

A 284-UNIT
MULTIFAMILY
INVESTMENT
OPPORTUNITY



Mt Zion Rd

3386 Mount Zion Rd
Stockbridge, GA 30281

AVENUE 33 APARTMENTS

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This preliminary information package offers only limited descriptive material regarding a Limited Liability Company investing in Avenue 33. This summary does not purport to be complete and will be supplemented with additional information in a Private Placement Memorandum and at such time as it is requested, in writing, by interested investors. The use of this material is authorized only for those to who it was originally provided. This is for informational purposes only and it is not a solicitation or offering to the recipient.

TABLE OF CONTENTS

4 EXECUTIVE SUMMARY

- Property Story
- Financing
- Investment Highlights

8 BUSINESS PLAN

- Business Plan
- Avenue 33 Timeline
- Rent Comparables

14 LOCATION/MARKET

- Atlanta Overview
- Atlanta Employment Stats
- Atlanta Major Employers
- Stockbridge Quick Facts
- Stockbridge Demographics
- Henry County Employment

22 PROPERTY DETAILS

- Features & Amenities
- Unit Mix
- Floor Plans

28 FINANCIALS

- Equity Investment
- Capital Expenditures
- Investment Pro Forma
- Pro Forma Assumptions
- Avenue 33 Projected Returns
- Risk Based Investing
- FAQ
- Timeline



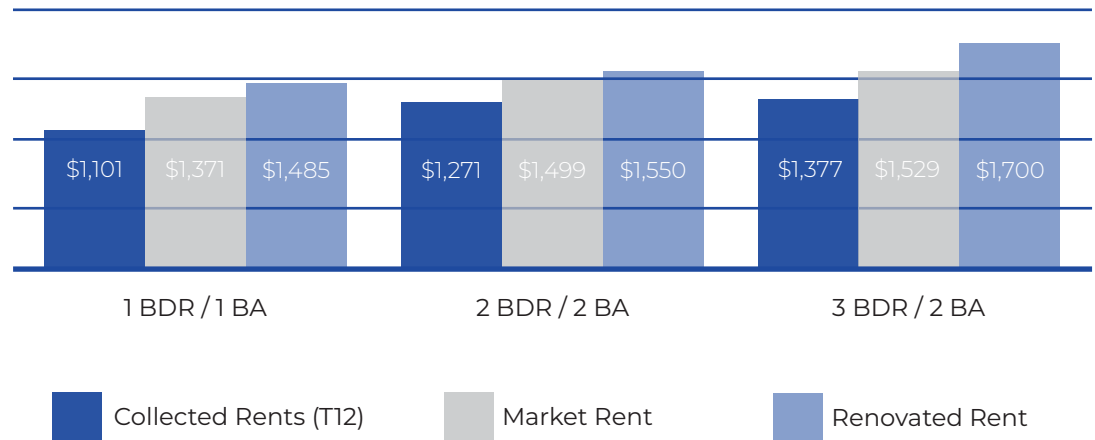


AVENUE 33 APARTMENTS

EXECUTIVE SUMMARY



RENOVATION RENT PREMIUMS



COMPARABLES PROVING RENOVATION UPSIDE (3BDR/2 BA)

PROPERTY	RENT
Marbella Place	\$1,922
Assembly Eagles Landing	\$1,871
The Abbey at Eagles Landing	\$1,929
Average	\$1,907
	<i>Rents at Market</i>



CONSERVATIVE FINANCING

- ✓ Up to 75% LTV
- ✓ 68% LTC
- ✓ 4.33% interest rate
- ✓ 2 year initial loan term with rate cap
- ✓ (3) 1 year extensions
- ✓ Up to 5 year interest only

- ✓ Raising an additional \$925,891 for 6 months of operating reserves
- ✓ Break-even occupancy stress test of 75%
- ✓ Conservative assumptions of sale value based on reversion cap rate increase by 10 basis points per year.
- ✓ Underwriting with an eye towards market trends in 2008-2011 versus 2015-2018.



