

**Candleridge Park Apartments
Houston, TX
128 UNITS**

This advertisement does not constitute an offer to sell securities. Any offer to sell securities will only be made available through an exemption from registration pursuant to Regulation D, and qualified investors will be provided with a Private Placement Memorandum. Further, any offer herein is only available to accredited investors as defined under Regulation D.

All investments are subject to risk of total loss of capital, investors should consult an investment professional or review the Private Placement Memorandum before investing.

EXCEPTIONAL REASON #1

PURCHASING \$858K LESS THAN 2023 TAX APPRAISED VALUE
\$8500 PER DOOR MORE THAN SELLER PURCHASED IN 2019

TRULY OFF MARKET DEAL
DIRECT TO SELLER WITHOUT BIDDING WAR



EXCEPTIONAL REASON #2
LOW WORKFORCE HOUSING COMPETITION
NEAREST APARTMENT 1.5 MILE AWAY!
LOCATION LOCATION LOCATION





EXCEPTIONAL REASON #3
YEAR 1 CASH FLOW AND
TAX DEPRECIATION WITH **3.82% FIXED RATE DEBT**



This is not your **ORDINARY**
Multi-Family Deal



Rajkumar Venkatramani

(MD, MS, MBA, FAAP)

Principal, REIDOC Capital

Rajkumar Venkatramani (“Raj”) is a pediatric cancer researcher, oncologist, real estate investor, entrepreneur, founder, and manager at REIDOC Capital LLC. Raj went to medical school in India and trained in London, Illinois, and California. Raj has a masters degree from University of Southern California and an MBA from University of Massachusetts. Raj owns and manages several rental properties in Houston and has invested in multifamily syndications for more than 6 years. He has invested both as a limited partner and general partner in more than 2000 apartment units.

ABOUT CREI PARTNERS

WE EXIST TO GROW OUR INVESTORS
WEALTH THROUGH REAL ESTATE



WAYNE COURREGES III, CPM®
MANAGING PRINCIPAL



Deal Sponsor focused in Texas and SE USA with over \$37M AUM



More than 17 years managing and operating commercial real estate



MBA from University of North Carolina Kenan-Flagler Business School and M.A. in Economics from University of Oklahoma



Host of Texas Multi-Family Passive and Active Investors Meetup with over 1400 members



Podcast Host of “Untold Stories of Real Estate Investing” podcast



Admin for Texas Multi-Family Passive and Active Investors Group in Facebook



Former U.S. Marine, Eagle Scout, and Member of Rotary Club of Bryan

\$28M ASSETS UNDER MANAGEMENT IN HOUSTON



Ivy at the Galleria
101 Units



Vanderbilt Lodge
105 Units



Majestic Apartments
44 Units

HOUSTON MARKET



Among the 5 largest U.S. metros, Houston ranks first for projected total population increase from 2021 to 2025

