

GEORGIA 607 PORTFOLIO



DMMD

MULTIFAMILY INVESTMENT OFFERING

A CONFIDENTIAL INVESTMENT SUMMARY

GEORGIA 607 PORTFOLIO



The following information is an investment summary provided to prospective investors and others. This information is not an offering to sell either a security or a solicitation to sell a security. At the request of a recipient, the Company will provide a private placement memorandum, subscription agreement and the Limited Liability Company Operating Agreement. The Managing Member in no way guarantees the projections contained herein. Real estate values, income, expenses and development costs are all affected by a multitude of forces outside the Managing Member's control. This investment is illiquid and only those persons that are able and willing to risk their entire investment should participate. Please consult your attorney, CPA and/or professional financial advisor regarding the suitability of an investment by you.



1. Investment Overview

- Executive Summary
- Investment Strategy
- Business Plan

2. The Market

3. The Properties

4. The Financials

5. Frequently Asked Questions

6. Asset Management Team

7. Disclaimer



TABLE OF CONTENTS



INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

GEORGIA 607 PORTFOLIO



- We are excited to present the offering of an OFF-MARKET multifamily real estate portfolio in Albany, Georgia.
- Four total properties, totaling 607-units, all within view of each other and located in Albany, Georgia, in the middle of Uptown with bustling retail, restaurants and employment.
- We believe this portfolio makes for an above-average Value-Add opportunity in a B-class area due to high demand and its proximity to major highways, employment centers, hospitals and a bustling retail district.

EXECUTIVE SUMMARY

GEORGIA 607 PORTFOLIO

TOTAL PURCHASE PRICE | \$47,250,000 (\$77,842 per unit)

CAPITAL EXPENDITURES BUDGET | \$3,500,000

SELLER REPAIR CREDIT | \$750,000

HOLD TIME | 5 years

REFINANCE | 18-30 months

EQUITY REQUIRED | \$22,000,000

PROJECTED IRR | 23.6%

PREFERRED ANNUAL RETURN | 8%

UNITS | 607

PROPERTIES | 4

\$47,250,000 Purchase Price

\$77,842 per door

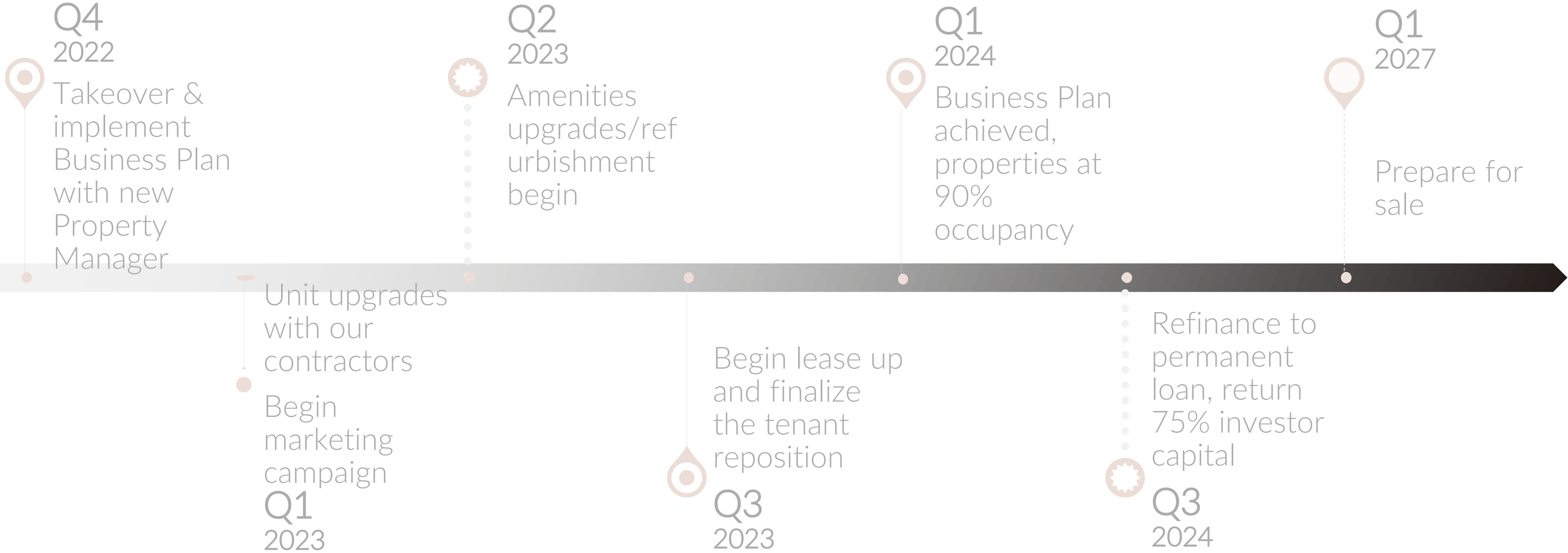
- Average rents are \$250+ below market rents – MAJOR UPSIDE across 607 units
- Opportunity to create a niche market and control a sector of the city
- Current Ownership undertaking renovations and unit upgrades on 50% of the units
- Implement property preservation fee strategy to creatively increase revenue
- \$3.5M capital expenditures budget includes:
 - Continue renovations on turns
 - Curb appeal and landscaping upgrades
 - Amenities: restore pool, laundry room, fitness center, shared workspace and dog parks to bring higher quality residents
 - Cameras and privacy gate to bring up the community
- Economies of scale sharing resources across four neighboring assets
- Exit strategy includes flexible disposition or refinance of one property at a time or as a portfolio



STRATEGY

VALUE ADD INVESTMENT STRATEGY

BUSINESS PLAN





THE PROPERTIES



THE VILLAGE

2507 NOTTINGHAM WAY, ALBANY, GA 31707

- The Village Apartments is a 100-unit garden style apartment community built in 1973
- Nearly \$1M invested of repairs and renovations by Seller
- 51 units renovated