CONSERVATIVE UNDERWRITING

INVESTMENT HIGHLIGHTS

7



Preferred Return | 8%



Projected CoC return | 10%



Projected IRR | 15%



Investment Term | 5-10 Years

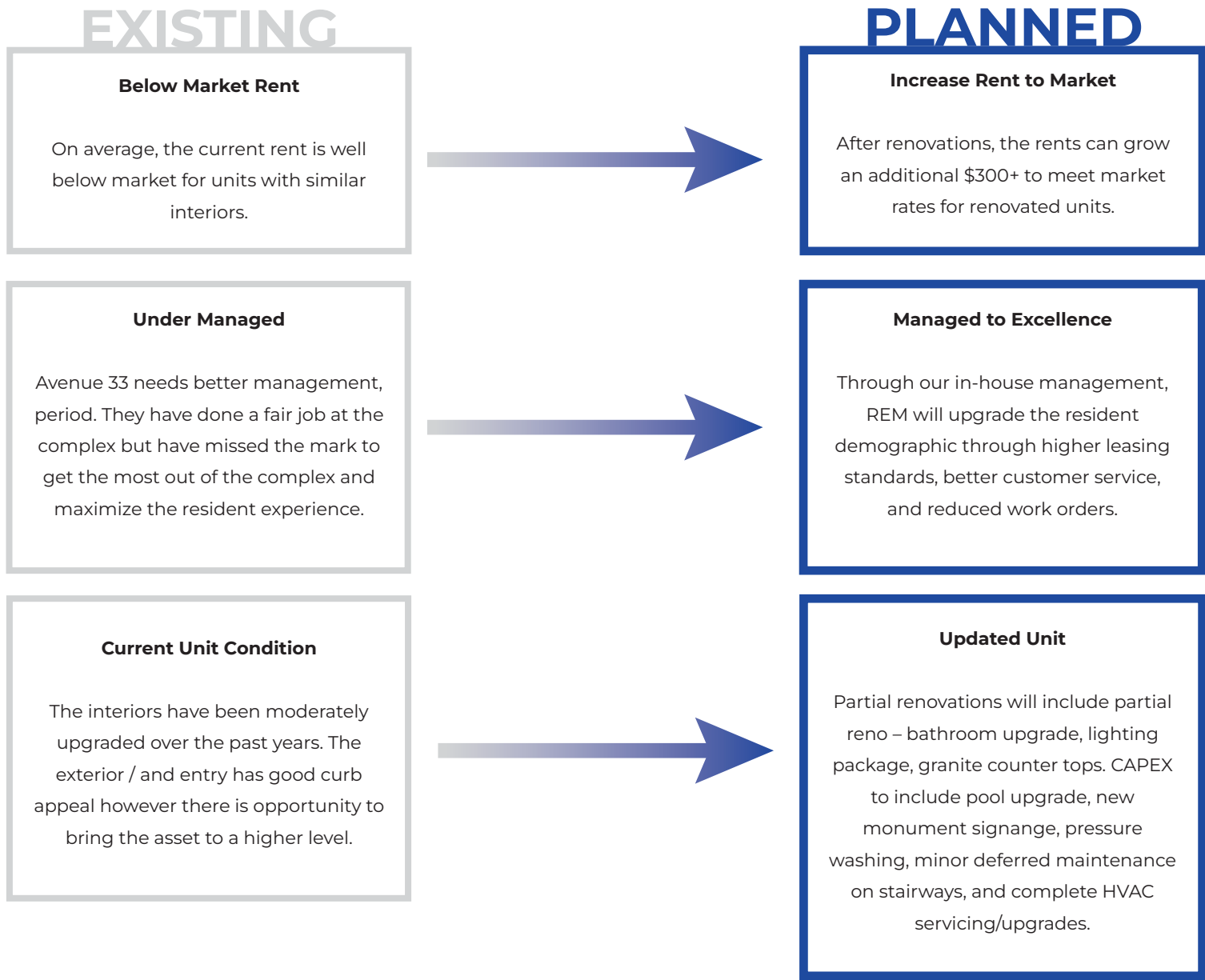


Investment minimum | \$100,000



AVENUE 33 APARTMENTS

BUSINESS PLAN



0-18 MONTHS

Complete exterior upgrades - landscaping, monument signage, pressure wash, pool updates, exterior painting, etc.

HVAC Upgrade

As units turn, roll out interior upgrades - countertops, appliance, bathrooms, lighting packages, etc.

Implement lead-capture system with 24/7 live-assist and 15 minute response time

Continue to push rents on renewals to catch up to market rate

18-36 MONTHS

Continue to stabilize operations

Continually test unit rents upon completion on upgrades and turnover

We anticipate acquiring a supplemental loan at the end of year three (70% LTV @ 5% fixed) where a return of capital event will take place

Continue to cash flow



CLASSIC

Original Appliances
Original Fixtures
Laminate Countertops
Original Cabinetry

RENOVATED

Install hard surface countertops
New appliance package
Lighting package
Add backsplash
Renovated bathrooms



RENT COMPARABLES

TYPE	PROPERTY	YR BUILT	# OF UNITS		UNIT SIZE	RENT	RENT PSF
1 Bedroom	Marbella Place	1998	368		720	\$1,345	\$1.87
	Assembly Eagles Landing	1997	490		652	\$1,363	\$2.09
	The Abbey at Eagles Landing	2004	244		880	\$1,474	\$1.68
TOTALS/AVG		2000	367		751	\$1,394	\$1.88
AVENUE 33		1999	284	CURRENT	730	\$1,101	\$1.51
				MARKET		\$1,371	\$1.88

