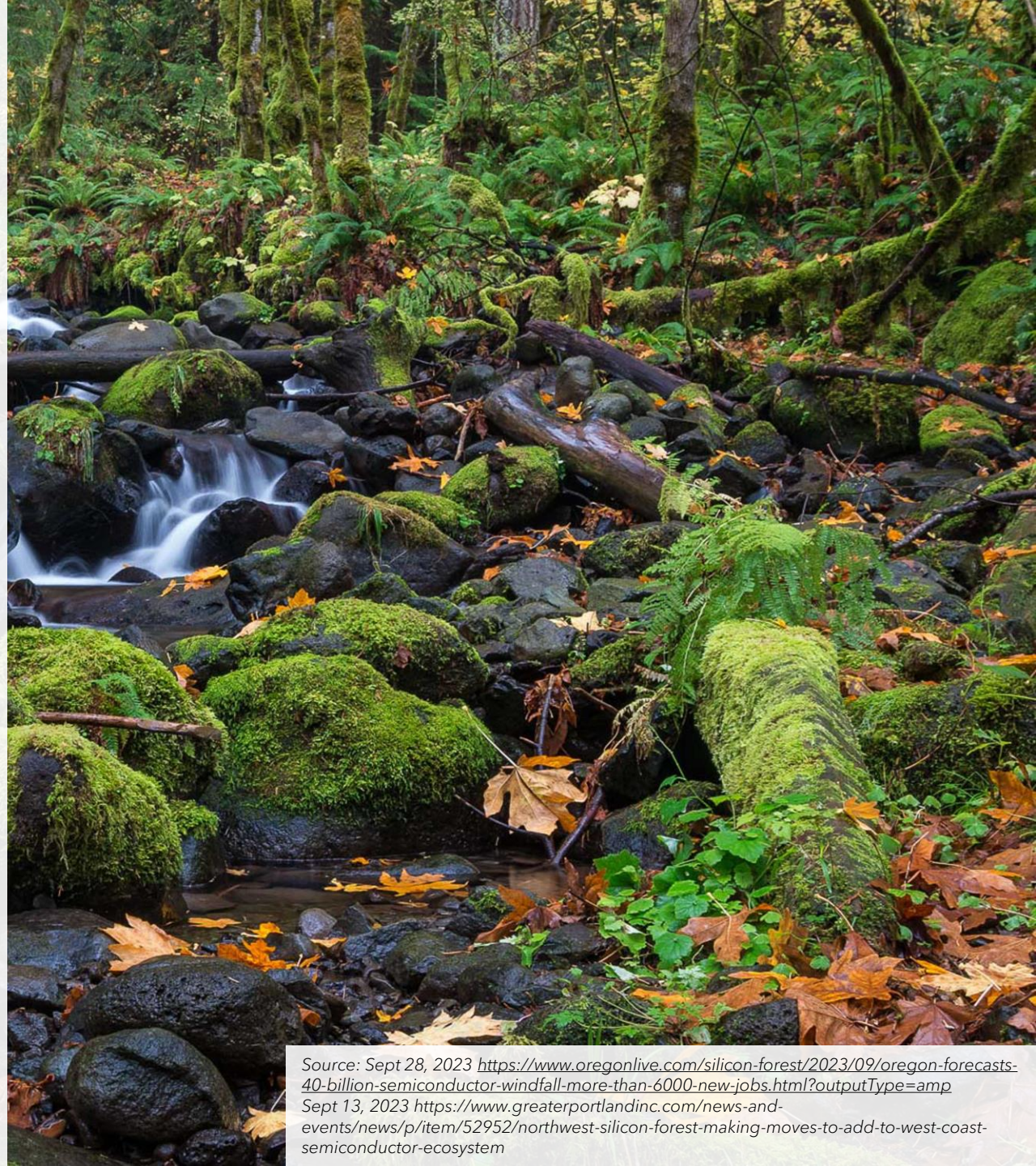
Rent Increase
Typically
Exceeds Inflation
Rate

OREGON'S SILICON FOREST



Google opened its first office in Portland in 2010, joining other tech stalwarts like Hewlett-Packard, eBay and Salesforce. Startups are also popping up, giving rise to the nickname "Silicon Forest." Companies and workers in Portland benefit from dramatically more affordable conditions than in the Bay Area.

- ❖ Silicon Forest contributes to the broader West Coast semiconductor ecosystem. As of September 13, 2023, efforts were underway to secure **federal CHIPS Act** funds for expanding and relocating semiconductor operations in Oregon, demonstrating a proactive approach to bolstering the tech industry within the state and the region.
- ❖ Intel announced, in March to invest **\$36 billion** in its Oregon research and manufacture hub in Portland. This investment is expected to rejuvenate the state's computer chip industry, reflecting a positive outlook for the tech sector within Silicon Forest.
- ❖ Amazon opened its 600 thousand square feet fulfillment center six years ago in north Portland. And have just now completed its **3.8 million** square feet fulfillment center south of Portland. This is the largest center in the Northwest. Aiming to open late 2024, with 1,500 new employees, growing up to 2,800 employees.



Source: Sept 28, 2023 <https://www.oregonlive.com/silicon-forest/2023/09/oregon-forecasts-40-billion-semiconductor-windfall-more-than-6000-new-jobs.html?outputType=amp>
Sept 13, 2023 <https://www.greaterportlandinc.com/news-and-events/news/p/item/52952/northwest-silicon-forest-making-moves-to-add-to-west-coast-semiconductor-ecosystem>



PORTLAND, OREGON 🔍

\$97,295

2024 Median
Household Income
Up 2.8% YOY

12.7%

Population growth
over the past decade
Up 1.04% YOY

35,100

Added jobs for the
past year

MARKET DATA

Market Growth

The City of Portland plans a \$500 million investment in infrastructure projects like the MAX light rail and waterfront redevelopment to boost connectivity and real estate values.