76- 2 Bedroom
24- 3 Bedroom
82% Occupancy
Pool
Office Building
Laundry Facility





2415 WEST

2415 DAWSON RD, ALBANY, GA 31707

- 2415 West is a 200-unit garden style apartment community built in 1970
- Seller's have been executing a business plan that includes renovation of 50% of the units, landscaping and new roofs
- Over \$500k of repairs and renovations

56- 1 Bedroom
112- 2 Bedroom
32- 3 Bedroom
70% Occupancy
Laundry Facility
On-Site Office





NOTTINGHAM NORTH

2401 NOTTINGHAM WAY, ALBANY, GA 31707

- Nottingham North Apartments is a 161-unit garden style apartment community built in 1973
- Over \$1M invested of repairs and renovations by Seller
- 82 units renovated

26- 1 Bedroom
96- 2 Bedroom
39- 3 Bedroom
72% Occupancy
Pool
On-Site Office





NOTTINGHAM

2337 SHARON DR, ALBANY, GA 31707

- Nottingham Apartments is a 146-unit garden style apartment community built in 1969
- Over \$1M invested of repairs and renovations by Seller
- 62 units renovated

25- 1 Bedroom
39- 2 Bedroom
82- 3 Bedroom
89% Occupancy
2 Pools
Office Building & Workshop





THE FINANCIALS

THE FINANCIALS

| GEORGIA 607 PORTFOLIO | |
|--------------------------------|------------------------------|
| Purchase Price | \$ 47,250,000 |
| Units | 607 |
| Price Per Door | \$ 77,842 |
| Seller Credits | \$ 750,000 |
| Bridge Mortgage | 8.0% / 30 Years Amortization |
| Projected Refinance | 2 Years |
| Projected Hold Period | 5 Years |
| Preferred Return | 8% |
| Limited Partner Equity | 70% |
| General Partner Equity | 30% |
| Internal Rate of Return IRR | 23.65% |
| Return of Capital on Refi | 75% |
| Potential Value at \$130k/door | \$ 78,910,000 |



THE PROJECTIONS

*** Based on our unit reposition plan**

| | REFINANCE! | | | | SALE! | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--|
| INCOME | 1 | 2 | 3 | 4 | 5 | |
| Average Monthly Rent | \$744 | \$766 | \$789 | \$813 | \$837 | |
| Gross Potential Income | \$5,580,244 | \$6,518,733 | \$7,010,727 | \$7,285,016 | \$7,565,813 | |
| - Vacancy | (\$503,484) 9.02% | (\$390,746) 5.99% | (\$350,536) 5.00% | (\$364,251) 5.00% | (\$378,291) 5.00% | |
| - Concessions, Loss to Lease, Bad Debt | (\$167,828) 3.01% | \$0 0.00% | (\$175,268) 2.50% | (\$182,125) 2.50% | (\$189,145) 2.50% | |
| Effective Gross Income | \$4,908,932 | \$6,127,987 | \$6,484,922 | \$6,738,639 | \$6,998,377 | |
| Other Income | \$209,727 | \$427,207 | \$440,023 | \$453,223 | \$466,820 | |
| Total Net Income | \$5,118,659 | \$6,555,194 | \$6,924,945 | \$7,191,863 | \$7,465,197 | |
| Total Income Per Unit | \$8,433 | \$10,799 | \$11,408 | \$11,848 | \$12,299 | |

| EXPENSES | 1 | 2 | 3 | 4 | 5 | |
|--------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--|
| Real Estate Taxes | \$812,700 15.88% | \$837,081 12.77% | \$862,193 12.45% | \$888,059 12.35% | \$914,701 12.25% | |
| Insurance | \$208,534 4.07% | \$214,790 3.28% | \$221,234 3.19% | \$227,871 3.17% | \$234,707 3.14% | |
| General/Admin | \$93,758 1.83% | \$96,570 1.47% | \$99,468 1.44% | \$102,452 1.42% | \$105,525 1.41% | |
| Legal | \$6,424 0.13% | \$6,617 0.10% | \$6,815 0.10% | \$7,020 0.10% | \$7,230 0.10% | |
| Contract Services | \$5,377 0.11% | \$5,539 0.08% | \$5,705 0.08% | \$5,876 0.08% | \$6,052 0.08% | |
| Gas & Electric | \$66,811 1.31% | \$68,815 1.05% | \$70,880 1.02% | \$73,006 1.02% | \$75,196 1.01% | |
| Water and Sewer | \$153,191 2.99% | \$157,786 2.41% | \$162,520 2.35% | \$167,395 2.33% | \$172,417 2.31% | |
| Trash Removal | \$17,105 0.33% | \$17,618 0.27% | \$18,147 0.26% | \$18,691 0.26% | \$19,252 0.26% | |
| Repairs and Maintenance | \$212,450 4.15% | \$218,824 3.34% | \$225,388 3.25% | \$232,150 3.23% | \$239,114 3.20% | |
| Management Fee | \$153,560 3.00% | \$196,656 3.00% | \$207,748 3.00% | \$215,756 3.00% | \$223,956 3.00% | |
| Payroll | \$545,227 10.65% | \$561,584 8.57% | \$578,431 8.35% | \$595,784 8.28% | \$613,658 8.22% | |
| Deposit to Replacement Reserve | \$121,931 2.38% | \$121,931 1.86% | \$121,931 1.76% | \$121,931 1.70% | \$121,931 1.63% | |
| Total Expenses | \$2,397,067 46.83% | \$2,503,810 38.20% | \$2,580,460 37.26% | \$2,655,991 36.93% | \$2,733,740 36.62% | |
| Total Expenses Per Unit | \$3,949 | \$4,125 | \$4,251 | \$4,376 | \$4,504 | |

NOTE: We are carrying cash reserves to cover any mortgage and operation deficiencies



THE EXIT STRATEGY

GEORGIA 607 PORTFOLIO

| Exit Strategy | Year |
|-----------------------------------|------|
| Cash Out Re-Finance End of Year | 2 |
| Sale / Disposition at End of Year | 5 |

| After Final Disposition | |
|--|--------------|
| Total Profits from Appreciation Paid to Partners | \$15,474,699 |
| Total Cash to Partners | \$36,332,822 |
| Internal Rate of Return (IRR) | 23.65% |
| Average Cash on Cash Return | 16.62% |



