



is an asset manager and multi-family syndication group. Our goal is to bring investors together in order to invest in high quality cash flowing apartment buildings.

Why You Should Invest in Real Estate Syndications

Passive Income

Let us deal with the day to day while you collect mailbox money and focus on what you enjoy.

Appreciation

There is forced appreciation, this occurs as we follow our business plan, push rents and keep expenses static or lower them. Then there is market appreciation, which we consider a bonus as we cannot count on it. Both benefit our properties directly.

Tax Benefits

Multi-family affords us two major benefits. First the 1031 exchange which allows us to defer paying tax at the sale. Second is depreciation and bonus depreciation which allow us to reduce our taxable income.

Great Returns with Low Risk

The government incentives us to own real estate. Risks are low because our loans are non-recourse, rates are low and break even occupancies are low, meaning the rental income covers all expenses even if occupancy is around 80% or lower.

Returns vary by property but you can expect the Average Annual Return (AAR) to be at least 13%, compare this to the average of ~7% in the S&P 500 over the last 20 years.

Our Approach to Real Estate

We search out value add multi-family apartment complexes in strong and emerging markets. Generally investing in secondary and tertiary markets that can be commuting zones to larger cities. Value add properties allow us to address the issues taking advantage of gaining market rents. Hold periods are typically 4-7 years on our purchases which are normally 30+ units.

If this sounds interesting to you feel free to [read our report](#) that outlines the benefits of multi-family syndications in greater detail. Go to our website and [join our investor club](#). Through this we periodically send informational emails and let you know about upcoming opportunities. Please [fill out the Soft Investor Form](#) on our website and [schedule a call with us](#). This way we can get to know each other more and present you with an investment that fits your criteria.

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