Source: City of Portland Infrastructure Plan 2024

Over 50 startups were funded in 2024, contributing an estimated \$300 million in revenue, highlighting Portland's growth in sustainable tech and creative industries.

Source: Portland Economic Development Commission, New Business Report 2024.

Portland's tech sector, including major players like Intel and Nike, is expected to see a 10% job growth by 2026

Source: Portland Business Journal, Economic Development Report 2024.

Rental Market Statistics

As of May 2024

The average rent for a 2-bedroom apartment
\$1,754 for 923 sf

The average rent for a 3-bedroom apartment
\$2,054 for 1,189 sf

Source: May 2024, <https://www.apartments.com/rent-market-trends/portland-or/>

Oregon's Better Business Climate

Oregon is one of only five states in the nation that **levies no sales or use tax.**

The Tax Foundation ranked Oregon's business tax climate the 22nd best in the nation for 2022. (statetaxindex.org)

Oregon sets the taxable value of a property to its 1995 property values, plus 3 percent a year thereafter.

INVESTING IN PORTLAND

High Rental Demand

Strong rental market with an average rent of \$1,450 - \$1,525 per month as of 2023, higher than the national average

Tax Incentives for Businesses

Tax incentives available in Oregon to stimulate business growth and potentially increase rental housing demand.

Tourism and Cultural Appeal

Portland's cultural allure and natural attractions draw tourists and new residents, boosting housing demand.

Affordable Housing Initiatives

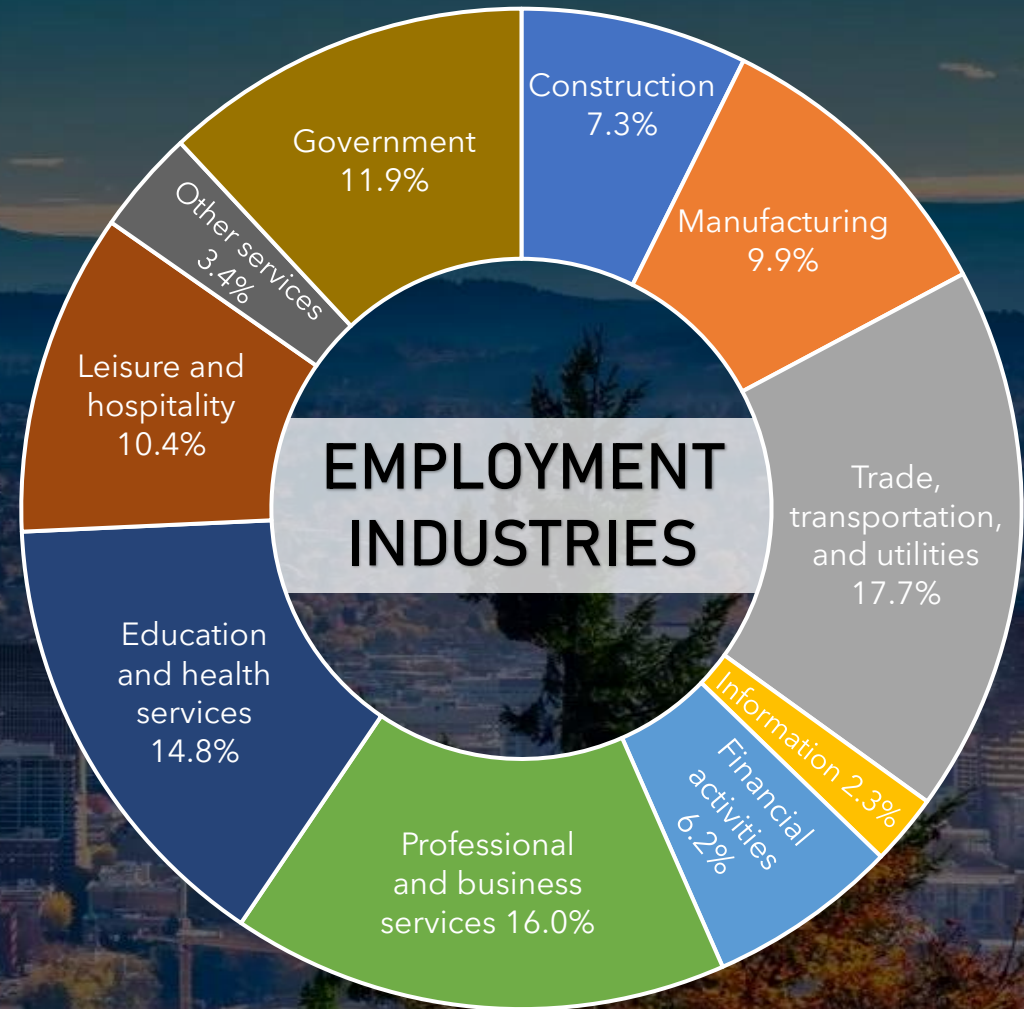
Portland Housing Bureau supports affordable housing with investments in over 16,000 rental units.