THE EXIT STRATEGY

GEORGIA 607 PORTFOLIO

| Refinance End of Year | → 2 |
|---|---------------------|
| Net Operating Income | \$4,173,314 |
| Cap Rate at Re-Finance | 5.75% |
| Appraised Value | \$72,579,377 |
| Price Per Door | \$119,571 |
| Re-Finance LTV | 75% |
| Interest Rate | 6.0% |
| Interest Only Term | 3 Years |
| Term / Amortization (Years) | 30 |
| Re-Finance Loan Amount | \$54,434,533 |
| - Re-Finance Costs | 3.5% (\$2,540,278) |
| - Prepayment Penalty | \$0 |
| - Repay Outstanding Loan Balance | (\$34,209,000) |
| = Gross Proceeds from Re-Finance | \$17,685,255 |
| Return of Member Capital | \$17,685,255 |
| % of Initial Investment Returned | 85% |
| Ending Capital Account Balance | \$3,172,869 |

| Disposition End of Year | → 5 |
|--|---------------------|
| Net Operating Income | \$4,853,388 |
| Cap Rate | 5.85% |
| Insurance/Tax/Lender Escrows | \$614,884 |
| Operating Reserves remaining | \$146,844 |
| Sales Price | \$82,963,903 |
| Price Per Door | \$136,679 |
| Sales Cost | 5.0% (\$4,148,195) |
| Outstanding Loan Balance | (\$54,434,533) |
| Total Equity | \$25,279,581 |
| Return of Member Capital | \$3,172,869 |
| Net Proceeds/Profit from Sale | \$22,106,712 |
| Principal Reduction | \$0 |
| Appreciation | \$22,106,712 |
| Capital Transaction Fee to Mgr | 0.0% \$0 |
| Net Proceeds/Profit Paid to Partners | 70% \$15,474,699 |
| Net Proceeds/Profit Paid to Manager | 30% \$6,632,014 |
| Total Cash to Partners at Sale (Initial Capital + Appreciation) | \$18,647,568 |

THE RETURNS

GEORGIA 607 PORTFOLIO

| Member Returns Based On Capital Invested | | \$1,000,000 | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|------------------|------------------|---------------|--|
| | | REFINANCE! | | | SALE! | | | |
| Projected Returns | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Return \$ | Return % | |
| Beginning Member Capital Account Balance | \$1,000,000 | \$1,000,000 | \$152,117 | \$152,117 | \$152,117 | | | |
| % of Overall Membership Ownership for \$ Invested | 4.8% | 4.8% | 4.8% | 4.8% | 4.8% | | | |
| Member Cashflow | \$57,418 | \$50,458 | \$30,546 | \$36,611 | \$42,808 | \$217,841 | | |
| Cash on Cash Return | 5.74% | 5.05% | 20.08% | 24.07% | 28.14% | | | |
| Net Proceeds/Profits from Refinance or Sale | | \$0 | | | \$741,903 | \$741,903 | | |
| Return of Member Capital | | \$847,883 | | | \$152,117 | | | |
| Ending Member Capital Account Balance | \$1,000,000 | \$152,117 | \$152,117 | \$152,117 | \$0 | | | |
| Total Return in Investment | \$57,418 | \$50,458 | \$30,546 | \$36,611 | \$784,711 | \$959,744 | 95.97% | |
| IRR | | | | | | | 23.65% | |
| Investor Equity Multiple | | | | | | | 1.96x | |
| Average Cash on Cash Return | | | | | | | 19.19% | |

NOTE: The Preferred Return deficiency is caught up on the refinance

KEY FINANCIAL METRICS

GEORGIA 607 PORTFOLIO

| | | | | |
|---|-----------------------------|---|---|--|
| \$22,000,000 Initial investment | 5 Years Hold time | 8% Preferred cash on cash return | 70/30 Equity split (LP/GP) | 23.65% IRR (includes sale proceeds) |
|---|-----------------------------|---|---|--|