2.3M Residents
Texas Largest
City
4th IN
USA

US Census
Fastest Growing
Metro
2nd Rank

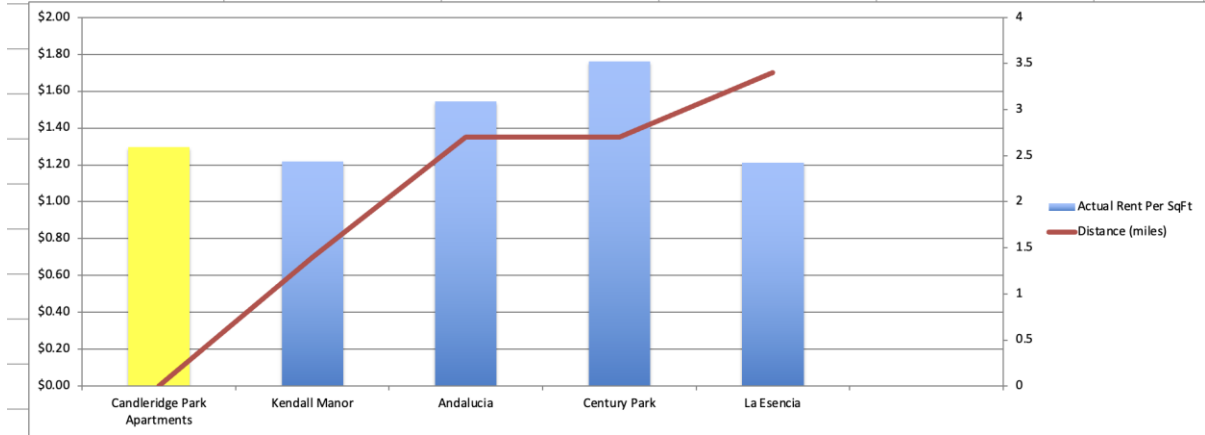
Ranked #5
Population
Growth
124K

Projected
Population
Growth ('21-'26)
7.1 %

Unemployment
Rate (June '23)
4.5 %

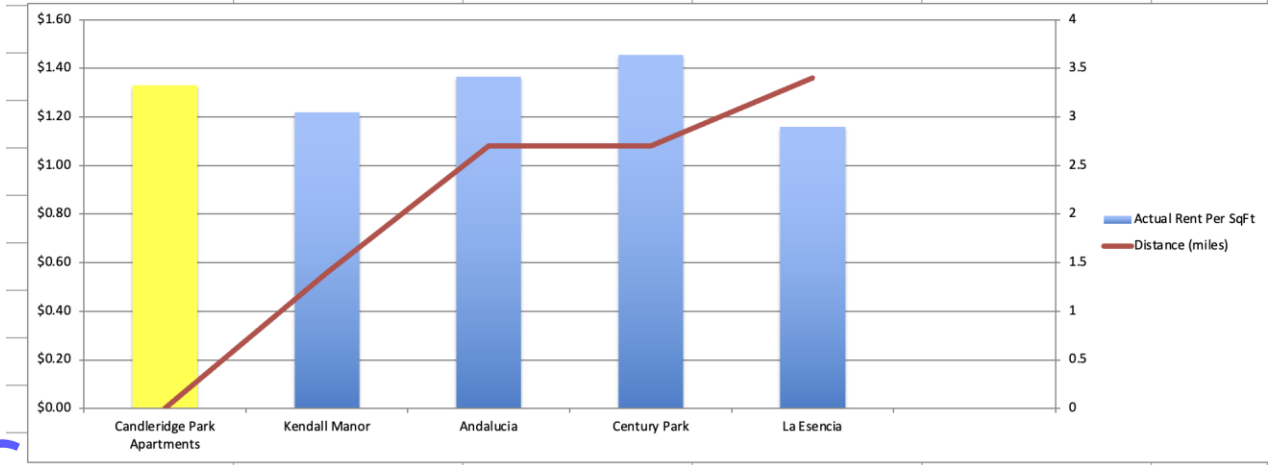
1x1 Bedroom Comps

Property Name	Unit Type Detail	Unit Size	Actual Rent	Actual Rent Per SqFt	Distance (miles)
Candleridge Park Apartments	1x1	711	\$ 923.00	\$1.30	0
Kendall Manor	1x1	750	\$ 915.00	\$1.22	1.4
Andalucia	1x1	590	\$ 912.00	\$1.55	2.7
Century Park	1x1	642	\$ 1,131.00	\$1.76	2.7
La Esencia	1x1	669	\$ 810.00	\$1.21	3.4



2x2 Bedroom Comps

Property Name	Unit Type Detail	Unit Size	Actual Rent	Actual Rent Per SqFt	Distance (miles)
Candleridge Park Apartments	2x2	889	\$ 1,184.00	\$1.33	0
Kendall Manor	2x2	985	\$ 1,200.00	\$1.22	1.4
Andalucia	2x2	890	\$ 1,216.00	\$1.37	2.7
Century Park	2x2	821	\$ 1,195.00	\$1.46	2.7
La Esencia	2x2	1,000	\$ 1,161.00	\$1.16	3.4

