



Central Park Riverdale, GA

Disclaimer

The information contained in this overview and initial plan is considered confidential and is solely for the use of prospective investors to determine the level of interest in the Woods of Decatur Apartment complex located in Atlanta, GA. While the information contained in this overview, plan and model has been compiled from various sources, we believe it to be reliable based on the data used and neither Ben Suttles, Feras Moussa, or Mark Kenney or its representatives make any representation or warranties as to the accuracy or completeness herein. All financial information and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond our control. All prospective investors are encouraged to conduct their own independent due diligence investigation, review, financial projections, and consult with their legal, tax, and other professional advisors before making an investment decision.

Accredited Investors Only

This offering is being structured as a 506c offering, and therefore in compliance with SEC laws, is available to Accredited investors only. We understand that some of our investors are only sophisticated, and will not be available to invest in this offering – but we will have other offerings in the future that will include sophisticated investors.

Meeting Agenda

- Executive Summary
- Market Overview
- Property Characteristics
- Business Plan
- Next Steps
- Q&A

Executive Summary

10%+

Average cash-on-cash

100%+

6 year return

\$400k

Capex improvements

Location

Property is south of airport in a market with a great deal of new commercial construction nearby. Chik-fil-a, Home Depot, Chase Bank, Kroger ++ within walking distance.

Management

Property will excel with a strong property management company at the helm. Current owner self manages which leaves a great deal of opportunity for improvement.

High-Demand

Area has an extremely high demand for quality housing, with no new apartments being built around this area and none proposed. Property is currently 100% physically occupied.



Market Overview

#1

Top State for
Doing Business

- Area Development
2016

#1

Top State
for Business
Climate

- Site Selection, 2016

#2

Top Metros
for Workforce
Training

- Business Facilities, 2016

#1

Top City for
Engineering
Jobs

- SpareFoot, 2015

KEY METRO ATLANTA RANKINGS

#2

Best
Cities for
Millennials

- Forbes, 2015

#2

U.S. City for Foreign
Investment in 2014
(18th in the World)