Attractive Rental Rates

Average rent for a 2-bedroom apartment is around \$1,800, offering lucrative revenue potential

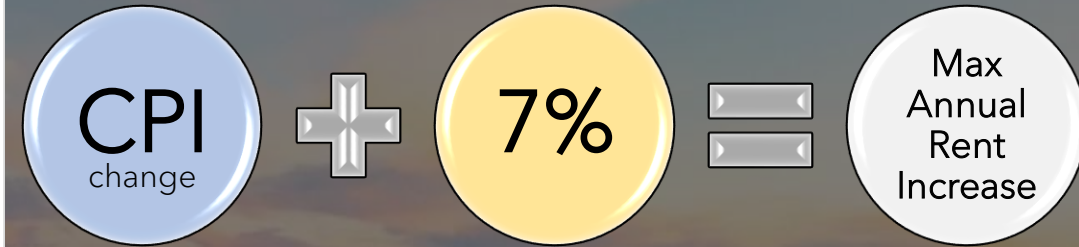
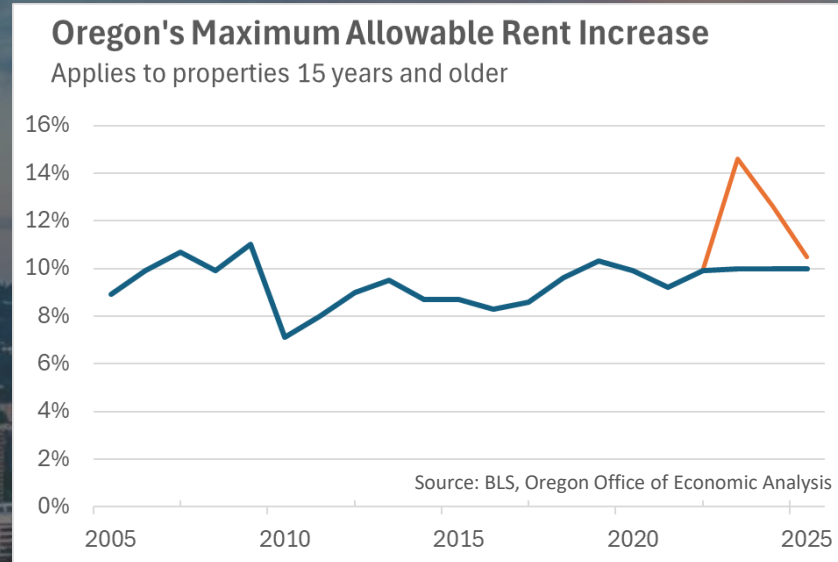
Job Growth

Job growth of 5.4% in 2022 signals an improving economy and potential increased housing demand.



RENT STABILIZATION

Year	CPI Change	plus 7 percent	Maximum Annual Increase
2005	1.9%	7.0%	8.9%
2006	2.9%	7.0%	9.9%
2007	3.7%	7.0%	10.7%
2008	2.9%	7.0%	9.9%
2009	4.0%	7.0%	11.0%
2010	0.1%	7.0%	7.1%
2011	1.0%	7.0%	8.0%
2012	2.0%	7.0%	9.0%
2013	2.5%	7.0%	9.5%
2014	1.7%	7.0%	8.7%
2015	1.7%	7.0%	8.7%
2016	1.3%	7.0%	8.3%
2017	1.6%	7.0%	8.6%
2018	2.6%	7.0%	9.6%
2019	3.3%	7.0%	10.3%
2020	2.9%	7.0%	9.9%
2021	2.2%	7.0%	9.2%
2022	2.9%	7.0%	9.9%
2023	7.6%	7.0%	14.6%
2024	5.6%	7.0%	10.0%
*2025	3.5%	7.0%	10.0%



CPI Change: 2024 CPI Change is 5.6%
7%: Base Rent Increase
MAR Increase: 7% + 5.6% = 12.6%

Per Senate Bill 611 (2023) the maximum allowable increase in 2023 was 14.6% if the increases was issued before July 6th, if issued after July 6th the maximum allowable increase is **10.0%**.

Law only applies to properties 15 years and older.

REAL ESTATE TAXES



Maximum Assessed Value (MAV)

Real Market Value - less 10% to its 1995 value



Real Market Value (RMV)

Best price you can get from a random buyer



Assessed Value

Lower value between MAV and RMV. This is what taxes are calculated on



"Exceptions" were made if a property had a change such as a new addition



Assessed Value should not increase more than **3% Year Over Year**

In 1997, voters passed Measure 50, which tied the tax rate to the assessed value of a house. The kicker was that the "assessed value" must be no more than 90 percent of a property's 1995-96 value. The tax rate could also increase by no more than 3 percent each year.

Neighborhoods that have gentrified or otherwise seen fast-rising property values enjoy artificially low tax rates because their assessed value is based on the mid-1990s value.