TYPE	PROPERTY	YR BUILT	# OF UNITS		UNIT SIZE	RENT	RENT PSF
2 Bedroom	Marbella Place	1998	368		1040	\$1,575	\$1.51
	Assembly Eagles Landing	1997	490		1183	\$1,751	\$1.48
	Pointe Grand Southlake	2022	312		1170	\$1,999	\$1.71
	The Abbey at Eagles Landing	2004	244		1177	\$1,799	\$1.53
TOTALS/AVG		2005	354		1131	\$1,781	\$1.56
AVENUE 33		1999	284	CURRENT	962	\$1,271	\$1.32
				MARKET		\$1,499	\$1.56

RENT COMPARABLES

TYPE	PROPERTY	YR BUILT	# OF UNITS		UNIT SIZE	RENT	RENT PSF
3 Bedroom	Marbella Place	1998	368		1226	\$1,922	\$1.57
	Assembly Eagles Landing	1997	490		1364	\$1,871	\$1.37
	The Abbey at Eagles Landing	2004	244		1479	\$1,929	\$1.30
TOTALS/AVG		2000	367		1356	\$1,907	\$1.41
AVENUE 33		1999	284	CURRENT	1081	\$1,377	\$1.27
				MARKET		\$1,529	\$1.41





AVENUE 33 APARTMENTS

LOCATION/MARKET

#2 Metro Tech Hub (Growth Potential)

Business Facilities

#2 World's Busiest Airport

Airports Council International

#5 Moving Destination in the Nation

Penske

ATLANTA (MSA)

Atlanta is the capital and most populous city in Georgia. Its economy is considered diverse, with dominant sectors in industries including transportation, aerospace, logistics, healthcare, news and media operations, film and television production, information technology, finance, and biomedical research and public policy. Twenty-nine companies headquartered in metro Atlanta are among the 2020 Fortune 1000, of which 16 companies ranked in the elite Fortune 500. In fiscal year 2020, these 29 companies generated aggregate revenues of \$429 billion.

Atlanta's transportation infrastructure comprises a complex network that includes a heavy rail rapid transit system, a light rail streetcar loop, a multi-county bus system, Amtrak service via the Crescent, multiple freight train lines, an Interstate Highway System, several airports, including the world's busiest, and over 45 miles (72 km) of bike paths.



Atlanta

24 minutes
20 miles to
Downtown
Atlanta

15 minutes
13 miles to
Hartsfield-Jackson
Atlanta International
Airport

 **Hartsfield-Jackson**
Atlanta International Airport

**Hartsfield-Jackson
Atlanta International
Airport**

is the most-traveled airport in the Western Hemisphere. Hartsfield-Jackson is the primary hub of Delta Air Lines. With just over 1,000 flights a day to 225 domestic and international destinations, the Delta hub is the world's largest airline hub and is considered the first mega-hub in America.



ATLANTA EMPLOYMENT STATS

- ✓ The **average income** of an Atlanta resident is **\$35,719 a year**. The US average is \$28,555 a year.
- ✓ Atlanta has an **unemployment rate of 5.3%**. The US average is 6.0%.
- ✓ Atlanta has seen the job market increase by 2.9% over the last year. **Future job growth over the next ten years is predicted to be 46.8%** which is higher than the US average of 33.5%.
- ✓ ARC forecasts the 21-county **Atlanta region will potentially add 2.9 million people by 2050**, bringing the region's total population to 8.6 million. To put that growth in perspective, it's as if all of metropolitan Denver will move to the Atlanta region over the next 30 years.

#1
Metro Area For
**LOWEST COST OF
DOING BUSINESS**

3rd
Most
**FORTUNE 500
COMPANY
HEADQUARTERS**

#1
Most-Traveled
Airport in the Western
Hemisphere
**HARTSFIELD-JACKSON
ATLANTA
INT'L AIRPORT**