INVESTMENT TIMELINE

GEORGIA 607 PORTFOLIO



RESERVE

Reserve your spot on our Syndication Pro online platform

PPM

Review PPM and sign the Subscription Agreement

FUND

September 2nd, 2022

CLOSE

September 9th, 2023



THE MARKET



MARKET FUNDAMENTALS

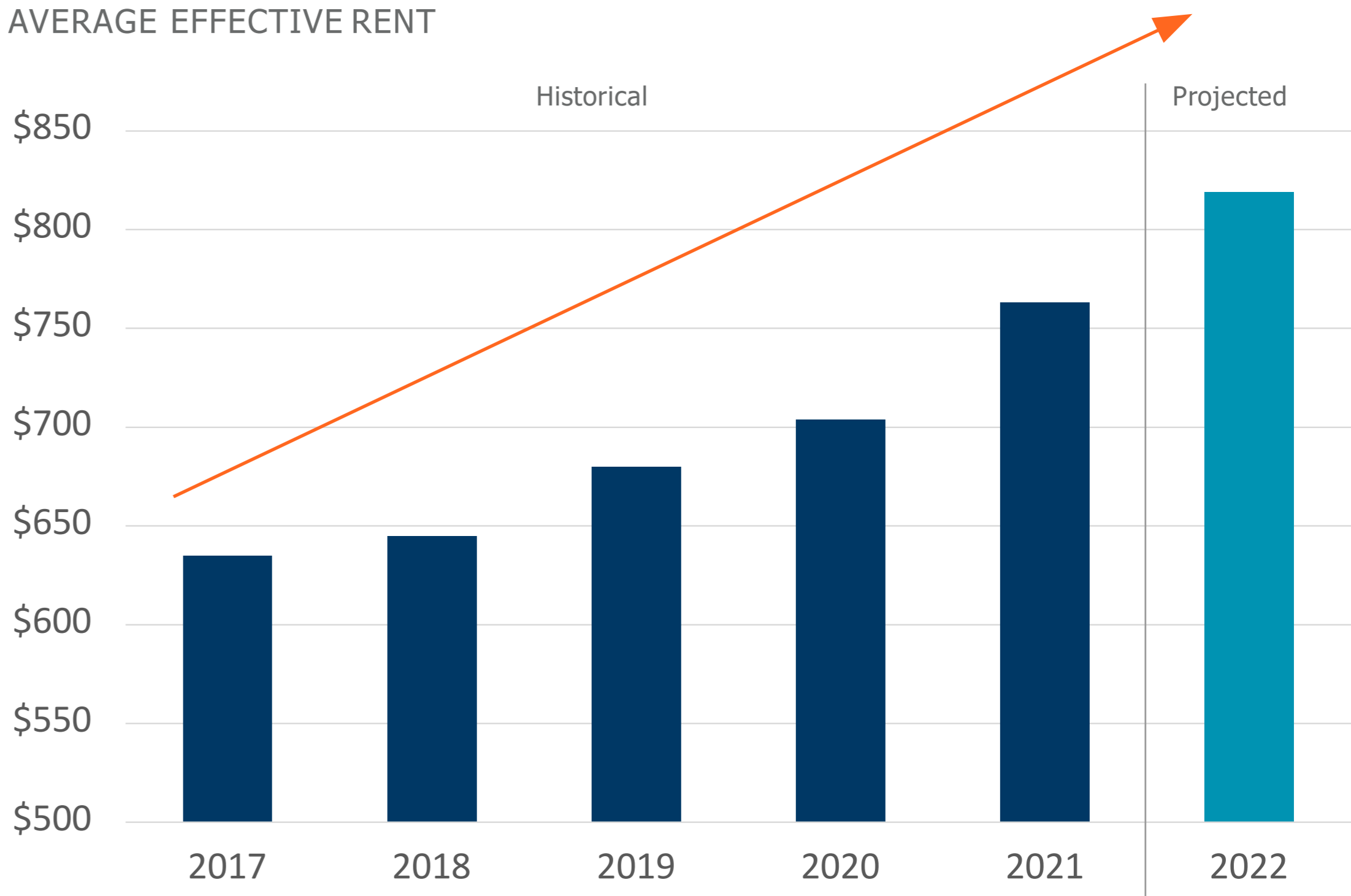
STRENGTHENING MARKET FUNDAMENTALS

Over the past two years, an influx of capital to the Albany market spurred rent growth to an all time high of \$763 average effective rent, effective rent with expected 2022 growth to hit \$819.

While early-to-mid 2010's transaction volume hovered near \$10 million, 2018 sales jumped to an all-time high of \$48.8 million. 2019 set another record with \$62 million in transaction volume. 2020 had a volume of \$14.9 million with 2021 at \$55 million. The recent influx of capital is geared toward market repositioning via value-add projects in the area.

This new liquidity in the Albany market has spurred rent growth in 2022. The average effective rent jumped \$59 from 2020 to 2021.

\$819
2022 Forecast Effective Rent



RENT COMPARABLES

96%
Market
Occupancy

| COMMUNITY | ADDRESS | UNITS | OCCUPANCY | AVE RENT |
|-----------------------------|--|-------|-----------|----------|
| Summer Lane Apartments | 2724 Ledo Rd, Albany, GA 31707 | 148 | 100% | \$1,139 |
| Princeton Place Apartments | 539 N Westover Blvd, Albany, GA 31707 | 301 | 100% | \$1,109 |
| Marsh Landing | 219 Philema Rd, Albany, GA 31701 | 141 | 100% | \$1,100 |
| Country Place Apartments | 4000 Gillionville Rd, Albany, GA 31721 | 144 | 100% | \$875 |
| The Flats at 249 Downtown | 249 Pine Ave, Albany, GA 31701 | 67 | 100% | \$870 |
| Shoreham Apartments | 2001 Dawson Rd, Albany, GA 31707 | 176 | 100% | \$833 |
| Summer Tree | 3110 Graystone Ln, Albany, GA 31721 | 156 | 100% | \$812 |
| Huntingdon Apartments | 2103 Nottingham Way, Albany, GA 31707 | 102 | 100% | \$808 |
| Nottingham Apartments | 2337 Sharon Dr, Albany, GA 31707 | 146 | | \$724 |
| 2415 West | 2415 Dawson Rd, Albany, GA 31707 | 200 | | \$703 |
| Nottingham North Apartments | 2401 Nottingham Way, Albany, GA 31707 | 161 | | \$692 |
| The Village | 2507 Nottingham Way, Albany, GA 31707 | 100 | | \$683 |

• Occupancy and rent data gathered from phone calls and visits to the properties



LOCATION

\$80K
Average HHI
within 1mi.

50%
College Degree
within 1 mi.

CONNECTIVITY IS A PLUS FOR DISTRIBUTION

Albany's strategic location is proximate to major trucking corridors, with a reach of 82 percent of the domestic industrial market and 79 percent of the nation's largest consumer markets in less than two days by truck.

U.S. Route 19 and U.S. Route 82 are the two major thoroughfares through the city. The two join together north of the city for a short freeway known as the Liberty Expressway. Other major highways that run through the city include Georgia State Routes 91, 133, 234, and 520. Georgia Hwy. 300 provides four-lane access to Florida and I-75 and I-10. U.S. Route 82 provides four-lane access to interstates 75, 85, 95 and 185 as well as to the Georgia Coast. U.S. Route 19 provides four-lane access to Atlanta and connects all four lane highways.

Rail capacity is offered via Norfolk Southern Corp. and Georgia/Florida Railway and features two switching yards. Six ports are within 250 miles of Albany (Savannah, Charleston, Jacksonville, Panama City, Pensacola, and Mobile).