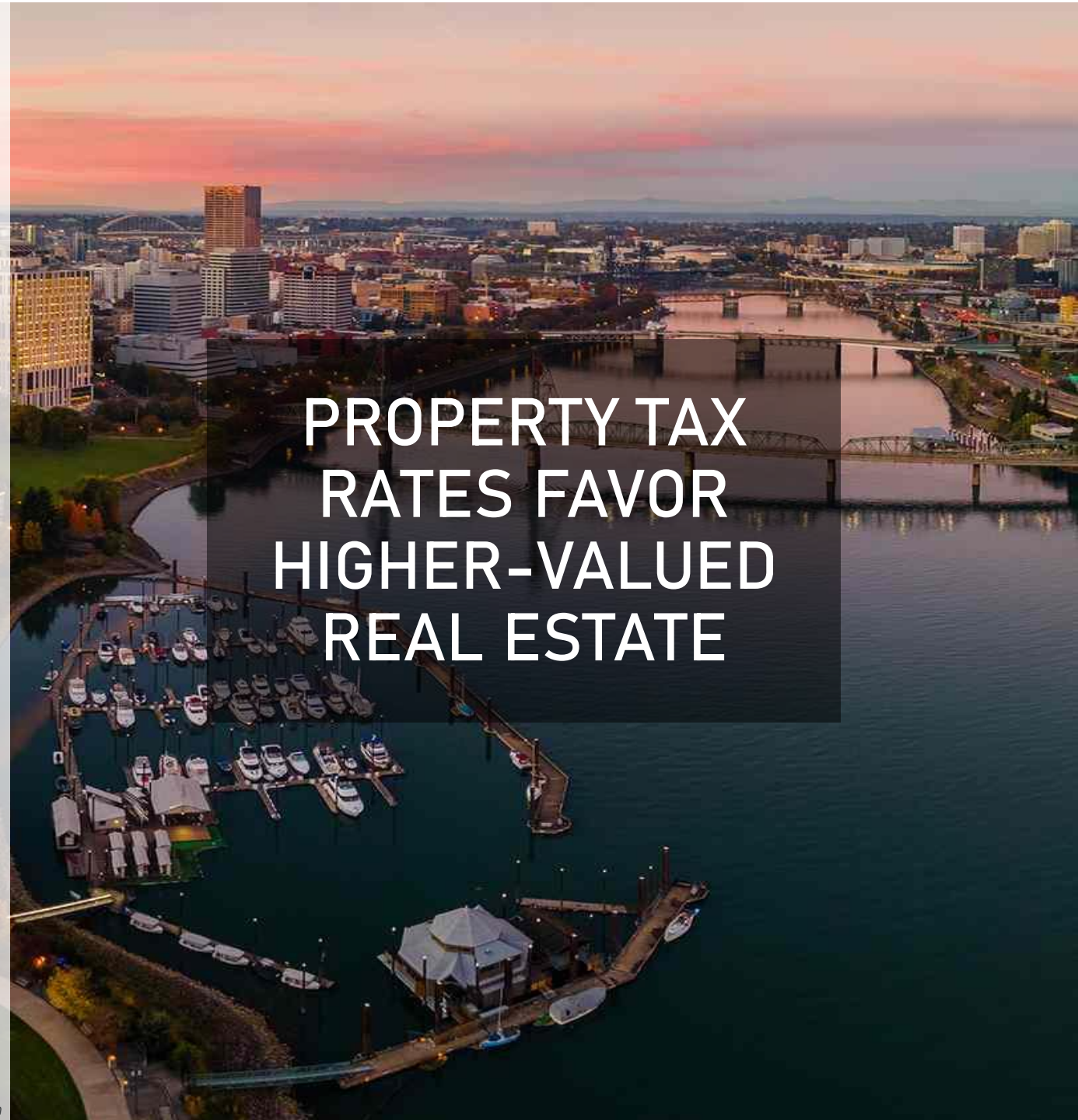
In Oregon, property taxes are based on the lower of two values: either the assessed value or the real market value.

In California, the tax rate can change when a property changes hands and a new assessed value is assigned.

In Texas, property tax bases can be 100% of the new purchase price which could cause a dramatic tax liability increase for the new owners.

"The incredible thing in Oregon is, there's no reset when you sell."