1.9 M
Forecasted
**JOBS TO BE
CREATED
BY 2040**

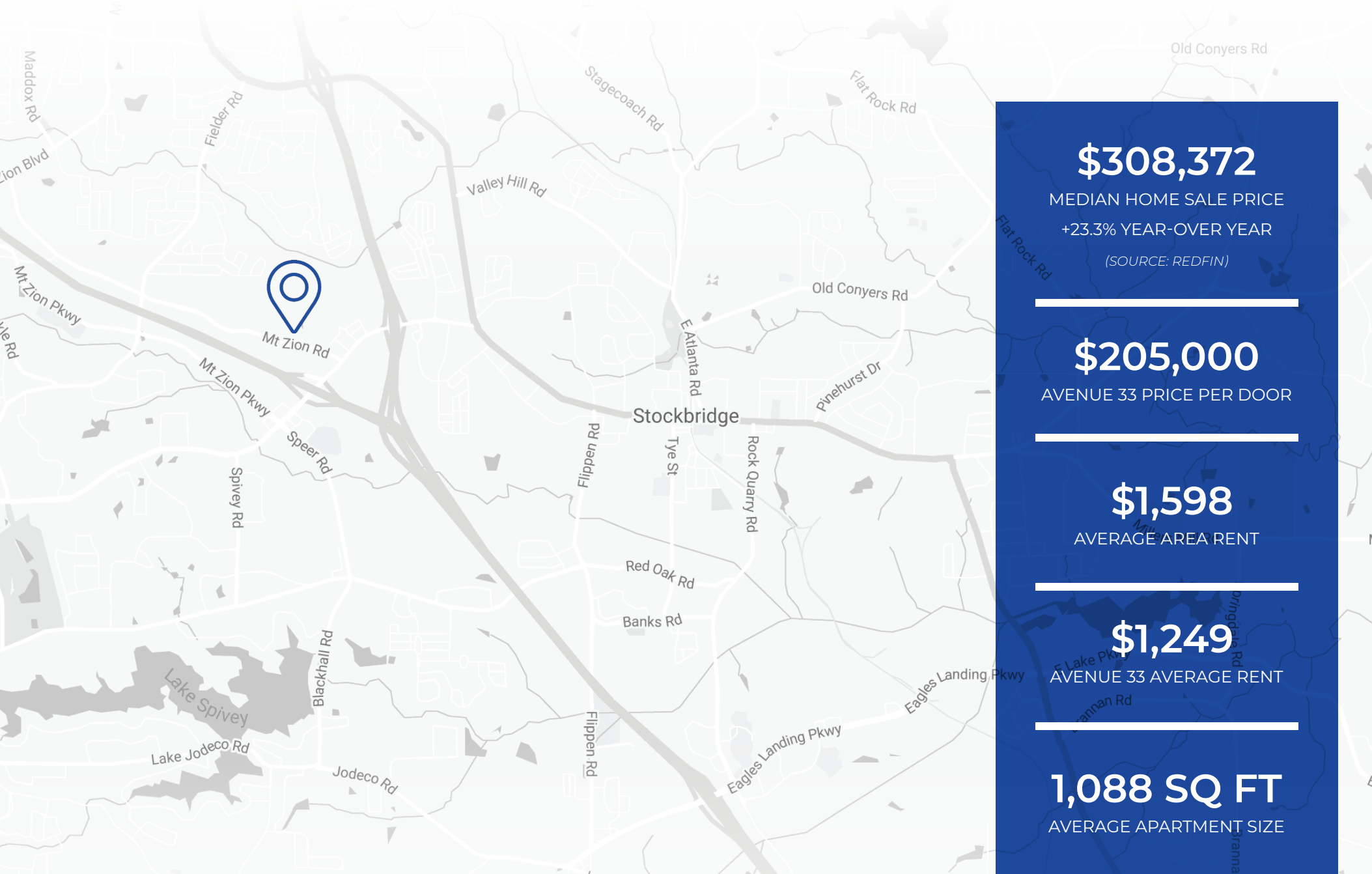
#3
Market for
**EDUCATIONAL
ATTAINMENT**



ATLANTA MAJOR EMPLOYERS

RANK	EMPLOYER	EMPLOYEES	PRIMARY FACILITY TYPE
1	Delta Airlines	34,500	Corporate HQ/Airport (FORTUNE #75)
2	Emory University & Emory Healthcare	32,091	Educational Institution/Healthcare
3	The Home Depot	16,510	Corporate HQ (FORTUNE #23)
4	Northside Hospital	16,000+	Healthcare
5	Piedmont Healthcare	15,900	Healthcare
6	Publix Supermarkets	15,591	Division HQ
7	WellStar Health Systems	15,353	Healthcare
8	The Kroger Co.	15,000+	Division HQ
9	AT&T	15,000	Division HQ/Regional HQ
10	UPS	14,594	Corporate HQ (FORTUNE #44)
11	Marriott International	12,000+	Hotels
12	Children's Healthcare of Atlanta	9,000	Healthcare
13	Cox Enterprises	8,894	Corporate HQ
14	Centers for Disease Control & Prevention (CDC)	8,403	Federal Government Agency HQ
15	The Coca-Cola Company	8,000	Corporate HQ (FORTUNE #87)
16	Southern Company (includes Georgia Power)	7,753	Corporate HQ (FORTUNE #126)

STOCKBRIDGE QUICK FACTS



\$308,372

MEDIAN HOME SALE PRICE

+23.3% YEAR-OVER-YEAR

(SOURCE: REDFIN)