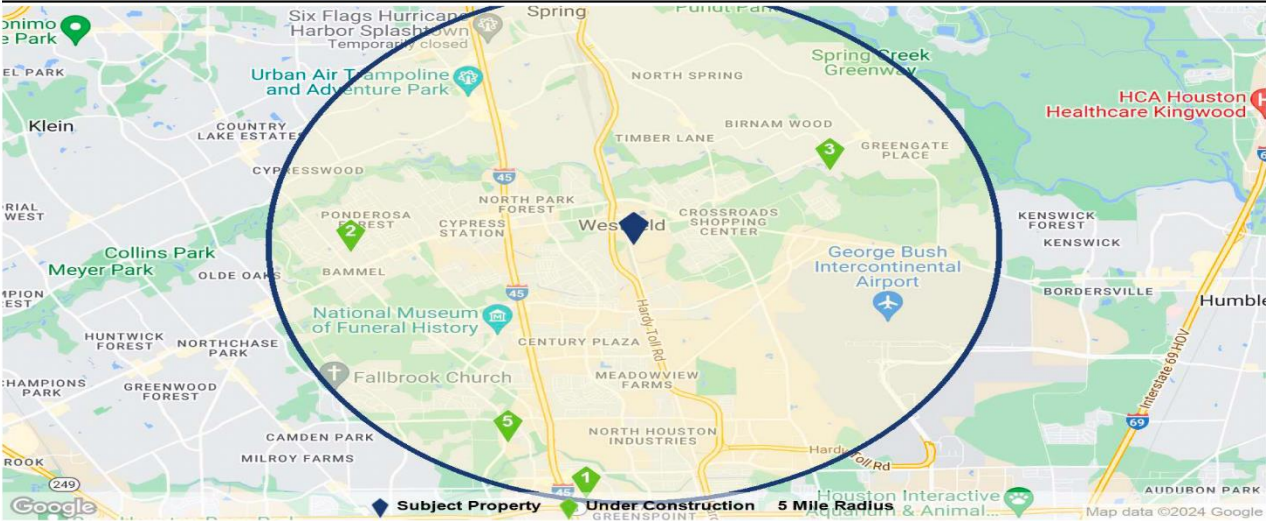


New Supply Next 8 Quarters Only 1 less than 4 Miles Away

1601 Wooded Pine Dr

Properties	Units	Percent of Inventory	Avg. No. Units
5	749	1.9%	149

UNDER CONSTRUCTION PROPERTIES

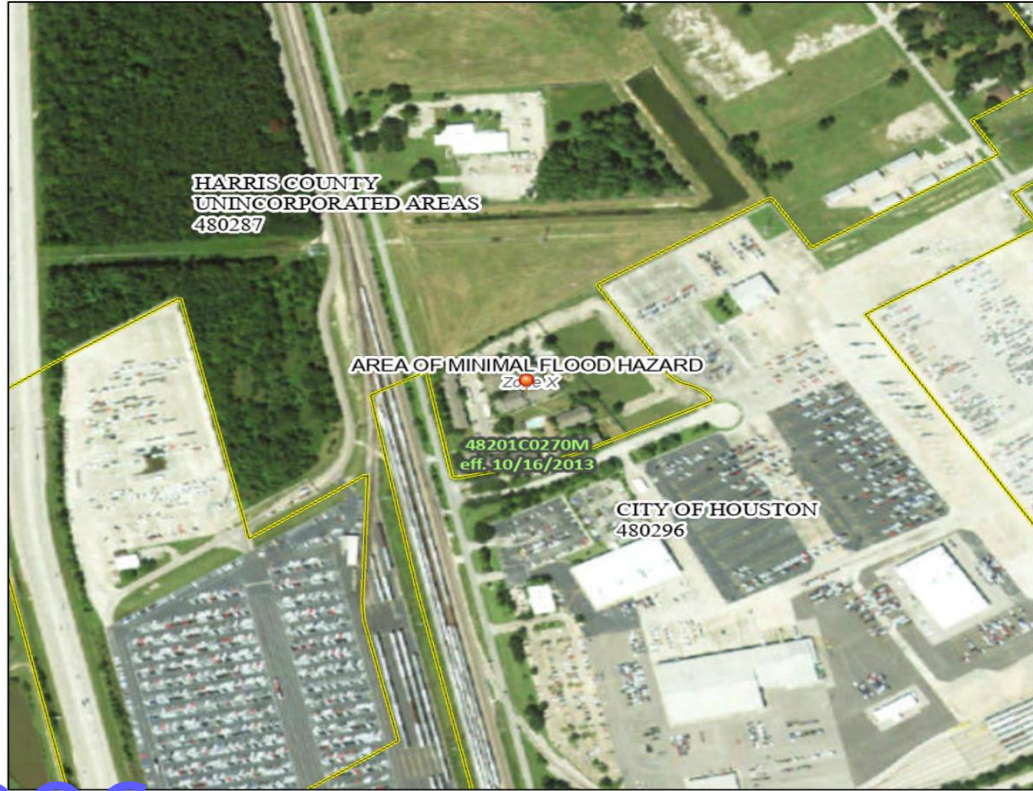


No Flood Zone with Zero Storm Losses Recorded

National Flood Hazard Layer FIRMette



95°24'17"W 30°1'16"N



95°23'39"W 30°0'35"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AP9
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - | | | | | Levee, Dike, or Floodwall

- CROSS SECTIONS**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.6
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

- OTHER FEATURES**
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2024 at 9:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

COMMUNITY DESCRIPTION

Candleridge Park Apartments was built in 1985 in a B+ Northwest Houston location. Our Roof, HVAC, Plumbing and Electrical service partners inspected the property during due diligence. Overall inspections came back inn good standing allowing the focus to be on interior renovations with light exterior work. The value proposition here buying at a great basis, increase rents moderately through organic rent growth and renovation premiums over 3 years, decrease concessions to market levels, provide premier operational and hospitality service to increase the overall NOI thereby increasing investor cash-flow and asset value.