Source: L. Farmer, Governing.com



PROPERTY TAX RATES FAVOR HIGHER-VALUED REAL ESTATE



THE PROPERTY

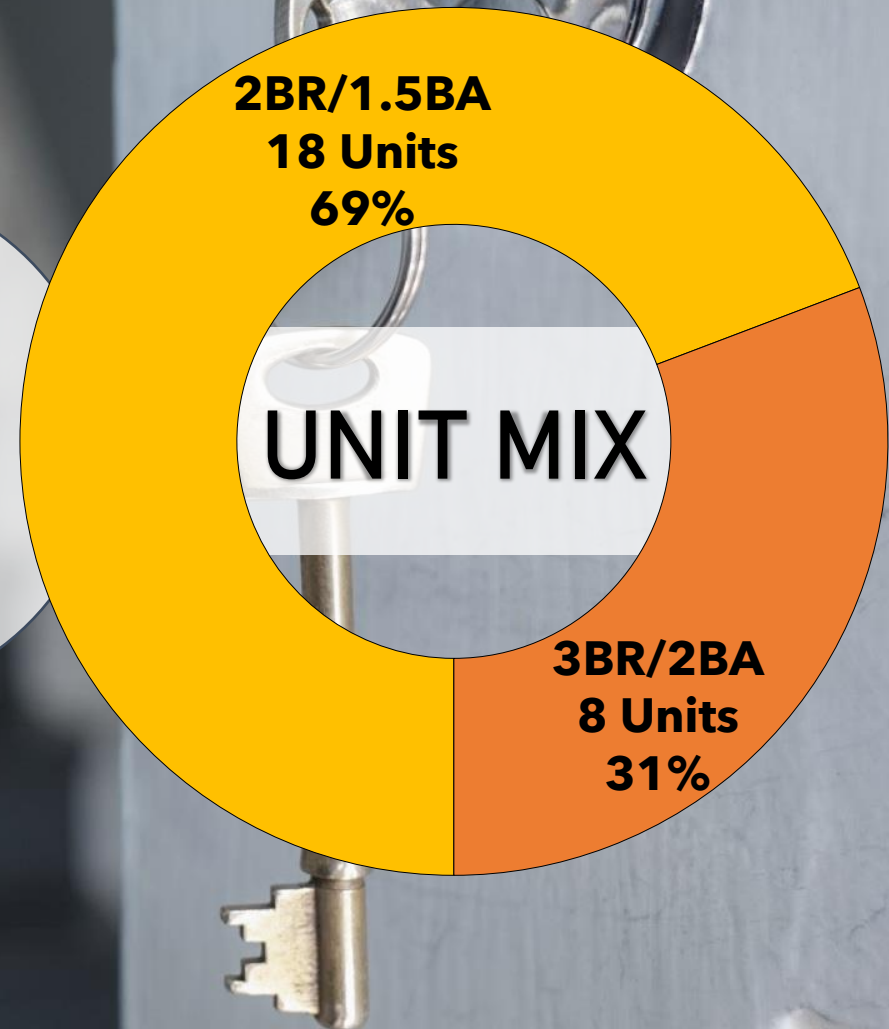
PROPERTY DETAILS

Currently at
92%
occupancy -
minimal
vacancy

\$1,729
Current
average rent

Average
market
occupancy is
94%

\$1,815
Market
average
asking rent



BUSINESS PLAN



UNIT RENOVATION

CLASSIC UNIT



RENOVATED UNIT



 **New Paint**

 **New Lighting
Package**

 **New
Cabinets**

 **New Plumbing
Fixtures**

 **Electrical Package**

 **New
Countertops**

 **LVP Floors**

**\$200+
Rent
Increase**

Photo is a rendering of renovated unit



**New Light
Fixtures**

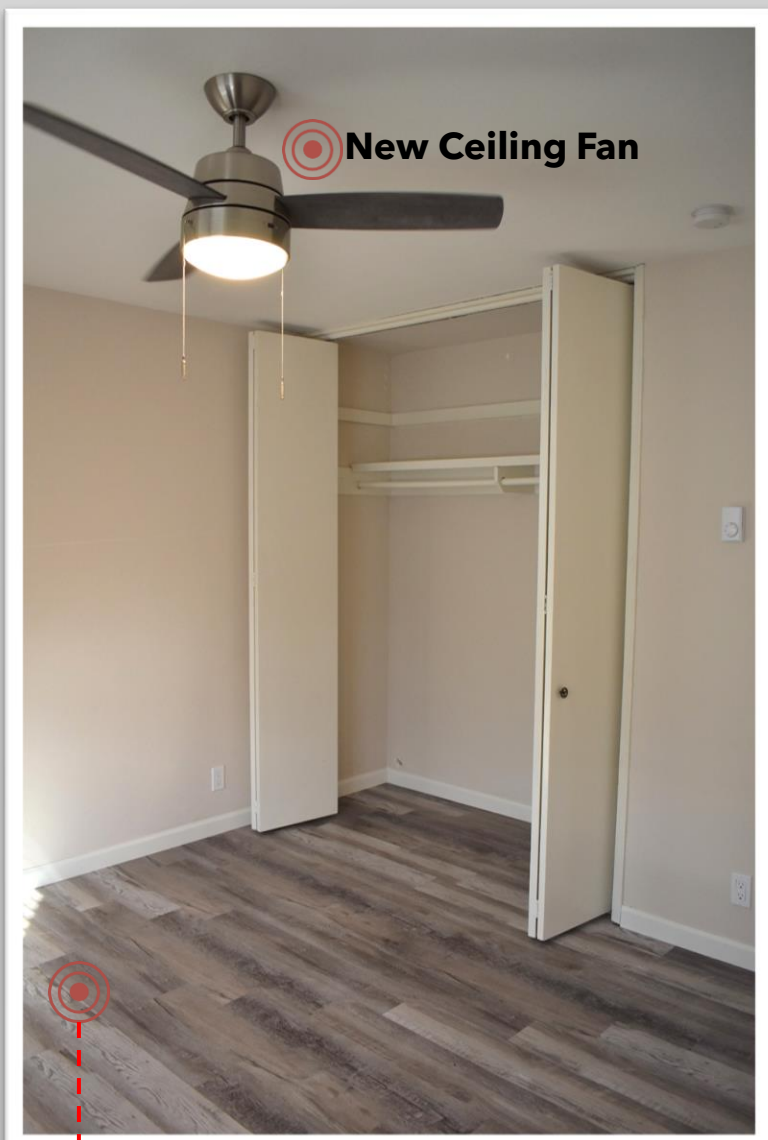
**Water
Conservation
Toilet**

New Vanity

**New Plumbing
Fixtures**



New Doors



New Ceiling Fan

LVP Floors

OTHER VALUE-ADDS



Garages









- Currently, garages are \$85/mo., with a waitlist
- We will increase garages to \$100/mo. at renewal.
- Projected Additional Income: \$3,600/year



Ratio Utility Billing System

- Currently 12 units are on RUBS, ~\$187/mo.
- 14 other units are on flat fee, ~\$85/mo.
- Switching the 14 to RUBS at renewal
- Projected Additional Income: \$16,800/year

RENT COMPARABLES

	Name & Location	Year Built	Total Units	2 bed / 1 bath			3 bed / 2 bath			Washer/Dryer	Utility		Concessions	Occ. %
				S.F.	Rent	\$/S.F	S.F.	Rent	\$/S.F		Reimbursement			
	Powllhurst Place 5416 SE 122nd Ave Flats	2024	64	816	\$1,482	\$1.82				Facility on-site	Individually metered Water & trash included in rent		none	6%
	The Shire II 12231-12239 SE Bush St Flats	2000	20	900	\$1,450	\$1.61				In Unit	Billed back based on sqft/# of occupants		none	
	The Canopy Apartments 12475 SE Powell Blvd Flats	2023	167	909	\$1,464	\$1.61	1,076	\$1,680	\$1.56	Facility on-site	Billed back based on flat fee		none	100%
	Walker Condominiums 5413 SE 119th Ave Townhomes	2007		1,473	\$1,995	\$1.35				In Unit In Garage	Included in rent		none	100%
	Hidden Court Apts 2305 SE 121st Ave Flats	1963	70	690	\$1,445	\$2.09				Facility on-site	Billed back based on flat fee		none	98%
	14318 SE Stark 14318 SE Stark St Townhomes		8				1,191	\$2,095	\$1.76	In Unit	Individually metered		none	100%
	Crescent Court 11560 SE Division St Flats	2022	138	695	\$1,478	\$2.13	1,001	\$1,784	\$1.78	In Unit	Included in rent		none	93%
	Averages=>			914	\$1,552	\$1.70	1,089	\$1,853	\$1.70					
	Serengeti Court 4380 SE 122nd Ave Townhomes	1992	26	972	\$1,655	\$1.70	1,322	\$1,851	\$1.40	In Unit	Billed back based on sqft/# of occupants		none	96%




