

A 208-UNIT
MULTIFAMILY
INVESTMENT
OPPORTUNITY



415 Fairburn Road
Atlanta, GA 30331

FAIRBURN MAYS

CITY PARK APARTMENTS



REM CAPITAL LIVE Q & A

THE BASICS OF MULTIFAMILY INVESTING | Q&A

HOSTED BY


Robert Ritzenthaler
CEO | MANAGING PARTNER


John Van Der Giessen
VP BUSINESS DEVELOPMENT | PARTNER


Adam Beckstedt
VP ACQUISITIONS | PARTNER

WEDNESDAY | AUGUST 31, 2022

5PM PT/8PM ET

CONFIDENTIALITY DISCLAIMER



No information provided on this presentation shall constitute an offer to sell or a solicitation of an offer to make an investment in any securities or ownership interests in (the "Opportunity"). This presentation does not constitute an offer to sell or buy any securities or ownership interests of the Opportunity ("Interests"). There shall be no offer or sale of the Opportunity's Interests without:

Securities offered through the Opportunity are only suitable for Accredited Investors, who are familiar with and willing to accept the high risk associated with private investments. Investing in private placements requires high-risk tolerance, low-liquidity concerns and long-term commitments. Investors must be able to afford to lose their entire investment. Investors must carefully consider their investment objectives along with the risks, charges, expenses and other factors of any investment product prior to investing.

A prospective investor first completing the Opportunity's questionnaire, pursuant to which that prospective investor will attest that he or she is an Accredited Investor, as defined by Rule 501 of the Securities Act of 1933, as amended (the "1933 Act").

After it receives a completed Accredited Investor Questionnaire from a prospective investor, the Opportunity completing its investigation to determine that the prospective investor does satisfy the Accredited Investor standard and is therefore qualified to invest in the Opportunity.

All information contained on this presentation (including this disclaimer language) is qualified in its entirety by and subject to the information contained in the Offering Materials. As explained in detail in the Offering Materials, Interests in the Opportunity are not registered (nor is there any present intention to have them registered) under the 1933 Act, or the securities laws of any states, and will only be offered and sold in reliance on exemptions from the registration requirements of the 1933 Act and requisite state laws. The Interests in the Opportunity, once acquired, may not be transferred or resold except as permitted by the 1933 Act and requisite state laws pursuant to registration or an exemption therefrom. Neither the Securities and Exchange Commission (the "SEC") nor any state securities regulatory authority has expressed any approval or disapproval of the Interests in the Opportunity, nor have any of the foregoing authorities passed upon or endorsed the merits, accuracy or adequacy of the Offering Materials. Any representation to the contrary is unlawful.

No communication, through this presentation or in any other medium, should be construed as a recommendation for any security offering. This presentation provides general and preliminary information about the Opportunity and is intended for initial reference purposes only. It is not a summary or compilation of all applicable information and is not complete. It is subject in its entirety to the Offering Materials, which will only be provided to qualifying Accredited Investors.

Neither the Opportunity nor any of its affiliates is a registered investment adviser or registered under the Investment Company Act of 1940.

Prospective investors should not construe the contents of this presentation as legal, tax, investment or other advice. Each prospective investor should make his or her own inquiries and consult his or her own advisors as to the appropriateness and desirability of an investment in the Opportunity and as to legal, tax and related matters concerning an investment in the Opportunity. All prospective investors are strongly advised to consult with their own tax, legal and financial advisors.