\$205,000

AVENUE 33 PRICE PER DOOR

\$1,598

AVERAGE AREA RENT

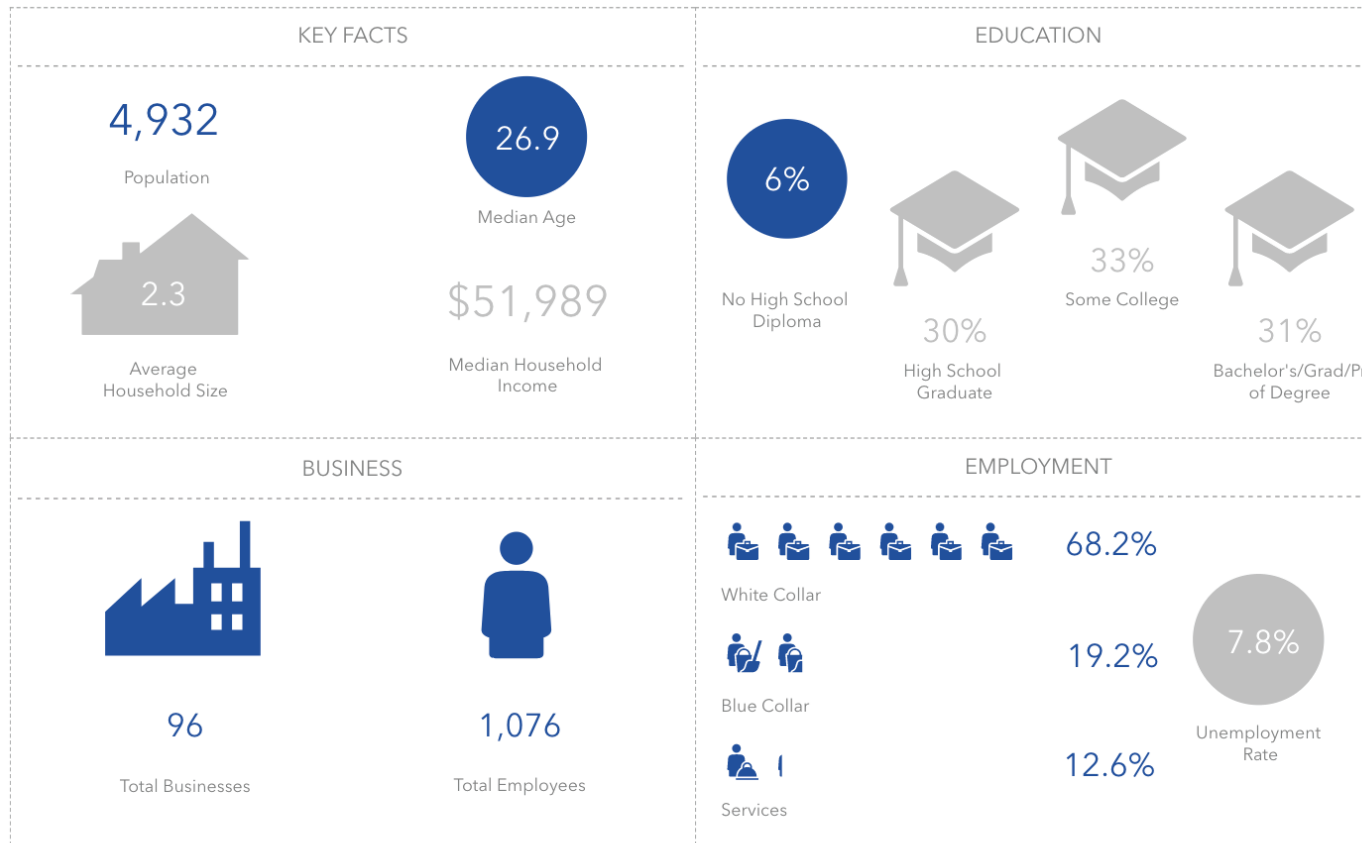
\$1,249

AVENUE 33 AVERAGE RENT

1,088 SQ FT

AVERAGE APARTMENT SIZE

STOCKBRIDGE DEMOGRAPHICS



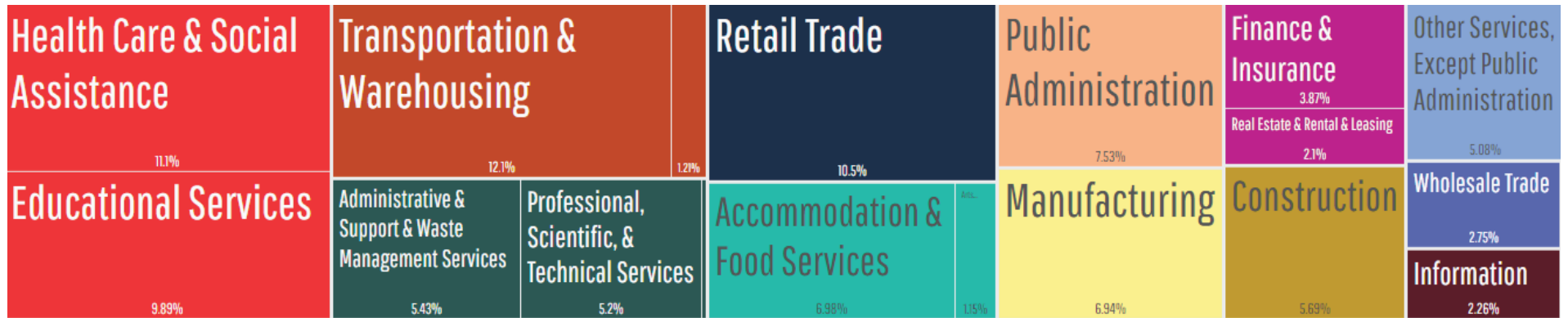
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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REQUIRED INCOME FOR THIS PROPERTY:

$$\$1,500 \times 12 \times 2.5 = \text{\$45,000} \ll \$51,989$$

HENRY COUNTY EMPLOYMENT



Major Employers Include:

PVH Corp (Apparel)	1,000
Piedmont Henry Hospital	1,800
Luxottica Retail Group (eyewear)	2,000
Ken's Foods, Inc. (Salad Dressing)	500
Home Depot Direct Fulfillment Center	780
Henry County Government	1,818
Henry County Schools	4,950
Georgia Power Customer Care	550
Georgia Crown Distributing Co (Beverages)	350
Federal Aviation Administration	1,000
Carter's Inc (Children's apparel)	635





AVENUE 33 APARTMENTS

PROPERTY DETAILS

284

UNITS

1999

YEAR BUILT

2018

YEAR RENOVATED

937

AVG SQ FT

266,024

RENTABLE SQ FT

29

TOTAL ACRES

16

OF BUILDINGS



Community Amenities

- Resort Style Pool
- Cabanas
- High Speed Internet
- BBQ/Picnic Area
- Free Weights
- Fitness Center
- Clubhouse
- Controlled Access/Gated
- Business Center
- Off-Leash Dog Park with Agility Obstacles
- Reserved Parking
- Online Payments
- Online Service Requests

Construction

- Roof – Pitched Roof Shingles
- Slab – Slab on Grade
- Exterior – Brick and Hardi Plank Siding
- Plumbing – PVC
- HVAC – Split System Ground Based
- Wiring – Copper

Amenities

- Kitchens & Bathrooms with Granite Style Countertops
- Gorgeous Kitchens with White Cabinetry
- Wood Style Plantation Blinds
- Wood Style Flooring
- Stainless Steel Appliances
- Washer/Dryer
- Cable Ready
- Air Conditioner
- Breakfast Bar
- Dual Master Suites
- Wooded Views
- Updated Brushed Nickel Bathroom Fixtures
- Spacious Closets with Built-in Shelving



UNIT MIX



TYPE	SQ FT	# OF UNITS
1 Bedroom/1 Bathroom	730	72
2 Bedroom/2 Bathroom	962	132
3 Bedroom/2 Bathroom	1081	80
TOTALS/AVG	924	284



1 BEDROOM | 1 BATHROOM

730 SQ FT



2 BEDROOMS | 2 BATHROOMS

962 SQ FT



3 BEDROOMS | 2 BATHROOMS

1,081 SQ FT



AVENUE 33 APARTMENTS

FINANCIALS

USES

Purchase Price	\$58,220,000
CAPEX - Renovations	\$1,461,000
CAPEX - Exterior	\$385,000
Working Capital	\$927,391
Closing Costs	\$2,911,000
Total Use of Funds	\$63,903,117

SOURCES

Equity	\$18,818,117
Debt	\$45,085,000
Total Source of Funds	\$63,903,117

CAPITAL EXPENDITURES

	UNITS	COST/UNIT	COST
RENOVATION - PARTIAL			
Replace flooring	0	\$800	
Replace kitchen countertop	284	\$1,600	\$454,400
Replace appliances	70	\$1,600	\$112,000
Bathroom renovation	284	\$2,500	\$710,000
Add backsplash	142	\$300	\$42,600
Lighting package	284	\$500	\$142,000
Bathroom mirror frame and light fixture	0	\$200	-
Resurface/replace kitchen cabinets	0	\$1,000	-
TOTAL INTERIOR		\$5,144.37	\$1,461,000
EXTERIOR			
Landscaping			\$10,000
Monument Signage			\$50,000
Pressure wash			\$25,000
Rail painting			\$30,000
Pool			\$80,000
Rotted Wood/Paint			\$25,000
Fencing			\$15,000
HVAC Upgrade			\$150,000
TOTAL EXTERIOR		\$1,356	\$385,000