- IBM Global Locations Trends, 2014

#3

City for
Inc. 5000
Headquarters

- Inc. Magazine, 2015



ATLANTA'S FORTUNE 500 COMPANY HQS

The Coca-Cola Company

Coca-Cola Enterprises

 Georgia-Pacific



 SUNTRUST

 RockTenn

 SOUTHERN
COMPANY
Energy Across Your World™

 DELTA

AGCO®

 First Data



 NCR

EPICENTER OF THE SOUTHEAST ECONOMY

9th

largest MSA in
the U.S., boasting
a population of
5.5M+ people

10th

largest economy in
the U.S., according
to the U.S. Bureau of
Economic Analysis

Projected to be the
6th

most populated
metro area by
2020

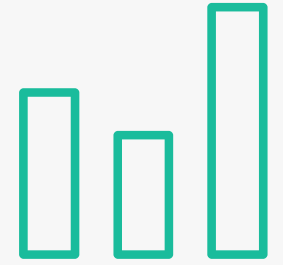
3rd

largest concentration
of FORTUNE 500
headquarters of any
U.S. city

More than
75%

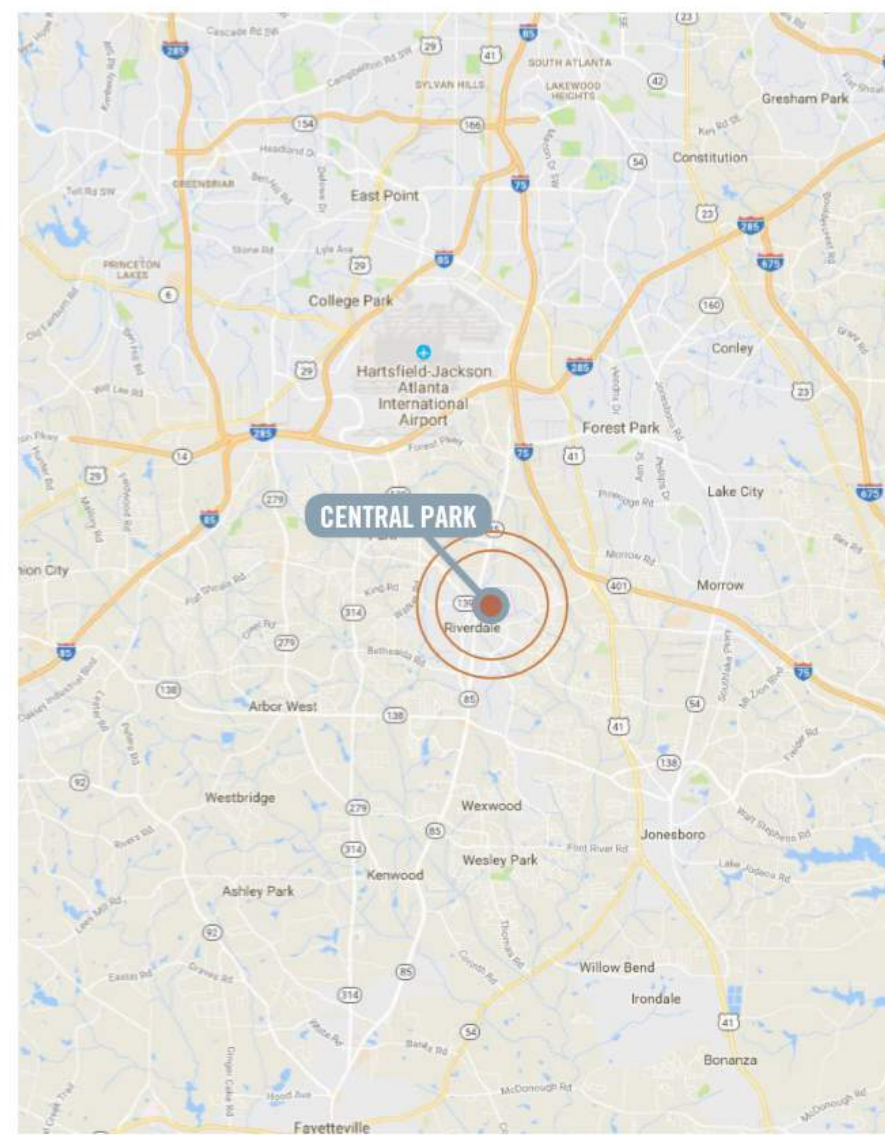
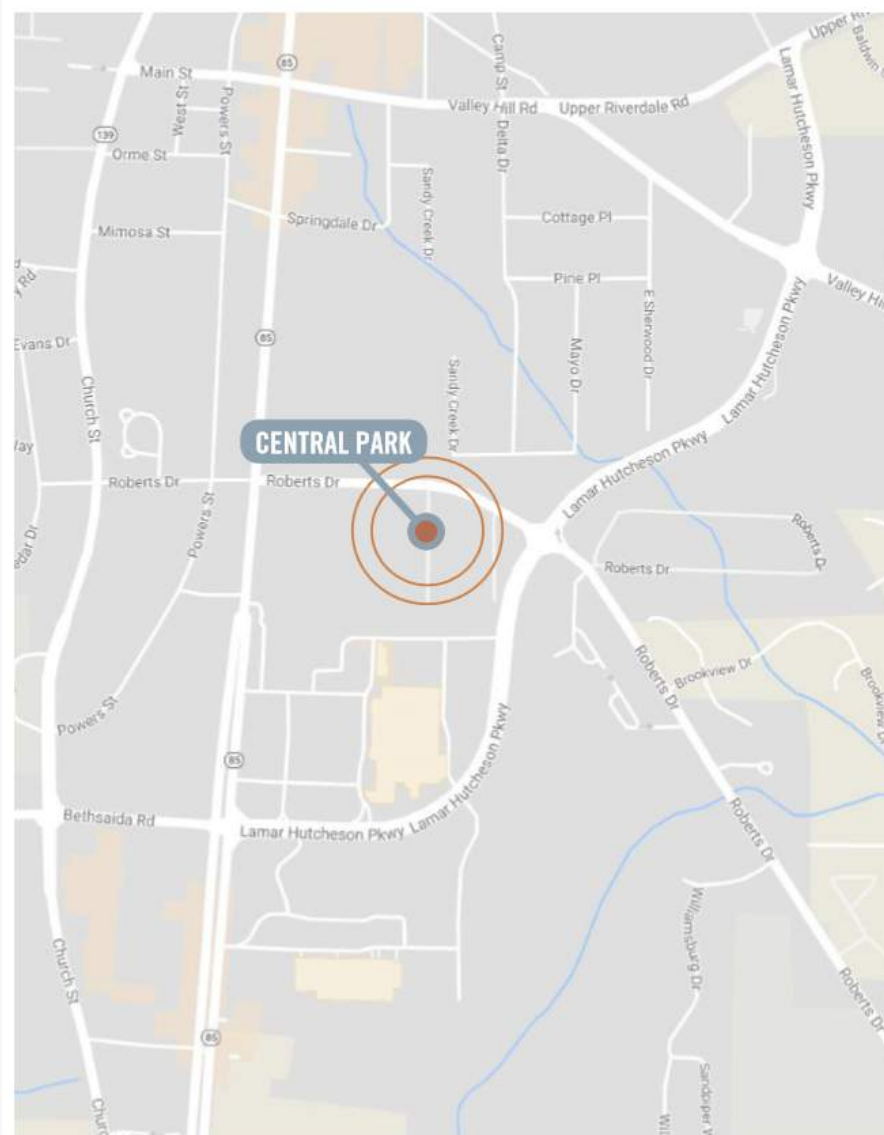
1000 companies
have operations
in the metro area