This preliminary information package offers only limited descriptive material regarding a Limited Liability Company investing in City Park Apartments. 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

5 EXECUTIVE SUMMARY

- Property Story
- Financing
- Investment Highlights

9 BUSINESS PLAN

- Business Plan
- Timeline
- Value-Add Opportunity
- Rent Comparables

15 LOCATION/MARKET

- Atlanta Overview
- Atlanta Employment Stats
- Atlanta Major Employers
- Demographic Overview
- Fulton County Employment

22 PROPERTY DETAILS

- Features & Amenities
- Unit Mix
- Floor Plans

27 FINANCIALS

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



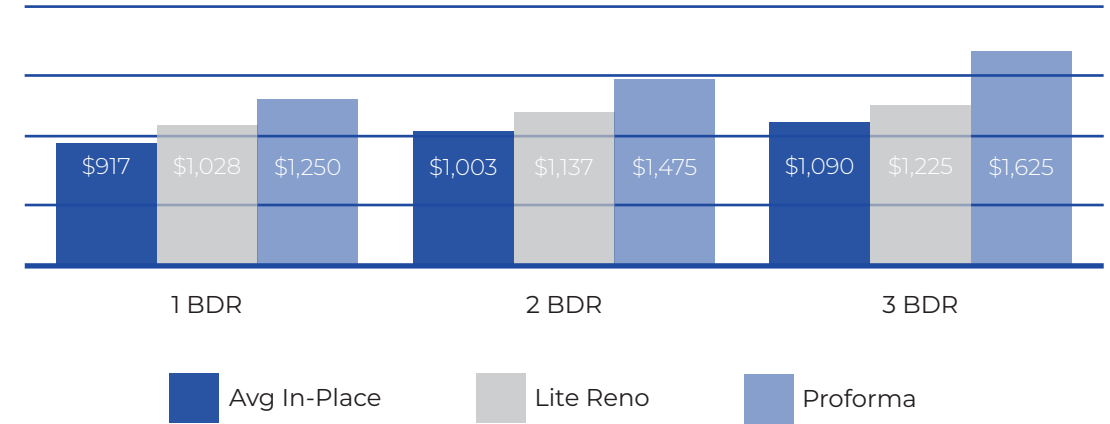


CITY PARK

EXECUTIVE SUMMARY



RENOVATION RENT PREMIUMS



COMPARABLES PROVING RENOVATION UPSIDE (2BDR)

PROPERTY	RENT
Villas at Princeton	\$1,955
Overlook Ridge	\$1,695
The Parkton	\$1,921
12th and James Luxury	\$1,946
Ashford at Spring Lake	\$1,895
Average	\$1,882



CONSERVATIVE FINANCING

- Up to 68% LTV
- 6.52% interest rate
- Initial 3 year term with (2) 12 month period extensions
- Up to 3 year interest only

- Raising an additional \$1,362,237 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



- ✓ **Preferred Return** 8%
- ✓ **Projected CoC return** 10-12%
- ✓ **Projected IRR** 15-18%
- ✓ **Investment Term** 5-10 Years
- ✓ **Investment minimum** \$100,000