INVESTMENT PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE					
Gross Potential Rent	\$4,962,024	\$5,637,600	\$5,806,728	\$5,980,930	\$6,160,358
Vacancy Factor	8.0%	5.0%	4.0%	3.0%	3.0%
	396,961.92	281,880.00	232,269.12	179,427.90	184,810.73
Loss to Lease	4.0%	2.0%	2.0%	2.0%	2.0%
	198,480.96	112,752.00	116,134.56	119,618.60	123,207.15
Collection Loss	2.0%	1.0%	1.0%	1.0%	1.0%
	99,240.48	56,376.00	58,067.28	59,809.30	61,603.58
Gross Effective Rent	\$4,267,341	\$5,186,592	\$5,400,257	\$5,622,074	\$5,790,736
Utility Reimbursement	\$182,000	\$187,460	\$193,084	\$198,876	\$204,843
Trash Fee	\$51,800	\$53,354	\$54,955	\$56,603	\$58,301
Other Income	\$240,000	\$247,200	\$254,616	\$262,254	\$270,122
Total Non Rent Revenue	\$473,800	\$488,014	\$502,654	\$517,734	\$533,266
TOTAL REVENUE	\$4,741,141	\$5,674,606	\$5,902,911	\$6,139,808	\$6,324,002
EXPENSES					
		\$/UNIT			
Advertising	\$40,000	\$141	\$41,200	\$42,436	\$43,709
Administrative	\$45,000	\$158	\$46,350	\$47,741	\$49,173
Payroll	\$360,000	\$1,268	\$370,800	\$381,924	\$393,382
Insurance	\$140,000	\$493	\$144,200	\$148,526	\$152,982
Contract Services	\$85,000	\$299	\$87,550	\$90,177	\$92,882
R&M	\$95,000	\$335	\$97,850	\$100,786	\$103,809
Make Ready	\$95,000	\$335	\$97,850	\$100,786	\$103,809
Taxes	\$500,000	\$1,761	\$735,714	\$757,786	\$780,520
Utilities	\$350,000	\$1,232	\$345,000	\$355,350	\$366,011
Property Management	\$142,234	\$501	\$170,238	\$177,087	\$184,194
TOTAL EXPENSES	\$1,852,234		\$2,136,753	\$2,202,597	\$2,270,469
Expense Ratio	39%		38%	37%	37%
NET OPERATING INCOME	\$2,888,906		\$3,537,853	\$3,700,314	\$3,869,339

INCOME

Gross Scheduled Rent: Based on occupied units at leased and vacant units at market rent from the most recent roll. Average turn is 12 units per month. We are allowing 2 years to bring rents up to market across the entire complex. Afterwards, we assumed annual 3% increases for both income and expenses.

ECONOMIC LOSS

Loss-to-Lease: The difference between market and contract/actual rents. Year 1 Loss-to-Lease is projected at 4%.

Vacancy: Pro forma vacancy loss is projected at 8% which is higher than the recent historical performance of the property at 5%. Average historical vacancy in the immediate area is closer to 3% and we believe this is achievable with top class management and better marketing but are allowing room for turnover.

Collection Loss: Collection loss is projected at 2%, based on market comparables, but lower than historical which has run closer to 7%.

EXPENSES

Advertising: Includes advertising, leasing costs, resident retention and other marketing expenses. Based on our analysis, current owner is doing minimal marketing. We believe we will get better results based on a more aggressive leasing strategy rather than just waiting for the phone to ring.

Administrative: Includes computer maintenance and supplies, evictions, telephone, answering service, website & support, office equipment, training & travel, and other office expenses. Pro forma expense of \$158 per unit is lower than historical and more in line with our standard expectations.

Payroll: Taken to market at \$1,471, we expect this expense to go down by over \$200 per door from the efficiencies in having in house management to utilize.

Insurance: We are bumping insurance from historical because of current cost increases throughout the insurance market.

Contract Services: Pro forma expense of \$85,000 is based on the historical performance of the property.

Repairs & Maintenance: Includes expenses associated with the repairs and maintenance of the interior and exterior of the property and projected at \$335 per unit which is higher than historical, but we believe is necessary given the age of the property and our goal to raise the level of the property.

Make Ready: Includes the expenses associated with making a vacant unit ready for the next move-in and is projected at \$335 per unit, lower than historical performance and more within our typical budget for a similar type property that we manage internally.

Taxes: The amount represented is based on a continuation of the existing real estate tax rate. The re-assessed value is based on the information we received from a local tax appraiser as well as our own research from comps in the area and the valuation increases incurring upon sales.

Utilities: Includes electricity for vacant units and common areas, gas, water, and sewer. Tenants are sub-metered for electric. We do not anticipate the utilities to change drastically.

Management Fee: Management fee is 3% of the collected revenue. We are hiring REM Living, our in-house management arm, to manage the asset. We believe this is the best fit for the asset given the size, characteristics, and need for quality employees.

Capital Reserves: Capital reserves are projected at \$250 per unit, as is typical with this type of a project.

AVENUE 33 PROJECTED RETURNS

(BASED ON \$100K INVESTMENT)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Distributions	\$4,097	\$7,446	\$8,285	\$3,890	\$4,488
Cash On Cash Returns	4.1%	7.4%	8.3%	14.5%	16.8%
Profits from Sale					\$48,754
Return of Initial Investment (Refi/Sale)			\$73,247		\$26,753
Total Return of Investment	\$4,097	\$11,542	\$93,074	\$96,964	\$176,959

**We anticipate a long-term hold of (5-10 years) but are showing the returns and retained equity in 5-year for example purposes only. The hold period depends on the market, and the final decision about when to sell will be reviewed on a yearly basis in consideration of market and property performance. 10-year hold returns 10.2% average COC.*

*** COC based on invested capital*

High Risk

- Risk 100%
- Return 30%

Low Risk

- Risk 10%
- Return 15%



What are the investor requirements to invest in this opportunity?