Market Statistics



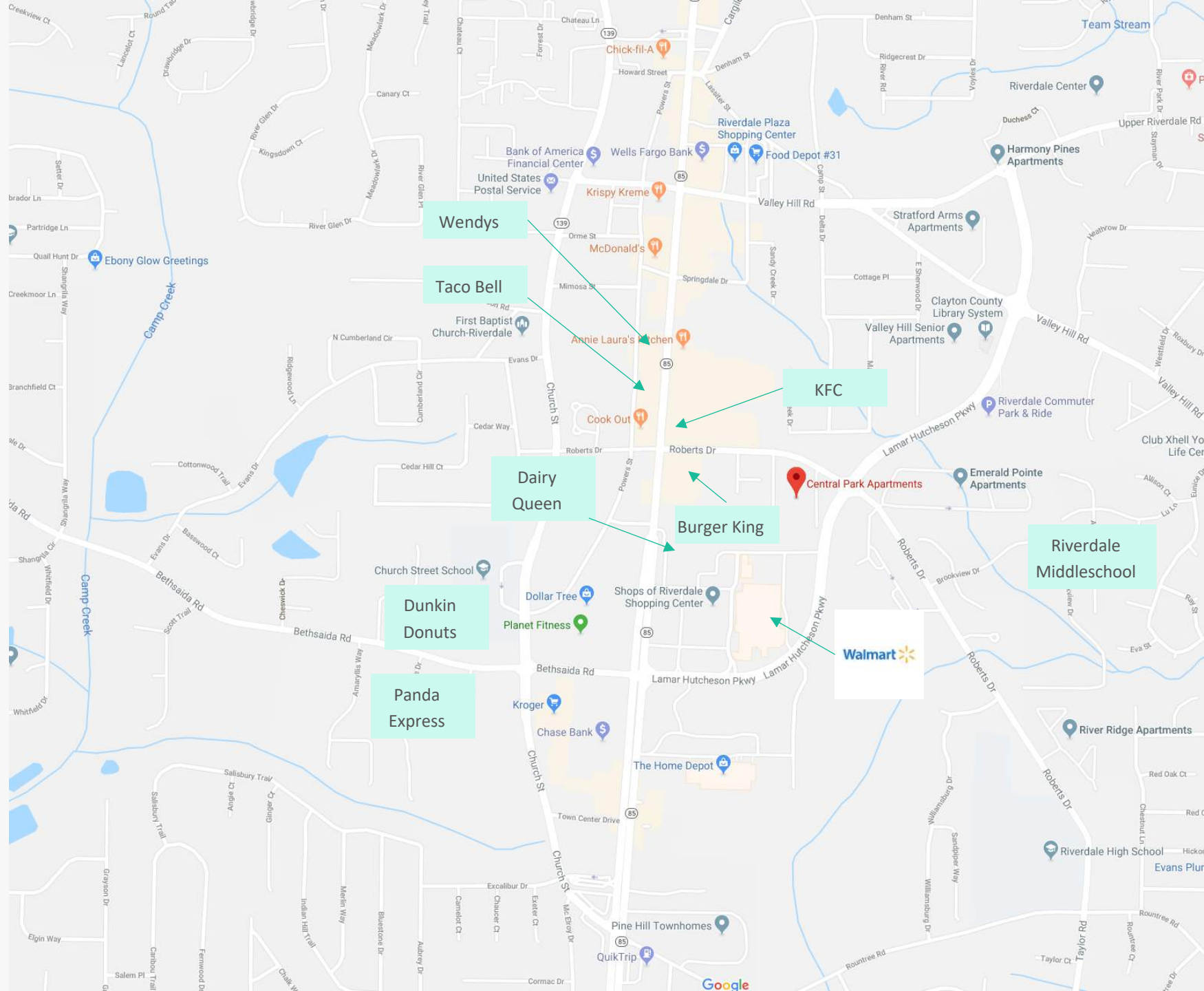
- **Top 5** projected job growth metro through 2020
- 2018 Outlook **+51,800 jobs** (Atlanta Business Chronicle)
- Effective Rent Growth **3.2%** (Dec 16-17) (Axiometrics, Inc)