RETURN SUMMARY



FINANCIAL ASSUMPTIONS

SOURCES OF FUNDS

 \$3,162,000
Loan

 \$2,300,000
Capital Raise

\$5,462,000
TOTAL

LOAN TERMS

Loan Type	New Agency Financing
Initial Loan Amount	\$3,162,000
Loan-to-Value (LTV)	68%
Rate	5.88%
Term	7-Year Term with 2 Years I/O
Amortization	30 years

USE OF FUNDS

Down Payment	\$1,488,000
Closing Costs	\$46,500
Loan Points	\$31,620
Capital Expenses	\$449,776
Operational Reserves	\$126,604
Acquisition Fee	\$139,500
SEC Attorney Fee	\$18,000
TOTAL	\$2,300,000



4 YEAR PROFORMA

Operating Budget					
Operating Income	Acquisition	Year 1	Year 2	Year 3	Year 4
Classic Units Income	539,426	482,864	297,111	99,829	-
Unit Upgrade Income		104,241	322,104	540,657	658,128
Loss to Lease	-	(24,218)	(18,060)	(16,012)	(16,453)
Gross Scheduled Rent @ 100%	539,426	562,887	601,155	624,475	641,674
Vacancy	(37,254)	(34,639)	(36,994)	(37,629)	(32,084)
Concession/Non-Payment	(36,133)	(5,629)	(6,012)	(6,245)	(6,417)
Rental Income	466,039	522,619	558,149	580,601	603,174
Utility Reimbursement	52,777	56,499	64,695	66,079	68,136
Other Income	39,407	28,965	31,606	32,282	33,287
Total Operating Income	558,223	608,083	654,450	678,962	704,597
Operating Expenses					
Taxes	(58,538)	(63,733)	(65,645)	(67,614)	(69,643)
Insurance	(12,649)	(14,000)	(16,100)	(18,515)	(21,292)
Repairs & Maintenance	(27,837)	(20,800)	(21,216)	(21,640)	(22,073)
Turnover	(7,318)	-	(3,095)	(3,343)	(4,925)
General/Admin	(8,349)	(2,600)	(2,652)	(2,705)	(2,759)
Legal	(7,605)	(7,757)	(7,913)	(8,071)	(8,232)
Property Management	(22,280)	(18,242)	(19,634)	(20,369)	(21,138)
Marketing	(2,600)	(2,600)	(2,652)	(2,705)	(2,759)
Utilities	(63,469)	(64,739)	(66,033)	(67,354)	(68,701)
Contract Services	(32,848)	(33,505)	(34,175)	(34,858)	(35,555)
Payroll	(54,791)	(26,000)	(26,520)	(27,050)	(27,591)
Capital Reserve		(6,500)	(6,500)	(6,500)	(6,500)
Asset Management		(12,162)	(13,089)	(13,579)	(14,092)
Total Operating Expenses	(310,519)	(260,476)	(272,134)	(280,725)	(291,170)
Net Operating Income	247,704	347,607	382,315	398,237	413,428

The Pro-Forma shown above is intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financials disclaimers on page 2.

PROJECTED RETURNS FOR A3 INVESTORS

Projected Returns Based on \$100,000 Investments (\$50k minimum)

		Year 1	Year 2	Year 3	Year 4	Total
Initial Investment	(\$100,000)					
Projected Cash Flow		\$3,368	\$6,000	\$6,000	\$8,632	\$24,000
Cash on Cash Return		3.4%	6.0%	6.0%	8.6%	24.0%
Return of Capital					\$100,000	\$100,000
Projected Profit on Sale					\$48,436	\$48,436
Projected Profit on Sale %						48.4%
Total Projected Proceeds						\$72,436
Total Projected Proceeds %						72.4%
Projected Average Annual Return		18.1%				
Investor Cash Flows	(\$100,000)	\$3,368	\$6,000	\$6,000	\$157,068	\$72,436

Returns based on Sale in Year 4

The Projected Returns shown above is intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financials disclaimers on page 2.

PROJECTED RETURNS FOR A4 INVESTORS

Projected Returns Based on \$25,000 Minimum Investments

		Year 1	Year 2	Year 3	Year 4	Total
Initial Investment	(\$25,000)					
Projected Cash Flow		\$0	\$1,500	\$1,500	\$3,000	\$6,000
Cash on Cash Return		0%	6.0%	6.0%	12.0%	24.0%
Return of Capital					\$25,000	\$25,000
Projected Profit on Sale					\$10,206	\$10,206
Projected Profit on Sale %						40.8%
Total Projected Proceeds						\$16,206
Total Projected Proceeds %						64.8%
Projected Average Annual Return						16.2%
Investor Cash Flows	(\$25,000)	\$0	\$1,500	\$1,500	\$38,206	\$16,206

Returns based on Sale in Year 4

The Projected Returns shown above is intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financials disclaimers on page 2.