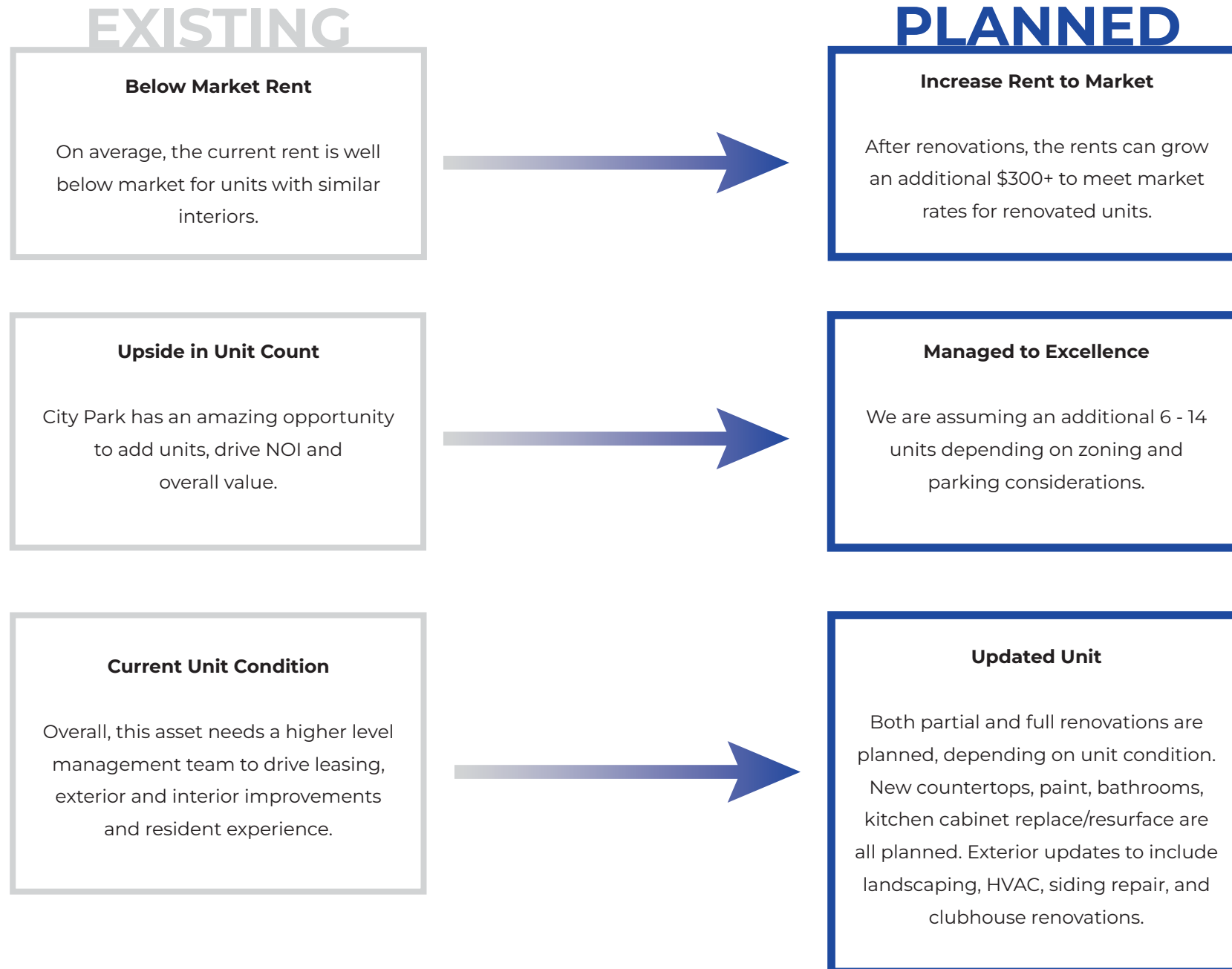
INVESTOR QUESTION:

"What is a preferred return?" The preferred return ensures that the Class A Member (the limited partner investor) receives an 8% per annum, non-compounded return. In the event the business plan or other circumstances do not allow for the 8% per annum return, the short fall is accounted for and a "catch up" takes place at an appropriate time in the future.



CITY PARK

BUSINESS PLAN



0-18 MONTHS

Complete robust exterior upgrades - landscaping, rotted wood/paint, pool, gate modifications, rebuild 8+ units, playground and dog park.

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 in the 3 to 5 year time horizon where a return of capital event will take place.

Continue to cash flow



CLASSIC

49 "classic" units for a new owner to renovate

RENOVATED

The current owner has renovated 159 to the "deluxe" level.
Renovations include:

- painted cabinets
- black / stainless steel appliances
 - wood-look vinyl flooring
 - tiled backsplash
 - speckled countertops
 - greyscale paint scheme
- brushed nickel lighting and hardware package



RENT COMPARABLES

TYPE	PROPERTY	YR BUILT	# OF UNITS	UNIT SIZE	RENT	RENT PSF
1 BR	Overlook Ridge	2004	230	803	\$1,455	\$1.81
	The Parkton	2001	137	794	\$1,607	\$2.02
	12th and James Luxury Apts	2002	214	721	\$1,674	\$2.32
	Ashford at Spring Lake	2003	180	846	\$1,570	\$1.86
	Average	2003	190	791	\$1,577	\$2.05
	City Park	1991	208	Current	\$960	\$1.36
				Market	\$1,445	\$2.05