All investors must be verified accredited investors.

What happens in the event of a capital call?

REM Capital PPM's specifically state Limited Partners are not liable in a capital call.

Can I invest with my Self-directed IRA and/or Solo 401(k) funds?

Absolutely! We are taking SDIRA and Solo 401(K) funds.

How will profits be distributed to investors?

This asset has a preferred return to investors plus a split of in excess profits. Available profits will be distributed on a monthly basis to an account of your choosing.

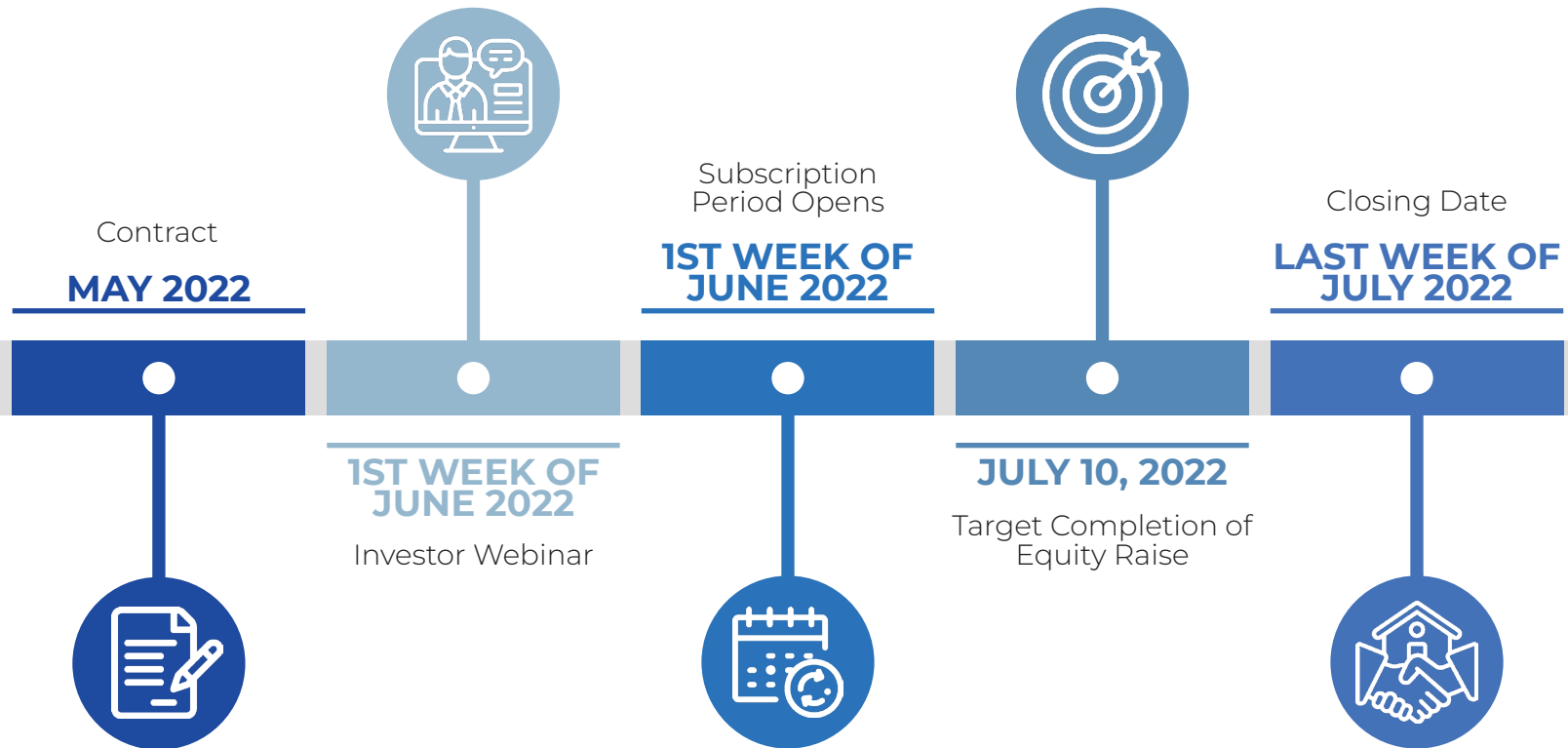
Is due diligence complete?

Yes, we conducted file audits (review of leases), unit by unit inspections, as well as roof, sewer, and mechanical systems inspections.



What is the time horizon for this investment?

We are set to close July 2022.
Shares in our investments typically fully subscribe quickly.
Please be aware investors are taken on a first come first served basis.





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