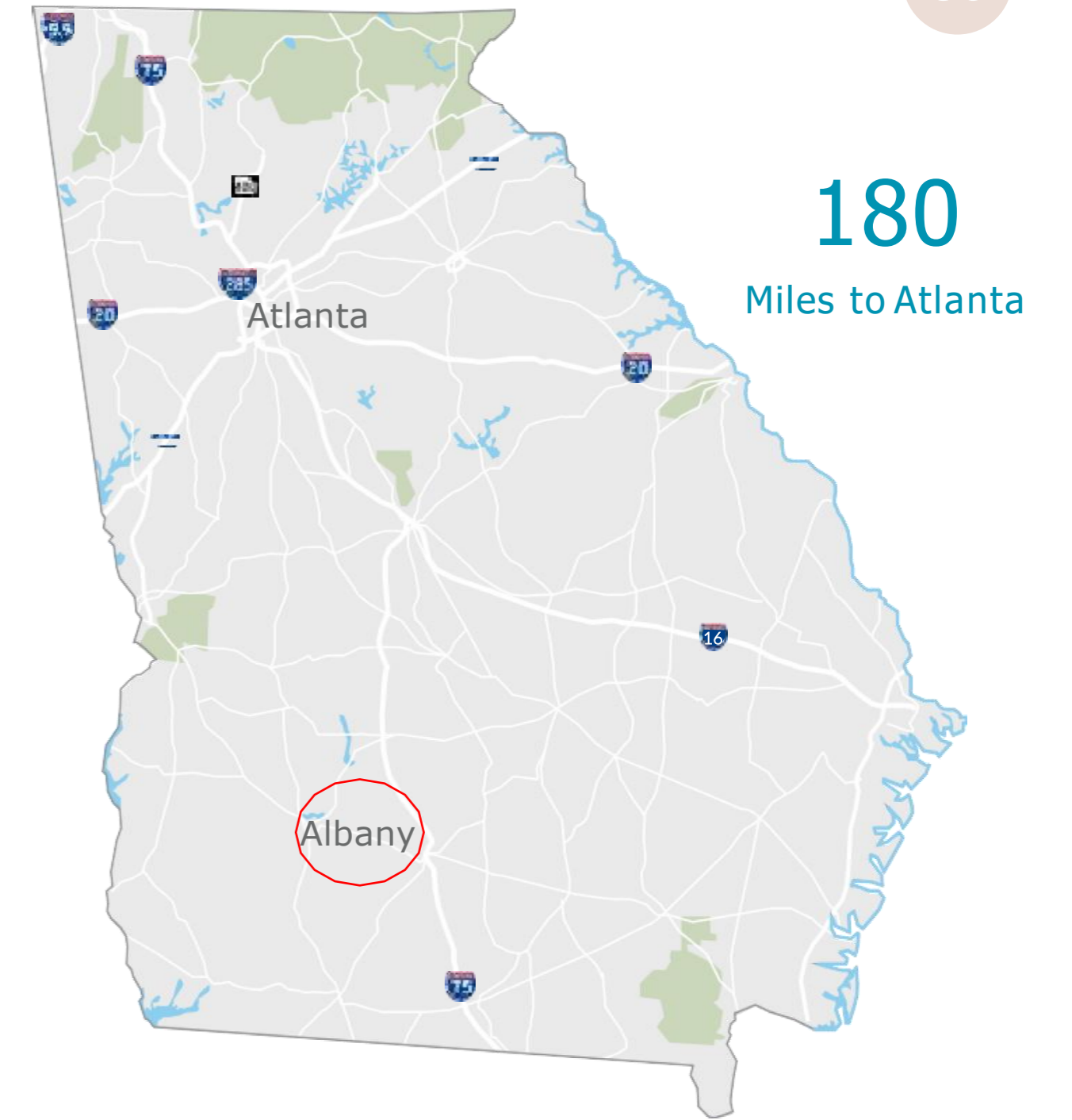
SOUTHWEST GEORGIA REGIONAL AIRPORT (ABY)

ABY is the state's second largest cargo airport, and offers three nonstop, daily, 35-minute Delta passenger flights to Atlanta's Hartsfield-Jackson International Airport. Private jets from throughout the U.S. fly into ABY from November to February for quail hunting season, which also is a large contributor to the local economy.

- 6,601-foot runway, and an additional 5,219-foot cross-wind runway
- UPS sorting facility
- 40,000 passengers fly into and out of the airport annually
- 8.5M pounds of freight in and out of the airport in 2015

35 min
Delta flight to
Atlanta

8.5M
Freight Pounds
through ABY



OTHER GROWTH INDUSTRIES

Albany partnerships have reinvigorated the energy in downtown and have created opportunities for additional development.