RENT COMPARABLES

TYPE	PROPERTY	YR BUILT	# OF UNITS	UNIT SIZE	RENT	RENT PSF
2 BR	Villas at Princeton	2005	210	1175	\$1,955	\$1.66
	Overlook Ridge	2004	230	1103	\$1,695	\$1.54
	The Parkton	2001	137	1119	\$1,921	\$1.72
	12th and James Luxury	2002	214	1012	\$1,946	\$1.92
	Ashford at Spring Lake	2003	180	1186	\$1,895	\$1.60
	Westwood Glen	1979	247	1000	\$1,710	\$1.71
	Average	1999	203	1099	\$1,854	\$1.69
	City Park	1991	208	Current	\$1,090	\$1.16
				Market	\$1,604	\$1.71

TYPE	PROPERTY	YR BUILT	# OF UNITS	UNIT SIZE	RENT	RENT PSF
3 BR	Villas at Princeton	2005	210	1350	\$1,775	\$1.31
	Overlook Ridge	2004	230	1277	\$1,820	\$1.43
	The Parkton	2001	137	1400	\$2,196	\$1.57
	12th and James Luxury	2002	214	1211	\$1,887	\$1.56
	Ahsford at Spring Lake	2003	180	1365	\$2,125	\$1.56
	Average	2003	190	1321	\$1,961	\$1.47
	City Park	1991	208	Current	\$1,190	\$1.10
				Market	\$1,580	\$1.47



CITY PARK

LOCATION/MARKET

#1 Metro Tech Hub (Growth Potential)

Business Facilities 2021

#1 World's Busiest Airport 2021

Airports Council International

#3 Metro for STEM Professionals

WalletHub

#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 of bike paths.



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.

16 minutes
9.4 miles to
Downtown
Atlanta

17 minutes
12 miles to
Hartsfield-Jackson
Atlanta Int'l Airport



- ✓ Median household income in Atlanta (in 2020 dollars) is **\$64,179**. *(Census.gov)*
- ✓ Georgia and the Atlanta metro have **record low 2.9% unemployment rates**. *(June 2022 Department of Numbers)*
- ✓ 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**

1.9 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)



The Atlanta Journal-Constitution

Local News Back To School Georgia Politics Opinion EPaper Sports Newsletters

Metro Atlanta has second-best June on record, adds 20,600 jobs

LOCAL NEWS
By Michael E. Kanell, The Atlanta Journal-Constitution
July 28, 2022

Fulton County Major Employers Include:

Northside Hospital	16,000
Piedmont Healthcare	15,900
Marriott International	12,000
Children's Healthcare of Atlanta	9,000
Cox Enterprises	8,894
Coca-Cola Company	8,000
Southern Company	7,753
Grady Health System	7,600
Truist Financial Group	7,478
Georgia Institute of Technology	7,139
State Farm Insurance	6,000
AT&T/Warner Media	6,000
Bank of America	5,130
Metropolitan Atlanta Rapid Transit Authority	4,700
Allied Universal Security Services	4,570
Wells Fargo Global Banking	4,350

\$312,500

IMMEDIATE AREA HOME SALE PRICE

(SOURCE: REALTOR.COM)

\$432,500

ATLANTA MEDIAN HOME SALE PRICE

(SOURCE: REALTOR.COM)

\$1,882

AVERAGE IMMEDIATE AREA RENT - 2 BDR

(SOURCE: RENT.COM)

\$960

CITY PARK AVERAGE RENT

929 SQ FT

AVERAGE CITY PARK APARTMENT SIZE

MEDIAN HOUSEHOLD INCOME:

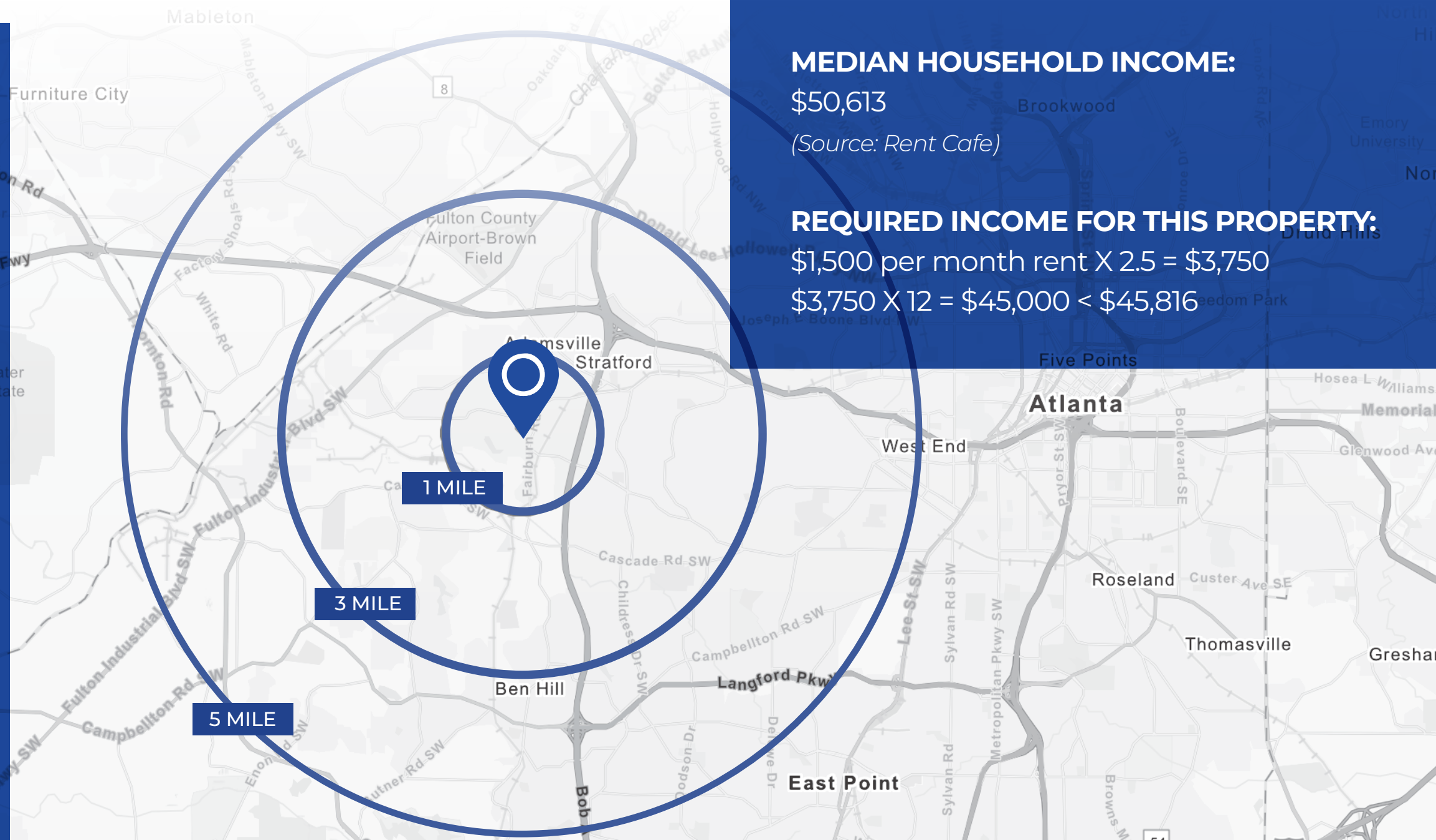
\$50,613

(Source: Rent Cafe)

REQUIRED INCOME FOR THIS PROPERTY:

$\$1,500 \text{ per month rent} \times 2.5 = \$3,750$

$\$3,750 \times 12 = \$45,000 < \$45,816$





CITY PARK

PROPERTY DETAILS

208
UNITS

1991
YEAR BUILT

929
AVG SQ FT

193,328
RENTABLE SQ FT

17.29
TOTAL ACRES

12
UNITS PER ACRE

17
OF BUILDINGS



Community Amenities

- Controlled Access Gate
- Swimming Pool
- Fitness Center
- Picnic Area
- Playground
- Laundry Center
- Sport Court
- Mail Kiosk
- Mature Landscaping
- On Bus Line

Construction

- Roof - Pitched roofs with composition shingles
- Foundation - Concrete slab
- Exterior - All buildings have wood frame construction with vinyl siding.
- Plumbing - PVC supply lines; CPVC waste lines
- HVAC - All units have an individual, electric forced-air system with interior closet mounted air handler and exterior pad-mounted condensing unit.
- Wiring - Copper
- Electric/Gas - Total electric

Apartment Amenities

- Fully-equipped Kitchen
- Stainless Steel Appliances*
- Frost-free Refrigerator
- Separate Dining Area*
- Washer/Dryer Connections
- Laundry/Utility Room*
- Faux Wood Vinyl Flooring
- Vaulted Ceilings*
- Walk-in Closet(s)
- Separate Vanity Area*
- Window Blinds

**In select units*





TYPE	SQ FT	# OF UNITS
1 BR / 1 BA	704	16
2 BR / 1 BA	840	48
2 BR / 2 BA	938	96
3 BR / 2 BA	1,077	48
TOTALS/AVG	929	208



1 BEDROOM | 1 BATHROOM

704 SQ FT



2 BEDROOMS | 1 BATHROOMS

840 SQ FT



2 BEDROOM | 2 BATHROOM

938 SQ FT



CITY PARK

FINANCIALS

(Based on \$100K Investment)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Distributions	\$5,137	\$6,514	\$7,332	\$5,223	\$5,791
Cash On Cash Returns	5.1%	6.51%	7.3%	22.5%	24.9%
Profits from Sale					\$56,915
Return of Initial Investment (Refi/Sale)			\$76,739		\$23,261
Total Return of Investment	\$5,137	\$11,651	\$95,722	\$100,945	\$186,912

Purchase Price	\$34,750,000
CAPEX - Renovations	\$1,203,600
CAPEX - Exterior	\$2,357,000
Working Capital	\$1,362,237
Closing Costs	\$2,085,000
TOTAL USE OF FUNDS	\$41,757,837
Equity	\$15,009,992
Debt	\$26,747,845
TOTAL SOURCE OF FUNDS	\$41,757,837

	UNITS	COST/UNIT	COST
RENOVATION - PARTIAL			
Replace flooring	0	\$800.00	\$-
Replace kitchen countertop	159	\$1,000.00	\$159,000.00
Replace appliances	0	\$1,900.00	\$-
Repaint interior	159	\$1,000.00	\$159,000.00
Replace bathroom vanity	64	\$250.00	\$16,000.00
Remodel bathrooms - Full	95	\$2,500.00	\$237,500.00
Bathroom mirror frame and light fixture	64	\$100.00	\$6,400.00
Resurface/replace kitchen cabinets	159	\$1,100.00	\$174,900.00
RENOVATION - FULL			
Replace flooring	49	\$1,500.00	\$73,500.00
Replace kitchen countertop	49	\$1,000.00	\$49,000.00
Replace appliances	49	\$1,900.00	\$93,100.00
Repaint interior	49	\$1,200.00	\$58,800.00
Remodel bathrooms - Full	49	\$2,500.00	\$122,500.00
Resurface/replace kitchen cabinets	49	\$1,100.00	\$53,900.00
TOTAL EXTERIOR		\$5,786.54	\$1,203,600