PROJECTED EQUITY AT SALE (YEAR 4)

Sale Price = NOI / Cap Rate

Acquisition Cap Rate: 5.4%

AAR & RETURN OF EQUITY MULTIPLE						
(Class A3)						
Hold Period	cap rate	5.50%	5.75%	6.00%	6.25%	6.50%
	3 Years	25.7%	22.2%	19.0%	16.1%	13.4%
		1.77x	1.67x	1.57x	1.48x	1.40x
	4 Years	23.2%	20.5%	18.1%	15.8%	13.7%
		1.93x	1.82x	1.72x	1.63x	1.55x
	5 Years	21.2%	18.7%	16.7%	14.8%	13.1%
		2.06x	1.94x	1.84x	1.74x	1.66x
	6 Years	20.5%	18.1%	16.3%	14.7%	13.2%
		2.23x	2.08x	1.98x	1.88x	1.79x
	7 Years	19.7%	17.4%	15.8%	14.4%	13.1%
		2.38x	2.22x	2.11x	2.01x	1.92x
	10 Years	18.1%	15.9%	14.7%	13.7%	12.7%
		2.81x	2.59x	2.47x	2.37x	2.27x

AAR & RETURN OF EQUITY MULTIPLE						
(Class A4)						
Hold Period	cap rate	5.50%	5.75%	6.00%	6.25%	6.50%
	3 Years	22.5%	19.6%	17.0%	14.5%	12.3%
		1.68x	1.59x	1.51x	1.44x	1.37x
	4 Years	20.5%	18.2%	16.2%	14.3%	12.5%
		1.82x	1.73x	1.65x	1.57x	1.50x
	5 Years	18.8%	16.8%	15.1%	13.5%	12.1%
		1.94x	1.84x	1.75x	1.68x	1.60x
	6 Years	18.2%	16.2%	14.8%	13.4%	12.2%
		2.09x	1.97x	1.89x	1.80x	1.73x
	7 Years	17.6%	15.7%	14.4%	13.2%	12.1%
		2.23x	2.10x	2.01x	1.92x	1.85x
	10 Years	16.3%	14.5%	13.5%	12.7%	11.8%
		2.63x	2.45x	2.35x	2.27x	2.18x

*Exit Cap is Sponsors' best estimate, but no-one can predict what Cap Rates will be at exit. Actual Cap rates will likely be different and could be higher or lower. Higher Exit Cap would result in lower sales price and lower investor returns.



Waterfall Structure

On the sale of the property, the following waterfall may come into effect:

Level 1	up to 20% A3 up to 18% A4	the split is 80% for LP and 20% for GP
Level 2	Over 20%, up to 23% A3 Over 18%, up to 21% A4	the split is 70% for LP and 30% for GP
Level 3	Over 23% A3 Over 21% A4	the split is 60% for LP and 40% for GP

RETURN & FEES



Manager's Fees

The Managers shall receive the following fees:

A one-time acquisition fee in the amount of 3% of the purchase price

A yearly asset management fee in the amount of 2% of the property's total income

A capital transactional fee in the amount of 1% of the loan amount for refi

A capital transactional fee in the amount of 1% of sales price for sale

PROPERTY MANAGEMENT COMPANY

Over 50 Years in Business

Founded in 1966 by Richard Norris and Jack Stevens, the firm's primary focus began in property management. It is now one of the area's largest locally owned, full-service commercial real estate companies.

Exceptional Portfolio

Norris and Stevens' current property management portfolio exceeds 240 properties – more than 6.6 million square feet of office, retail, and industrial space in over 90 commercial properties and 9,100 multi-family units in over 150 multi-family residential properties. We have assisted developers and leased up over 150 new developments, all of which have qualified for permanent financing.

TCN Worldwide

Norris & Stevens is a long-term member of TCN Worldwide, one of the largest service providers in the industry with more than 1,500 commercial real estate professionals in 60+ offices across 8 countries, and collectively representing more than \$41.3 billion in annual transaction volume.

Property Management is a core business for Norris & Stevens– and a foundation of our relationship with clients. Many other real estate companies consider property management secondary to their brokerage. Norris & Stevens believes that excellence in property management is the basis of our clients' confidence in our services in leasing, sales and development. Norris & Stevens places equal emphasis on both, fostering unequaled cooperation between disciplines to the benefit of the client's best interests.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MANAGEMENT TEAM



Eric Stewart

Atlantic Investment Capital, Inc and Highland Group Investments

Eric Stewart is the owner of Atlantic Investment Capital, Inc. a full-service commercial lending advisory & brokerage firm. Eric has been structuring finance solutions for both commercial real estate investors and business owners since 1996 with products ranging from equipment leases to commercial real estate loans as well as assumption representation & consulting. Atlantic currently specializes in structuring finance solutions for investment opportunities in commercial real estate assets nationwide. Atlantic leverages direct relationships with both Agency and conduit lenders for permanent loans as well as hedge funds and insurance companies for interim financing. Atlantic also provides equity funding solutions for select properties within the domestic United States.

Eric also provides an advisory platform for commercial real estate investors. It is based on over two decades of working with clients who are navigating the challenges of financing commercial real estate acquisitions. Essentially, packaging up effective solutions for financing commercial real estate and combining that with capital markets updates as well as negotiating strategies that are crucial to securing the capital needed to fund commercial real estate acquisitions.

In addition to providing debt & equity solutions to commercial real estate investors, Eric currently holds partnership interest in multifamily assets throughout the Southeast & Midwest as described below. Additional holdings include residential & mixed-use properties in the Midwestern United States.