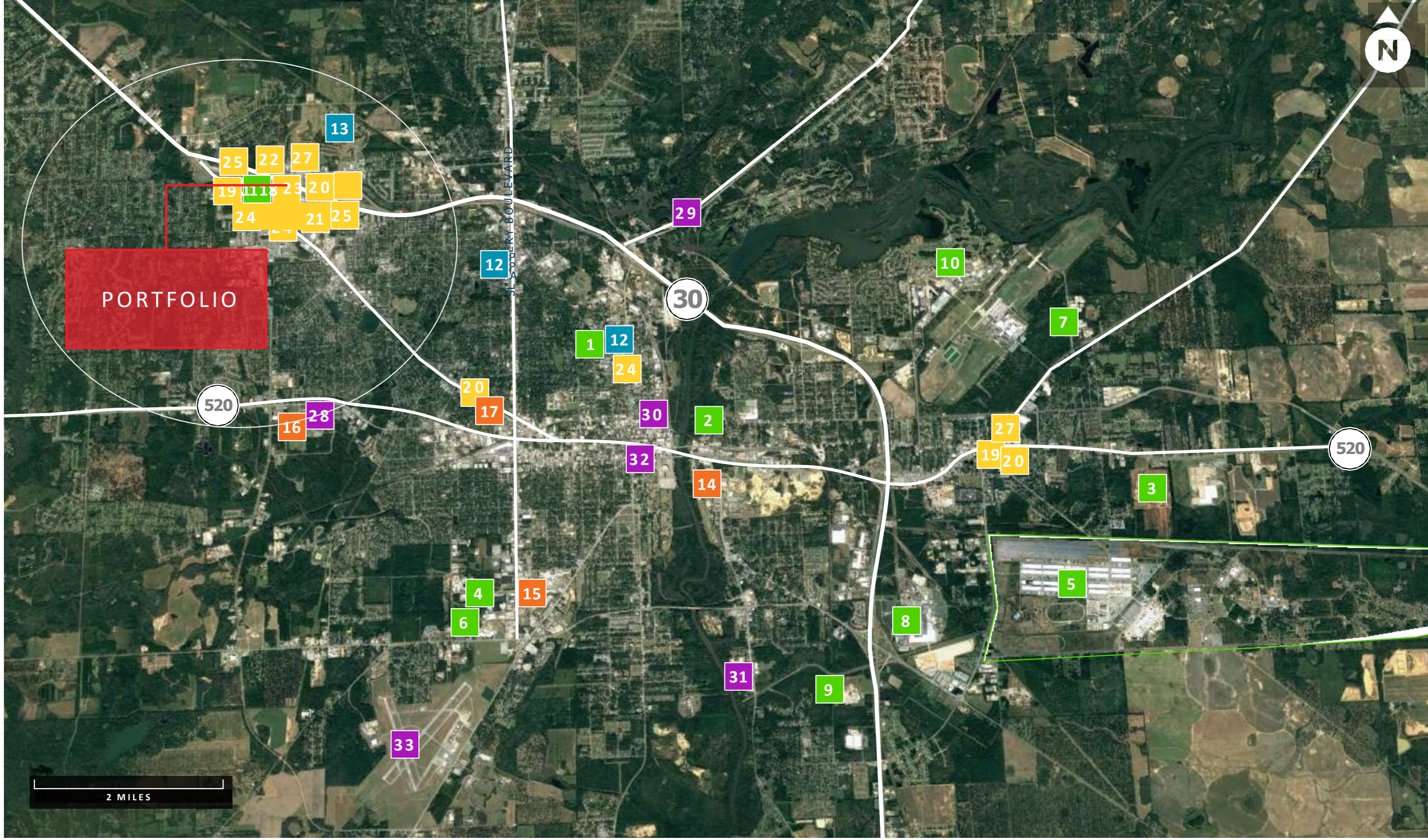
GROWING FILM INDUSTRY

Georgia's generous tax incentives and Albany's status as a Camera Ready Community is paying dividends in movies shot there. Sherwood Pictures, a Christian film production company which is part of Sherwood Baptist Church, is best known for Facing the Giants (2006) and Fireproof (2008), the highest-grossing independent film of the year, and Courageous (2011).

AGRICULTURE

Agriculture remains a strong driver for the regional economy with high production in cotton, peanuts, corn, tobacco, pecans, and forest/lumber products.

LOCATION



- | | | | |
|--|---|--|--|
| <p>MAJOR EMPLOYERS</p> <ol style="list-style-type: none"> 1. Albany Electric 2. Coats & Clark 3. Georgia-Pacific Lumber 4. Outdoor Network 5. Marine Corps Logistics Base 6. Mars Chocolate North America 7. MillerCoors 8. Procter & Gamble 9. Southern Concrete Construction Co., Georgia-Pacific 10. Tara Foods 11. Teleperformance | <p>HEALTHCARE</p> <ol style="list-style-type: none"> 12. Phoebe Putney Memorial Hospital 13. Lee County Hospital | <p>RETAIL</p> <ol style="list-style-type: none"> 18. Albany Mall 19. Chick-Fil-A (2) 20. Dollar Tree 21. Lowe's 22. Publix 23. SamsClub 24. Starbucks (3) 25. Target 26. The Home Depot 27. Walmart | <p>RECREATION & TOURISM</p> <ol style="list-style-type: none"> 28. Albany Museum of Art 29. Chehaw Park 30. Flint Riverquarium 31. Radium Springs 32. Ray Charles Memorial 33. Southwest Georgia Regional Airport |
| <p>EDUCATION</p> <ol style="list-style-type: none"> 14. Albany State University 15. Albany Technical College 16. Darton College 17. Troy University | | | |

ALBANY

Albany enjoys a Mayor that is aggressively revitalizing the city and has interest in our project. Our team met with the Mayor Bo Dorough and his development cabinet on February 8th, 2022. On the visit we also met with the directors of the Albany Chamber of Commerce to better understand the market..

Per in-person meeting with Gary Mongeon of KB Advisory Group of Atlanta, the population decline is due to lack of available housing in the City Limits. Families are moving to the suburbs such as Lee County (neighboring county). Gary confidently stated that the research shows the population decline is largely 18-years and younger demographic and new household creation, not existing.

Due to the above factors, while Albany showed population decline of 0.5%, Leesburg had a 9%+ population increase. The stats support a market that is in high demand with lack of availability.

This information gives us confidence that we are purchasing these assets at the recovery phase with the rare opportunity to ride the expansion phase in the market cycle.



ALBANY

MARKET HIGHLIGHTS

- Procter & Gamble home products headquarters
- Miller/Coors/Olson brewery produces 9M barrels of beer per year
- Georgia-Pacific completed a \$150M state-of-the-art lumber facility, adding to its \$1B investment.
- Outdoor Network in Albany made a \$22 million facility
- The Marine Corps Logistics Base Albany contributes \$1.4B to the local economy and serves as Albany's largest employer.
- Albany State University today not only provides thousands of jobs but also attracts young talent to the region

FEATURE 01

Phoebe Putney Memorial Hospital has been around for a century. Phoebe's health system boasts more than 3,500 employees, a \$179M payroll and \$1.54 billion total economic impact. The community hospital has also partnered with the University of Georgia College of Pharmacy to teach graduate-level pharmacy courses at the Albany campus.

FEATURE 02

On April 2022, the USDA announced a \$69M project in Albany to help improve the flow of Radium Springs. As part of the Building a Better America Rural Infrastructure Tour, funds from the Bipartisan Infrastructure Law will be used to implement strategies that blend efficient irrigation methods with better resource management.



LOCATION

ALBANY ECONOMY



ALBANY'S ROBUST ECONOMY

UNIQUE COMBINATION OF ADVANTAGES

Due to its low cost of living and doing business, excellent highway access, and anchors in resilient industries, Albany continues to attract new jobs and maintain its position as a strong Georgia market.