Market Statistics



Market Statistics



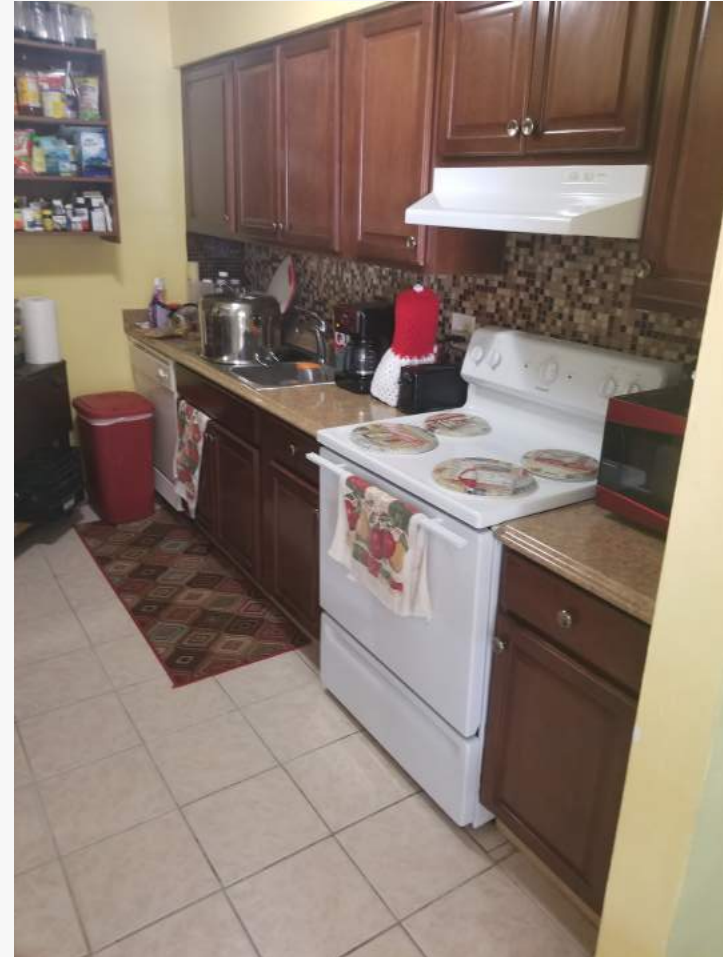


Property Characteristics

Site Details		Units	Unit Type	SQ Feet
# Units	90	2	Studio	600
# Buildings	14	8	1 bed 1 bath	825
Year Built	1972	64	2bed 1.5 bath	1000
Rentable sqft	93,400	16	2 bed 2.5 bath TH	1350
Lot size	9.81 acre +/-			

Property Characteristics

Interiors



Property Characteristics

Interiors



Property Characteristics

Interiors



Property Characteristics

Exteriors



Property Characteristics

Exteriors



Property Characteristics

Exteriors



Property Amenities

- Other amenities lacking
- Will increase amenities by:
 - Adding playground
 - Adding a dog park
 - Adding BBQ and Pergola



Property Aerial



Aerial Drone Footage - <https://vimeo.com/266584586>



Property Financials

The Opportunity

# Units	90
Purchase Price	\$4,464,999
Price/Unit	\$49,611
Earnest Money	\$50,000
Down Payment	~\$1,000,000
1 st Mortgage	\$3,600,000
Mortgage Terms	7 year
Interest Rate	~4.91%
Interest Only	3 Years
Rehab Budget	~\$400,000
Acquisition Fee	2% - ~\$90,000
Reserves	\$75,000
Total Needed to Close	\$1,560,000

Investment Projections



10%+ cash flow throughout the hold



100%+ total return in 6 years

Business Plan



Management

Professional Property Management – currently manage 8000+ units, 900 of which are from the sponsor team



Capex

\$400k in Improvements to interiors and exteriors, and addition of various amenities



New Signage

Improve the image of the property with new signage and look to establish safe, clean, quality housing for tenants



Increase NOI, Reduce Expenses

Update strategic units to push rents, and significantly reduce expenses (e.g., Currently 8% prop management fee, and other misc un-necessary expenses)

Professional Management

- Current owners self manage
- Provence Real Estate will manage the property
- Provence currently manages 8000+ units total, **manage 900 units** for us in Atlanta
- Toured the property, conducted audits, reviewed budgets and projections



Capex Improvements

- New Amenities:
 - Playground
 - Dog park
 - Revitalize landscaping
 - Pergola + Grill
- Update and repair exteriors, parking lot, roofs
- Update ~40 units to higher standards

+40 units
renovated



Rehab Budget

Rehab	
Interior Upgrades	\$200,000
Roofing, Exterior	\$100,000
Playground + dogpark	\$40,000
Parking Repairs	\$30,000
Other	\$30,000

Total: ~\$400,000

Increase NOI



- Bring rents to **market-rate**
- **Professional** Property Management
- **Update units** to better standard in order to push rents
- Add **amenities** to attract higher rents and improved tenant base

Sales Comparables



Rent Comparables (2bed)