CAPITAL EXPENDITURES

	UNITS	COST/UNIT	COST
RENOVATION - FULL			
Landscaping			\$35,000.00
HVAC			\$100,000.00
Siding Repair			\$150,000.00
Rotted Wood/Paint			\$150,000.00
Clubhouse renovation			\$15,000.00
Concrete repairs			\$5,000.00
Gate modifications			\$50,000.00
Pool			\$130,000.00
Dog Park/Playground			\$20,000.00
LED Lighting			\$10,000.00
Security camera - Upgrade			\$7,000.00
Upgrade BBQ area			\$10,000.00
Kids Playground			\$25,000.00
Rebuild 8 unit building			\$1,600,000.00
Contingency			\$50,000.00
TOTAL EXTERIOR		\$11,332	\$2,357,000

INVESTMENT PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUE					
Gross Potential Rent	\$3,422,880	\$4,127,040	\$4,442,851	\$4,576,137	\$4,713,421
Vacancy Factor	8.0%	6.0%	5.0%	3.0%	3.0%
	273,830.40	247,622.40	222,142.56	137,284.10	141,402.63
Loss to Lease	4.0%	3.0%	2.0%	2.0%	2.0%
	136,915.20	123,811.20	88,857.02	91,522.73	94,268.42
Collection Loss	1.0%	1.0%	1.0%	1.0%	1.0%
	34,228.80	41,270.40	44,428.51	45,761.37	47,134.21
Gross Effective Rent	\$2,977,906	\$3,714,336	\$4,087,423	\$4,301,569	\$4,430,616
Utility Reimbursement	\$99,482	\$102,466	\$105,540	\$108,707	\$111,968
Trash Fee	\$-	\$-	\$-	\$-	\$-
Other Income	\$319,799	\$329,393	\$339,275	\$349,453	\$359,937
Total Non Rent Revenue	\$419,281	\$431,859	\$444,815	\$458,160	\$471,904
TOTAL REVENUE	\$3,397,187	\$4,146,195	\$4,532,238	\$4,759,728	\$4,902,520

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
EXPENSES					
	\$/UNIT				
Advertising	\$28,000	\$135	\$28,840	\$29,705	\$31,514
Administrative	\$28,000	\$135	\$28,840	\$29,705	\$31,514
Payroll	\$250,000	\$1,202	\$257,500	\$265,225	\$281,377
Insurance	\$100,000	\$481	\$103,000	\$106,090	\$112,551
Contract Services	\$40,000	\$192	\$41,200	\$42,436	\$43,709
R&M	\$100,000	\$481	\$103,000	\$106,090	\$112,551
Make Ready	\$100,000	\$481	\$103,000	\$106,090	\$112,551
Taxes	\$357,321	\$1,718	\$535,000	\$551,050	\$567,582
Utilities	\$257,000	\$1,236	\$264,710	\$272,651	\$280,831
Property Management	\$101,916	\$490	\$124,386	\$135,967	\$142,792
TOTAL EXPENSES	\$1,362,237	\$1,589,476	\$1,645,010	\$1,697,106	\$1,748,019
Expense Ratio	40%	38%	36%	36%	36%
NET OPERATING INCOME	\$2,034,950	\$2,556,720	\$2,887,228	\$3,062,622	\$3,154,501

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 4.4%. 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 1%, based on market comparables, but lower than historical which has run closer to 6%.

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 \$135 per unit is lower than historical and more in line with our standard expectations.

Payroll: Taken to market at \$1,215, we expect this expense to go down slightly per door from the efficiencies in having in house management to utilize.

Insurance: We are reducing insurance from historical as a result of our current plan.

Contract Services: Pro forma expense of \$40,000 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 \$481 per unit which is considerably lower than historical.

Make Ready: Includes the expenses associated with making a vacant unit ready for the next move-in and is projected at \$481 per unit, higher 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.



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.