The Southern River Region economy is strong and steadily transforming itself as it moves towards private-sector industries and becomes less dependent on government and traditional manufacturing. Notably, Albany continues to be a healthcare destination for the region, and Lee County Medical Center will strengthen that position.

MAJOR ANNOUNCEMENTS

- Phoebe Putney Health will bring 350 new jobs in 2021.
- Outdoor Network in Albany, is creating nearly \$22 million in capital investment and 92 new jobs for the community.
- Home Meridian International, a division of Hooker Furniture Corp., will open a new distribution facility in Liberty County's Georgia Ready for Accelerated Development-certified Tradeport East Business Center. The \$23.5 million investment will deliver 50 new jobs to the area.
- The Lee County Medical Center just north of Albany is a planned \$123M full-service hospital that will add 350 jobs and serve the greater region.
- Georgia-Pacific is underway on a new lumber production facility on Sylvester Road expected to add 230 total direct jobs.
- In late 2017, Constellation and Procter & Gamble completed a \$200M biomass plant that supplies steam to P&G's Albany paper manufacturing.

LEE COUNTY MEDICAL CENTER - RENDERING



PRIMARY ECONOMIC DRIVERS



HEALTH CARE

The 691-bed Phoebe Putney Health System employs more than 5,000 in the region, and Lee County Medical Center will bring 350 new jobs when complete in 2021.



MILITARY

The Marine Corps Logistics Base Albany ("MCLB Albany") contributes \$1.4B to the local economy and serves as Albany's largest employer with 5,000K military and civilian jobs.



MANUFACTURING

Household-name manufacturers such as Procter & Gamble and MillerCoors contribute thousands of workforce jobs to Albany, drawn to the region due to its access-oriented location.



EDUCATION

Albany State University has almost 9,000 students after consolidating in 2015 with Dalton State, and today not only provides thousands of jobs but also attracts young talent to the region.



AGRICULTURE

Agriculture still remains a strong driver for the regional economy with high production in cotton, peanuts, corn, tobacco, pecans, and forest/lumber products.



FREQUENTLY ASKED QUESTIONS

WHAT ARE THE RISKS?



Illiquid

Your investment should be considered an illiquid investment and locked into the deal for the life of the project. That said, the general partners will review your situation and see if there is something that can be done to help should you encounter a hardship and need your funds.



Increase in Vacancy Rates

To mitigate the risk of increase in vacancy rates or dips in occupancy, we only invest in markets showing strong trends in population, job and economic growth.



Economic Recession

We do not want to sell on a down market. Our objective would be to continue cash flowing and maintain the property until the market becomes favorable. Class B and Class C assets have shown to be resilient during economic downturns. Vacancy rates have dropped from 7% in 2010 to under 3% in 2022 for Class C assets.



WHAT ARE THE BENEFITS



✓ Cash Flow

Receive quarterly distributions.

✓ Tax Benefit - Depreciation

With depreciation, all of the cash flow earned from the investment will be offset with phantom losses. This defers most or all of the taxes owed from this income.

✓ IRA/401k Friendly

Have control on your retirement accounts!

✓ Static Investment

Your investment capital is returned completely intact upon sale or refinance. There are no fees charged to you.



MEET THE ASSET MANAGEMENT TEAM

DUAMEL VELLON, PE

Duamel is the Managing Principal of **Ten15 Capital**, which is a real estate private equity group that acquires and manages commercial multi-family properties. He leads the team with a focus on acquisitions, skillfully underwriting, touring and negotiating properties. He is co-founder of **DMMD Holdings**, which is our operations branch.

As a full-time multifamily investor, he enjoys the art of the negotiation and finding value where it is easily overlooked.

The team's portfolio of multifamily properties are located in Florida and Georgia. All assets have all been acquired off-market. These assets are performing well above our conservative Pro-Forma.

Mission based investing, Duamel is passionate about creating investment opportunities for minorities and women professionals.

His previous career spanned 18-years as an award-winning leader in the electrical construction industry, where he successfully managed multimillion-dollar feature-attraction developments in the theme parks. If you've visited the theme parks in Orlando in the last two decades, chances are you've enjoyed an attraction he was a part of.

Duamel lives in the Central Florida area with his wife, Lupita, and their kids, Luna & Sol.



MYRON MCNEIL, MBA

Myron McNeil is the Managing Principal of American Commodity Investment Group. He leads the operations team to maximize each property's potential with his sharp analytical skills. He brings a passion for problem solving, research and evaluation of strategies to ensure the operation is on point. One of his core focuses is creating and implementing systems to streamline the operations and maximize profits. He is co-founder of DMMD Holdings, which is our operations branch.

In addition to being a licensed real estate professional, Myron holds a Bachelor's of Science degree in Electrical Engineering and a Master's degree in Business Administration. He also has 18 years of experience in corporate America helping negotiate/secure over \$150M in international contract acquisitions and manage large engineering teams. He has been able to leverage his corporate knowledge and implement advanced systems that help streamline real estate operations.

Myron has always been passionate about real estate and educating his community on ways to build wealth. Active in his church, he has created and currently teaches financial literacy curriculum, which is open to the community. The McNeil family is very active in community outreach, regularly volunteering at Rise Against Hunger Orlando, an organization with a core focus on fighting the international hunger crisis.

Myron lives in the Orlando area with his wife, Shagne, and three daughters, Mariah, Morgyn and Malaun.



THE TEAM



Lupita Jimenez
Property Performance



Todd Robinson
Asset/Legal Management



Chad Erickson
Construction Management



Luis Vilar
Operations Analyst



The Bentley at Maitland

324-units in Orlando, Florida. 2019. Due Diligence Manager - Roles included underwriting analysis, pre-contract site visits, secret shopping and comps analysis, market research analysis of market rents and population, organizing site visits with contractors, lenders and team members, auditing leases, contracts, utility bills and payroll history.

Purchase price was \$52M and the total equity raised was \$16M. In 2022, the team sold the property for \$66M.