As our management team partner, MLDC Management has the operational experience and track record to push this property to its highest potential allowing investors in this opportunity to enjoy a variety of refinance & exit options upon stabilization.



SITE AMENITIES

Pool with Gazebo and Grills

Fitness Center

Playground

24 Hour Gated

Dog Park

Business Center

Washer/Dryer Hookups

Carports

Onsite Management and Maintenance

UNITS | CANDLERIDGE PARK APARTMENTS

The 128-unit community includes a mix of 88- one and 40 two-bedroom units with many urban community amenities that this submarket's target renter prefers.

The two-story garden style building has 7 buildings.

Apartments have effective rental rates ranging from \$800 to \$1300 depending on floorplan, well BELOW market!

This apartment community also offers amenities such as gated covered parking, laundry facilities, access to park across the street, and community grill/seating area.



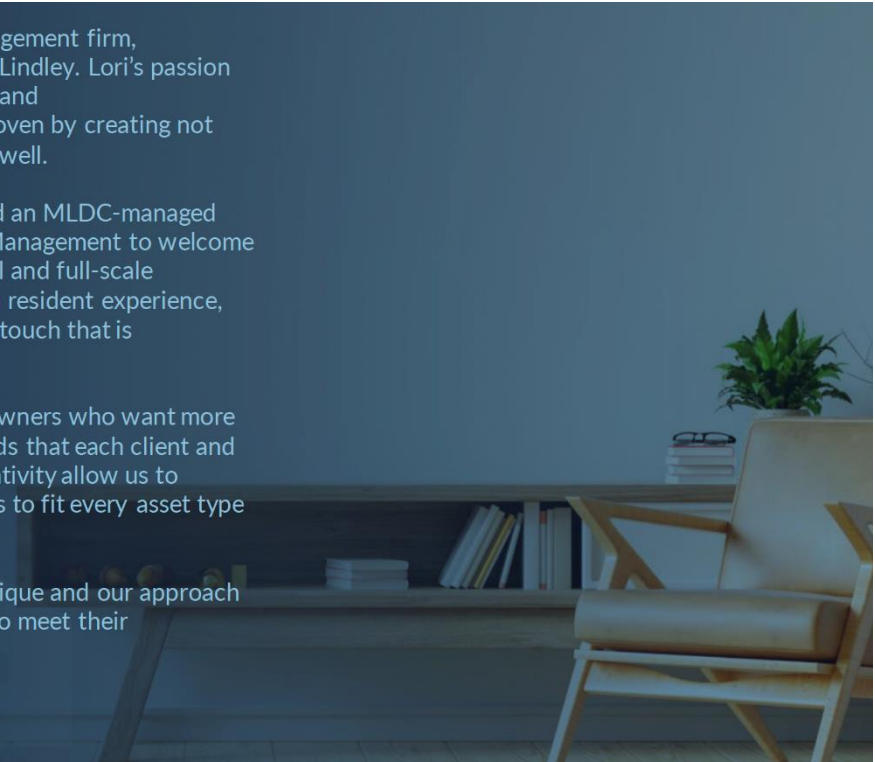
Third Party Management Company MLDC Management

MLDC Management is a 3rd-party multifamily management firm, established in 2018 by Founder and President Lori Lindley. Lori's passion for serving people is infectious; her detail-oriented and enthusiastic approach to management has been proven by creating not only a living and tangible legacy but profitability as well.

Since MLDC's Debut, over 2500 people have called an MLDC-managed property home and we invite you to allow MLDC Management to welcome your residents home as well. Pairing our methodical and full-scale management capabilities with a culture focused on resident experience, we provide a level of professionalism and personal touch that is unmatched.

As a boutique firm, we work alongside discerning owners who want more individualized care. MLDC Management understands that each client and each property is different. Our experience and creativity allow us to provide nuanced and adaptable management styles to fit every asset type and ownership group alike.

Each of our communities and their residents are unique and our approach to the management of these properties is tailored to meet their personalized needs.