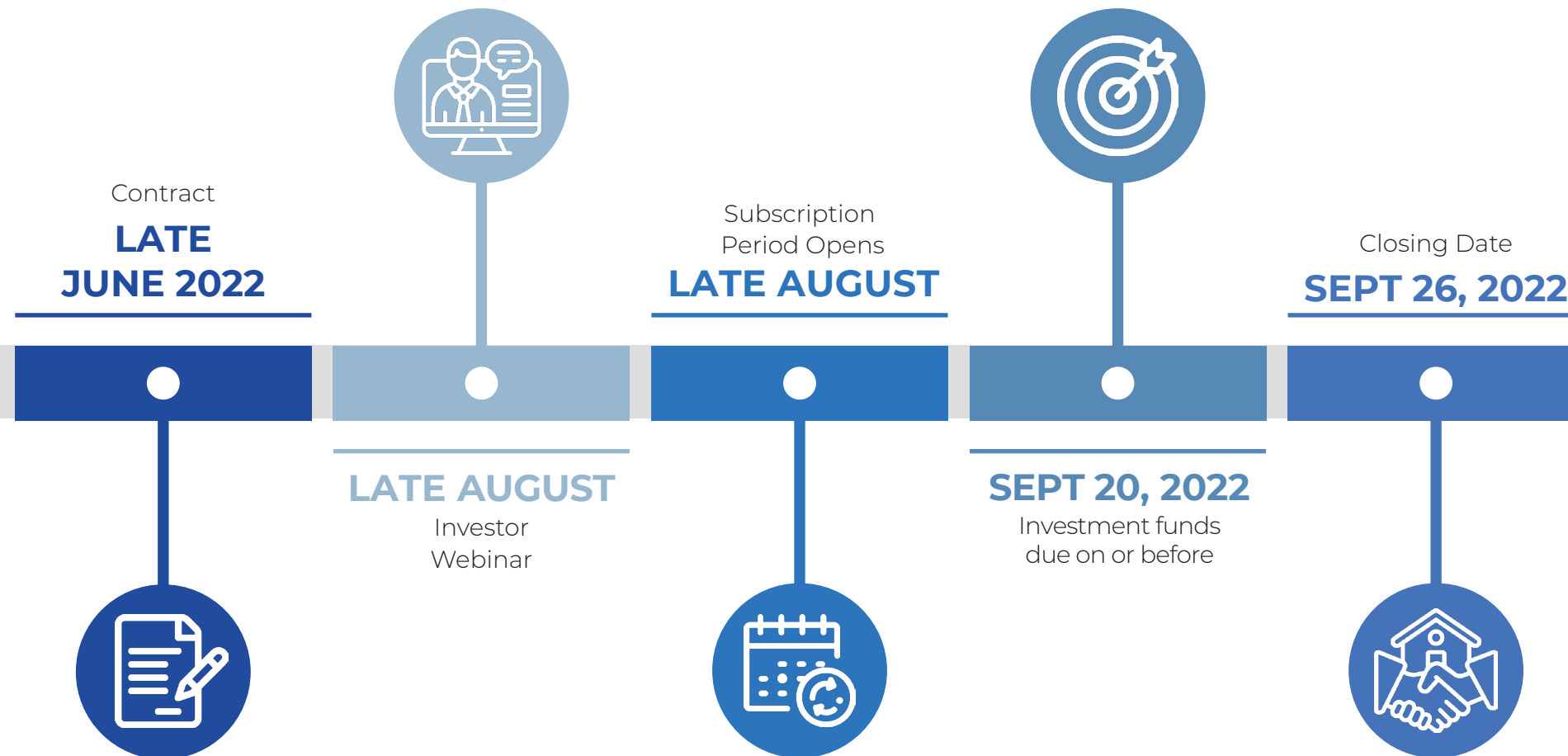
Is due diligence complete?

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?

Shares in our investments typically fully subscribe quickly.
Please be aware investors are taken on a first come first served basis.
To ensure your position, please complete your investment as early as possible.





ROBERT RITZENTHALER

Robert@remcapital.com

To invest: invest.remcapital.com/invest

JOHN VAN DER GIESSEN

John@remcapital.com

Book time to connect:
<https://calendly.com/investwithrem>