Towne View Place Apartments

14-units in North Orlando, Florida. True off-market and a product of our direct to Seller campaign, we acquired this property in Q2 of 2021. This unique asset was our first opportunity at a mixed-use building, with 10-residential apartments on the second level and four retail units on the first level.

Purchase price was \$725k. Executing our Business Plan, to date we have increased rent 29% and reduced expenses with systemic savings. We have added \$645,000 in value to the property, with a valuation today of \$1,370,000. Upon refinance, we will return 100% of investor capital, replenish our reserve capital and provide investors some early profit.

EXPERIENCE



Skycrest Apartments

11-units in Clearwater, Florida. True off-market and a product of our direct to Seller campaign, we acquired this property in late 2020 for \$560k. Total reposition. Upon takeover, the property suffered from severe deferred maintenance, such as leaking flat roof, non-functioning laundry facility and faulty drain lines. The residents we inherited were non-paying and had several nuisance complaints against them. This included drug use, violence and vagrants coming and going at all times of the night.

Within 6-months, we executed our Business Plan, which included: exterior paint, community mailboxes, landscaping, renovated all unit interiors with upgrades, replaced 100% of the inherited residents and implemented a fresh marketing strategy.

Full Cycle: We sold the property in 2022, receiving a return of 59.76% IRR, more than doubling investor returns.



Amberwood Hills Apartments

102-units in North Florida. True off-market and a product of our direct to Seller campaign, we acquired this property in late 2020 for \$4.3M. Total reposition. Upon takeover, the property suffered from severe deferred maintenance, such as leaking roofs, rotting exterior siding and deteriorated interior of units. We inherited and subsequently hired the on-site Property Manager who quickly bought into our Business Plan. We mobilized our Ten15 Construction crews to the property and immediately began tackling the major items first.

Within 6-months, we executed our Business Plan, which included: new exterior paint scheme, updated signage, restriping of parking lot, landscaping and renovation of all unit turns with upgrades to the interiors. We also systemized operations activities, hands-on with the management of new prospects, tenant retention and implemented a fresh marketing strategy.

In 2022, we signed an offer at \$7.5M, with the expected closing date in September.



100North Apartments



1425 Park Apartments



EXPERIENCE

20-units in Orlando, FL. Asset Manager - Roles included leading the acquisitions team on underwriting, property tours and market analysis. We are excited to get our Business Plan rolling. We expect this to be a powerful value-add play in a strong secondary market in Central Florida with little to no absorption for a growing population.

New Development. Ground-up, this luxury building has granite countertops, stainless steel appliances and smart devices. This is a market we are really excited about being in, especially with a brand-new project that welcomed its first residents in 2022. Our residents are a block away from great dining, nightlife and a bustling downtown district that includes access to a park on the water.

56-units in Valdosta, Georgia. Asset Manager - Roles included leading the acquisitions team on underwriting, property tours, secret shopping, market analysis and value-add vision. We are excited to get our Business Plan rolling. We expect this to be a powerful value-add play in a strong secondary market.

Total reposition. This is a market we are really excited about being in. This Class B property and the residents will enjoy our fresh renovations and rebranding marketing strategy. The Plan includes rehab of deferred maintenance, which includes roof replacements, resurfacing the pool, landscaping and curb appeal and rehab of the laundry facility on-site. The unit interiors will be upgraded with new kitchen appliances, cabinets, HVAC units, vinyl-plank flooring and a modern paint scheme. We will also be adding amenities such as a playground, bark park and a fitness center in the soon-to-be renovated clubhouse.

KEY PERSONNEL



Trista Wiggins

BOOTS ON THE GROUND: Trista currently oversees our Georgia and Florida portfolio with high success and aligns with our culture and business models. She brings 15 years experience in the Multifamily industry ranging from low income to conventional. She has a bachelor's degree in Business Management along with an Associates Degree in Logistics and Operations Management.

Trista started her property management career as a Leasing Consultant and progressed to an Assistant Manager, Manager, and Regional Director. Trista has high-level experience as the Regional Director over The Southern Georgia and Florida markets with Trinity Multifamily, caring for more than 2,000 apartment units and 15 staff members.

Trista specializes in doing full property rehab and has overseen the full interior and exterior renovation of 8 properties.

Trista lives in the Albany area with her husband, Landon, and three sons, Edge, Emmet and Ethan.

PROPERTY MANAGER

Meridian Management Group

HEADQUARTERED IN ATLANTA: Meridian Management Group was conceived with the mission of providing the best full-service, turn-key property management services available. Our full time maintenance and leasing staff are dedicated to maximizing our clients' investment returns by handling all of the day-to-day aspects of managing and maintaining rental property.

Meridian's Managing Partners have over 20 years of experience in Commercial Real Estate covering the Southeast and Texas totaling over 11,000 multi-family units and over 700 single family homes.

Meridian Management Group focuses on the complete management services of investor owned properties, and is able to provide high-end, affordable, turn-key service for individual or group investment companies. Having sustained high levels of year-over-year growth, Meridian is not only uniquely qualified to handle investor properties, but also sized appropriately to offer quality services, and most importantly, maintains a sharp focus on investor return on investment.

THE DISCLAIMER

This Property Summary has been prepared solely for, and is being delivered on a confidential basis to, persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument of the Company. No offer of securities shall be made except by means of a private placement memorandum meeting the requirements of the Securities Act of 1933, as amended, and applicable regulations of jurisdiction in which such an offer may be made. Any reproduction of this Property Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the Company, is prohibited.

By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

Forward-Looking Statements

This Property Summary includes “forward looking statements” within the meaning of the “safe harbor” provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as “forecast”, “intend”, “seek”, “target”, “anticipate”, “believe”, “expect”, “estimate”, “plan”, “outlook” and “project” and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under “Risk Factors” therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out

their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company’s accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company’s results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations.”

Industry and Market Data

Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management’s estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of the included information. The Company has not independently verified any of the data from third-party sources, nor has it ascertained the underlying economic assumptions relied upon therein. While such information is believed to be reliable for purposes used herein, none of the Company, their respective affiliates, not their respective directors, officers, employees, member, partners, shareholder or agents many any representation or warranty with respect to such information.

THANK YOU!!

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