Proforma Table

Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Rent Growth		3%	2%	2%	2%	2%
Expenses Growth		1.5%	1.5%	1.5%	1.5%	1.5%
Economic Vacancy	17.1%	10%	10%	10%	10%	9.5%
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Rents	\$840,000	\$864,000	\$881,280	\$898,206	\$916,884	\$935,221
Economic Vacancy	\$143,640	\$86,400	\$88,128	\$89,890	\$91,688	\$88,846
Other Income	\$68,000	\$69,360	\$70,747	\$72,162	\$73,605	\$75,077
Net Income	\$764,360	\$846,960	\$863,899	\$881,177	\$898,801	\$921,453
Operating Expenses	\$400,000	\$415,000	\$421,225	\$427,543	\$433,957	\$440,466
Capex Reserves	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Net Operating Income	\$346,360	\$413,960	\$424,674	\$435,634	\$446,844	\$462,987

Projected Investor Return

All numbers below are net returns to investors – Net of Debt Service, 1.5% Asset Management Fee and 20% Sponsor Compensation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Before Tax Cash Flow	\$126,185	\$179,558	\$187,926	\$154,253	\$163,010	\$175,653
Cash on Cash Return	8.08%	11.49%	12.03%	9.87%	10.43%	11.24%
Total Return		25.4%	42.1%	60%	78.6%	101.3%
Average Annualized Return		12.7%	14%	15%	15.7%	16.9%

Sample Investment (\$100,000)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Cash-on-Cash Return	\$8,080	\$11,490	\$12,030	\$9,870	\$10,430	\$11,240
Cumulative Cash-on-Cash	\$8,080	\$19,570	\$31,600	\$41,470	\$51,900	\$63,140
Equity Gain on Sale	0	\$5,846	\$10,536	\$18,522	\$26,694	\$38,110
Total Combined Cash Flow + Equity	\$8,080	\$25,416	\$42,136	\$59,992	\$78,595	\$101,250
Return on Capital	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Return	\$108,080	\$125,416	\$142,136	\$159,992	\$178,595	\$201,250

Sponsor Team



Ben Suttles

Managing Member

DISRUPTEQUITY
PARTNERS

Ben helped drive acquisition of a 92 unit property as well as a 139 unit property both in Beaumont, as well as manage a 500k rehab and 900k rehab respectively, as well as average double digit returns for investors. Additionally helped drive acquisition of a 99 unit apartment in East Atlanta. Ben has also raised over \$3.5 million in funding for multifamily acquisitions the past 24 months.

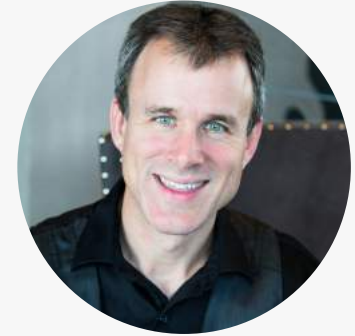


Feras Moussa

Managing Member

DISRUPTEQUITY
PARTNERS

Feras is a serial entrepreneur with a tech background. Feras formerly worked as a Program Manager at Microsoft, and is now focused on Multi-Family investing. Feras owns and manages a rental portfolio of 4-plexes, single-family homes, and multiple condos, as well as investments in multiple 130+ unit apartment complexes, as well as helped drive acquisition of a 99 unit apartment in East Atlanta.



Mark Kenney

Managing Member

THINK
MULTIFAMILY

Mark has a passion for real estate and has been investing in real estate for over 20 years and currently owns over 2600 units. Mark purchased his first real estate property when he was 23 years old. He has also raised millions of dollars to purchase properties.

Post **Acquisition** Expectations



Monthly Report

Investors will receive a monthly report with highlights and financials



Quarterly Distributions

Investors should expect distributions quarterly



Communication

Sponsorship team will keep communication channels open and communicate the good and bad

Next Steps

1. Review and complete Investment Packet, to be sent out April 29th
2. Sponsors review and accept investment packet.
3. Wire investment to banking instructions prior to May 9th

The investment packet contains the Offering documents (PPM, Subscription Agreement, etc.).

Investments will be accepted on a first come first serve basis on the completion and delivery of the offering documents, as well as wiring of funds.

Minimum Investment - \$50,000
Will accept IRA Funds

Q&A

Have questions? Feel free to ask.