DEAL BREAKDOWN

SOURCES OF FUNDS

Total Loan	\$7,990,960
Investors Equity	\$5,645,495
Total	\$13,636,455

USES OF FUNDS

Site Acquisition	\$11,800,000
Capital Expenditures	\$734,000
Acquisition Fee	\$265,500
Loan Fees & Closing	\$536,955
Contingency Reserve	\$300,000
Total	\$13,636,455



LOAN BREAKDOWN

SOURCES OF FUNDS

Total Purchase Price	\$11,800,000
Price Per Door	\$92,187.50

Loan and Sell Price

Loan Assumption with 5 Years Remaining Fixed Rate Fannie Mae Financing	3.82%
Loan to Value	66.04%
Principal and Interest	5 Years
Loan Amount	\$7,990,000



5 YEAR REVENUE PROFORMA

	5/31/25 PROJECTED Year 1	5/31/26 PROJECTED Year 2	5/31/27 PROJECTED Year 3	5/31/28 PROJECTED Year 4	5/31/29 PROJECTED Year 5
<i>Annual Rent Growth</i>	1.50%	3.00%	3.00%	3.00%	3.00%
<i>Annual Other Income Growth</i>	1.00%	1.00%	1.00%	1.00%	1.00%
<i>Annual Operating Expense Growth</i>	n/a	1.50%	1.50%	1.50%	1.50%
OPERATIONS					
INCOME					
<i>Rental Income</i>					
Current / Market Rents	\$1,569,381	\$1,653,048	\$1,738,236	\$1,819,058	\$1,873,630
Renovation Rent Increase	\$35,520	\$34,560	\$27,840	\$0	\$0
Gross Potential Rent	\$1,604,901	\$1,687,608	\$1,766,076	\$1,819,058	\$1,873,630
Loss / Gain to Lease	2.0% (\$31,634)	0.5% (\$8,438)	0.3% (\$4,415)	0.0% \$0	0.0% \$0
Vacancy Loss - Renovation Downtime	0.0% \$0	0.0% \$0	0.0% \$0	0.0% \$0	0.0% \$0
Gross Scheduled Rent	\$1,573,267	\$1,679,170	\$1,761,661	\$1,819,058	\$1,873,630
Vacancy Loss	9.0% (\$142,354)	9.0% (\$151,885)	9.0% (\$158,947)	8.0% (\$145,525)	8.0% (\$149,890)
Rent Concessions	0.2% (\$3,163)	0.2% (\$3,375)	0.0% \$0	0.0% \$0	0.0% \$0
Credit Loss / Bad Debt	5.0% (\$79,085)	3.0% (\$50,628)	2.0% (\$35,322)	2.0% (\$36,381)	2.0% (\$37,473)
Non-Revenue Units	0.0% \$0	0.0% \$0	0.0% \$0	0.0% \$0	0.0% \$0
NET RENTAL INCOME	4.1% \$1,348,664	9.2% \$1,473,282	6.4% \$1,567,393	4.5% \$1,637,153	3.0% \$1,686,267
<i>Other Income</i>					
RUBS	\$795/unit \$101,760	\$102,778	\$103,805	\$104,843	\$105,892
Other	\$940/unit \$127,523	\$128,798	\$130,086	\$131,387	\$132,701
TOTAL OTHER INCOME	3.9% \$229,283	1.0% \$231,576	1.0% \$233,892	1.0% \$236,231	1.0% \$238,593
EFFECTIVE GROSS INCOME / % GROWTH	4.1% \$1,577,947	8.0% \$1,704,858	5.7% \$1,801,284	4.0% \$1,873,383	2.7% \$1,924,860

**YEAR 1 REVENUE
MLDC MANAGEMENT PROFORMA
(HIGHER REVENUE FORECASTED THAN OUR PROFORMA)**

MLDC Management

Candleridge Park

Year 1 Pro Forma

	Note	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total	Per Door
3.00%															
Gross Scheduled Rent	(1)	\$128,334	\$128,655	\$128,976	\$129,299	\$129,622	\$129,946	\$130,271	\$130,597	\$130,923	\$131,251	\$131,579	\$131,908	\$1,561,361	\$13,941
Renewals		6	4	8	3	10	5	1	6	2	4	4	2		
20 Market Rent Recapture	(2)	118	198	358	418	618	718	738	858	898	978	1,058	1,098	\$8,056	
Units Renovated (Not reno- just pushing rents)	(3)	5	5	5	5	5	5	5	5	5	5	5	5	60	
34 Increase in Market Rates	(4)	170	340	510	170	340	510	170	340	510	170	340	510	4,080	
Loss To Lease	(3)	-	(71)	(387)	(677)	(694)	(1,260)	(1,480)	(1,982)	(1,893)	(1,813)	(2,290)	(2,178)	(14,724)	
Potential Rental Income		\$128,622	\$129,122	\$129,458	\$129,210	\$129,887	\$129,914	\$129,699	\$129,813	\$130,438	\$130,586	\$130,687	\$131,338	1,558,772	13,918
<i>Economic Occupancy</i>		<i>14.0%</i>	<i>14.0%</i>	<i>14.0%</i>	<i>13.0%</i>	<i>13.0%</i>	<i>13.0%</i>	<i>13.0%</i>	<i>11.0%</i>	<i>11.0%</i>	<i>11.0%</i>	<i>11.0%</i>	<i>11.0%</i>	<i>13.0%</i>	<i>13.5%</i>
Vacancy and Collection Loss Amount		(18,007)	(18,077)	(18,124)	(16,797)	(16,885)	(16,889)	(16,861)	(14,279)	(14,348)	(14,364)	(14,376)	(14,447)	(\$193,455)	
Net Rental Income		\$110,615	\$111,045	\$111,334	\$112,413	\$113,001	\$113,025	\$112,838	\$115,533	\$116,090	\$116,221	\$116,311	\$116,890	\$1,365,317	\$12,190
40 Utility Reimbursement	(4)	9,956	9,956	9,956	9,956	9,956	9,956	9,956	9,956	9,956	9,956	9,956	9,956	\$119,467	\$1,067
83.00 Misc. Income (Late Fee, Admin, etc.)	(5)	10,624	10,624	10,624	10,624	10,624	10,624	10,624	10,624	10,624	10,624	10,624	10,624	\$127,488	\$1,138
Other Income		20,580	20,580	20,580	20,580	20,580	20,580	20,580	20,580	20,580	20,580	20,580	20,580	246,955	\$2,205
NET REVENUE		\$131,195	\$131,625	\$131,913	\$132,992	\$133,581	\$133,605	\$133,418	\$136,113	\$136,669	\$136,801	\$136,891	\$137,470	\$1,612,272	\$14,395

FIVE YEAR EXPENSE PROFORMA

	5/31/25		5/31/26		5/31/27		5/31/28		5/31/29	
	PROJECTED		PROJECTED		PROJECTED		PROJECTED		PROJECTED	
	Year 1		Year 2		Year 3		Year 4		Year 5	
EXPENSES										
<i>Controllable</i>										
Property Management Fee	3.75%	\$59,173		\$63,932		\$67,548		\$70,252		\$72,182
General and Administration	\$300/unit	\$38,400		\$38,976		\$39,561		\$40,154		\$40,756
Contract Services	\$310/unit	\$39,680		\$40,275		\$40,879		\$41,493		\$42,115
Marketing	\$250/unit	\$32,000		\$32,480		\$32,967		\$33,462		\$33,964
Payroll	\$1,235/unit	\$158,080		\$160,451		\$162,858		\$165,301		\$167,780
Repairs and Maintenance	\$220/unit	\$28,160		\$28,582		\$29,011		\$29,446		\$29,888
Turnover Costs	\$75/unit	\$0		\$4,800		\$4,872		\$4,945		\$5,019
Other / Miscellaneous	\$0/unit	\$0		\$0		\$0		\$0		\$0
		\$355,493		\$369,497		\$377,696		\$385,052		\$391,705
<i>Non-Controllable</i>										
Insurance	\$1,025/unit	\$131,200		\$139,826		\$141,924		\$144,053		\$146,213
Real Estate Taxes	\$1,753/unit	\$224,434	0.0%	\$241,900	3.0%	\$249,157	3.0%	\$256,632	3.0%	\$264,331
Utilities	\$1,000/unit	\$128,000		\$129,920		\$131,869		\$133,847		\$135,855
		\$483,634		\$511,646		\$522,950		\$534,531		\$546,399
TOTAL EXPENSES	-4.5%	\$839,127	5.0%	\$881,143	2.2%	\$900,646	2.1%	\$919,584	2.0%	\$938,103
Expenses/Unit/Year		\$6,556/unit		\$6,884/unit		\$7,036/unit		\$7,184/unit		\$7,329/unit
Replacement Reserves		\$25,600		\$25,600		\$25,600		\$25,600		\$25,600
<i>Expense Ratio</i>		54.8%		53.2%		51.4%		50.5%		50.1%
NET OPERATING INCOME	16.8%	\$713,220	11.9%	\$798,114	9.6%	\$875,038	6.1%	\$928,200	3.6%	\$961,157
(-) Less Asset Management Fee		\$31,559		\$34,097		\$36,026		\$37,468		\$38,497
(-) Less Annual Debt Service - Acquisition Loan		\$447,906		\$447,906		\$447,906		\$447,906		\$447,906
(-) Less Annual Debt Service - Supplemental Loan		\$0		\$0		\$0		\$0		\$0
(-) Less Annual Debt Service - Refi Loan		\$0		\$0		\$0		\$0		\$0
(-) Less Annual Non-Operating Expenses		\$0		\$0		\$0		\$0		\$0
NET CASH FLOW (BEFORE TAX)		233,755		316,111		391,107		442,826		474,753
Debt Service Coverage Ratio (DSCR)		1.59x		1.78x		1.95x		2.07x		2.15x
Debt Yield		8.9%		10.0%		11.0%		11.6%		12.0%
Debt Constant		5.6%		5.6%		5.6%		5.6%		5.6%
Breakeven Economic Occupancy		69.5%		68.6%		66.6%		65.7%		64.7%
Deal Cash-on-Cash %		4.1%		5.6%		6.9%		7.9%		8.4%
Cap Rate at Purchase Price		6.0%		6.8%		7.4%		7.9%		8.1%
Yield on Cost		5.7%		6.4%		7.0%		7.4%		7.7%

EQUITY STRUCTURE



	Investment	Preferred Return	LP/GP Profit Sharing
Class A	250K+	10%	No Upside
Class B	\$100K - \$249K	8%	80/20
Class C	\$50K - \$99K	7%	75/25

CLASS A INVESTOR EXAMPLE
MINIMUM INVESTMENT \$250,000
MAXIMUM INVESTMENT \$500,000

Limited Partner Returns													
<i>\$500,000 investor</i>	<-- input												
10.00%	LP IRR												
1.50x	LP EM												
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>						
Equity Invested	\$ (500,000)						\$ (500,000)						
Cash Flow from Operations	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	250,000			
Capital Event Cash Flow	\$	-	\$	-	\$	-	\$	-	\$	500,000	\$	500,000	
Total Net Cash Flow	\$ (500,000)	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	550,000	\$	250,000
Cash-on-Cash %	<i>n/a</i>	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00% Avg	
(w/equity basis adj.)	<i>n/a</i>	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00% Avg	

CLASS B INVESTOR EXAMPLE
MINIMUM INVESTMENT \$100,000
MAXIMUM INVESTMENT \$3,500,000

Limited Partner Returns												
\$100,000 investor	<-- input											
15.11%	LP IRR											
1.93x	LP EM											
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>					
Equity Invested	\$ (100,000)						\$ (100,000)					
Cash Flow from Operations	\$	3,575	\$	5,177	\$	6,636	\$	7,642	\$	8,264	\$	31,294
Capital Event Cash Flow	\$	-	\$	-	\$	-	\$	-	\$	162,097	\$	162,097
Total Net Cash Flow	\$ (100,000)	\$ 3,575	\$ 5,177	\$ 6,636	\$ 7,642	\$ 170,361	\$ 93,392					
Cash-on-Cash %	n/a	3.57%	5.18%	6.64%	7.64%	8.26%	6.26% Avg					
(w/equity basis adj.)	n/a	3.57%	5.18%	6.64%	7.64%	8.26%	6.26% Avg					

CLASS C INVESTOR EXAMPLE
MINIMUM INVESTMENT \$50,000
MAXIMUM INVESTMENT \$1,700,000

Limited Partner Returns											
<i>\$50,000 investor</i>	<i><-- input</i>										
14.07%	<i>LP IRR</i>										
1.85x	<i>LP EM</i>										
		<u>Year 1</u>		<u>Year 2</u>		<u>Year 3</u>		<u>Year 4</u>		<u>Year 5</u>	<u>Total</u>
Equity Invested	\$ (50,000)										\$ (50,000)
Cash Flow from Operations		\$ 1,787	\$	2,589	\$	3,318	\$	3,821	\$	4,132	\$ 15,647
Capital Event Cash Flow		\$ -	\$	-	\$	-	\$	-	\$	76,880	\$ 76,880
Total Net Cash Flow	\$ (50,000)	\$ 1,787	\$	2,589	\$	3,318	\$	3,821	\$	81,012	\$ 42,527
Cash-on-Cash %	<i>n/a</i>	3.57%		5.18%		6.64%		7.64%		8.26%	6.26% Avg
<i>(w/equity basis adj.)</i>	<i>n/a</i>	3.57%		5.18%		6.64%		7.64%		8.26%	6.26% Avg

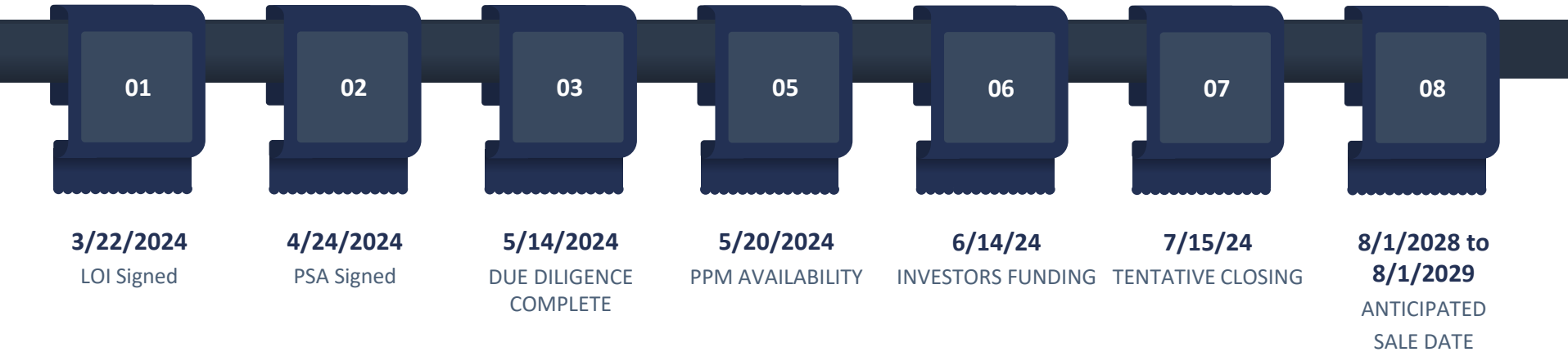
SENSITIVITY ANALYSIS- CLASS B

Exit Cap Rate	Year 5
	4.50%
4.75%	21.0% / 2.5x
5.00%	19.5% / 2.3x
5.25%	18.0% / 2.2x
5.50%	16.5% / 2.0x
5.75%	15.1% / 1.9x
6.00%	13.8% / 1.8x
6.25%	12.5% / 1.7x
6.50%	11.2% / 1.6x

SENSITIVITY ANALYSIS- CLASS C

Exit Cap Rate	Year 5
	4.50%
4.75%	19.9% / 2.4x
5.00%	18.3% / 2.2x
5.25%	16.8% / 2.1x
5.50%	15.4% / 2.0x
5.75%	14.1% / 1.9x
6.00%	12.8% / 1.8x
6.25%	11.5% / 1.7x
6.50%	10.3% / 1.6x

CANDLERIDGE PARK INVESTMENT TIMELINE



*ANTICIPATED SALE DATE IS – 4 TO 5 YEAR HOLD

THE PLAN FOR OFFERING

THE OFFERING WILL BE DONE USING SEC REGULATION D RULE 506(C) WHICH ALLOWS FOR



Solicitation with investors without prior connection or advertising

OBTAINING A WRITTEN CONFIRMATION FROM ONE OF THE FOLLOWING PERSONS OR ENTITIES THAT SUCH PERSON OR ENTITY HAS TAKEN REASONABLE STEPS TO VERIFY THAT THE PURCHASER IS AN ACCREDITED INVESTOR WITHIN THE PRIOR THREE MONTHS AND HAS DETERMINED THAT SUCH PURCHASER IS AN ACCREDITED INVESTOR

01

A CERTIFIED PUBLIC ACCOUNTANT WHO IS DULY REGISTERED AND IN GOOD STANDING UNDER THE LAWS OF THE PLACE OF HIS OR HER RESIDENCE OR PRINCIPAL OFFICE.

02

AN INVESTMENT ADVISER REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION;

03

WEBSITE THAT OFFER ACCREDITATION SUCH AS WWW.VERIFYINVESTOR.COM

Accredited investors need to furnish proof of substantial income (200,000/yr or \$300,000/yr if married) over the current last two years, or a net worth of \$1,000,000.

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved of the real estate interests in this property package or passed upon the adequacy or accuracy of this document. Any representation to the contrary is a criminal offence.

WE WILL REACH OUT FOR ONE OF THE ABOVE-MENTIONED DOCUMENT ONCE YOU ARE SELECTED TO BE IN THE DEAL

NEXT STEPS

IF YOU ARE INTERESTED IN INVESTING,
PLEASE COMPLETE YOUR COMMITMENT
TO INVEST WITH THE LINK BELOW

FIRST COME FIRST SERVE