Portfolio Summary

Las Cruces, NM / 60 Units / Purch 2021	Decatur, GA / 250 Units / Sold 2017
Fond Du Lac, WI 28 Units / Purch 2021	San Antonio, TX / 203 Units / Purch 2022
Greenville, TX / 120 Units / Sold 2022	Tulsa, OK / 96 Units / Purch 2021
Brownwood, TX / 104 units / Sold 2022	Vicksburg, MS / 80 Units Purch 2021
Phoenix, AZ / 12 Unit / Sold 2021	Texarkana, TX / 193 Units / Purch 2019
St Louis, MO / 96 units / Purch 2017	Texarkana, TX / 60 Units / Purch 2019
Chattanooga, TN / 80 Units / Sold 2022	Evansville, IN / 330 Units / Sold 2022
Covington, GA / 250 Units / Purch 2017	Kansas City, MO / 54 Units / Purch 2018
Clarkston, GA / 242 Units / Sold 2018	Austell, GA / 280 Units / Sold 2019
Virginia Bch, VA / 105 units / Purch 2021	Lincoln City, OR / 20 Units / Purch 2022
Vicksburg MS / 27 Units / Purch 2022	Vicksburg MS / 132 Units / Purch 2022
Vicksburg MS / 100 Units / Purch 2022	Texarkana, AR / 86 units / Purch 2023

MANAGEMENT TEAM



Mike Desrosiers

Growth Capital Group, LLC and Ranch Group, LLC

Mike Desrosiers is the founding partner of Growth Capital Group, a multifamily syndicator, operator, and educational speaker focused on value-add properties within emerging US markets. With over 30 years of experience in real estate transactions and as the former CEO of a successful promotions and marketing agency, Mike brings a wealth of expertise to his endeavors.

Serving as a general partner in sixteen multifamily properties, totaling over 2,000 units and \$140 million in assets under management, his portfolio spans key locations including Texas, Kansas City, Las Vegas, and the San Francisco Bay Area. Mike's adeptness lies in identifying undervalued properties poised for forced appreciation through strategic renovation and management.



CURRENT PORTFOLIO SUMMARY

College Station, TX / 60 Units / Purch 2021	Kansas City, MO / 426 Unit / Sold 2024
Fort Worth, TX 60 Units / Purch 2021	Pasadena, TX / 144 Units / Purch 2023
Galveston, TX / 88 Units / Purch 2022	Longview, TX / 66 units / Purch 2022
Longview, TX / 105 units / Purch 2022	Longview, TX / 39 units / Purch 2022
Montgomery, TX / 49 units / Purch 2022	Las Vegas, NV / 244 Units / Purch 2024
Waco, TX / 60 Units / Purch 2022	Las Vegas, NV / small multi / Purch 2019
Waco, TX / 94 Units / Purch 2022	San Francisco Bay Area / Single Fam rentals

MANAGEMENT TEAM

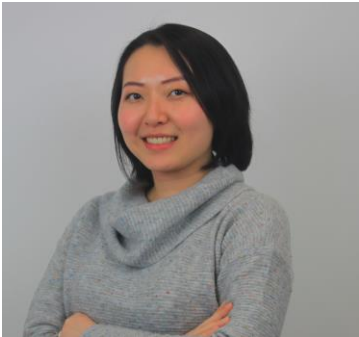


Jerry Kong and Anthony Vinole
Co-Founders and Managing Partners of MF Investing

MF Investing LLC (MFI) was formed in late 2019; with 3 properties 144 doors under ownership.

Jerry has 5 years' experience in single family real estate investor and project manager overseeing remodeling and renovations. As a realtor and property manager in California with over \$7 Million asset under management.

Anthony has 18 years Management experience. While he was Director of Operations for a construction supply company, he setup seven production factories nationwide. Practicing LEAN principals with an emphasis in Change Management, he would build teams in each location. From product procurement and service contracts to shipping he implemented full scale SOPs. He developed a vast network of relationships during multistate remote managing.



April Zeng
Founder ApexStone Capital

April Zeng is a multifamily investment professional with 12 years of experience in consulting and sales, specializing in relationship management and client-facing roles. Known for her exceptional communication skills and ability to build strong, trust-based relationships, April excels at understanding and addressing investor needs with clarity and transparency. Her journey in real estate began in 2014 with her first deal, where she leveraged her consulting expertise to navigate complex markets. Since then, she has honed her focus on multifamily investments, drawn to their resilience, risk diversification, and scalability.

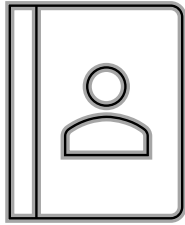
April's strength lies in creating a seamless experience for investors, ensuring open dialogue and delivering tailored solutions that align with their financial goals. Her professionalism and commitment to fostering collaboration make her a reliable partner in the multifamily investment space. With a proven ability to analyze opportunities, manage relationships, and communicate effectively, she is dedicated to maximizing value for investors while building thriving communities.

April founded ApexStone Capital, a firm dedicated to raising capital for syndicated multifamily deals. At ApexStone, she brings together her expertise in investor relations and market analysis to connect investors with lucrative opportunities in emerging markets. The firm's philosophy emphasizes conservative underwriting, top-tier property management, and transparent communication to deliver consistent returns and foster investor confidence.



APEXSTONE CAPITAL

CONTACT INFORMATION



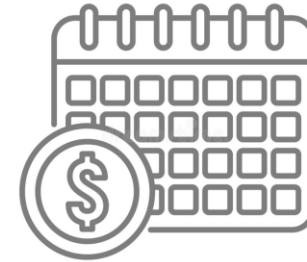
Contact us with any
questions you may have:

AZeng.Reinest@gmail.com



Minimum Investment

\$50,000



Executed documents and
money are due by

Mar 30

Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary.