








<b>1</b>	<b>Objectives</b>		<ul style="list-style-type: none"><li>• Generate a stable income stream through rental cash flows</li><li>• Achieve long-term capital appreciation through property value appreciation</li><li>• Diversify risk by investing in a portfolio of multifamily properties</li></ul>
<b>2</b>	<b>Risk Tolerance</b>		<ul style="list-style-type: none"><li>• Moderate risk tolerance</li><li>• Willing to accept short term fluctuations for long term growth</li></ul>
<b>3</b>	<b>Investment Strategy</b>		<ul style="list-style-type: none"><li>• Providing mid-longterm housing solutions for students, travel nurses, and an influx in migration into the Cincinnati market</li><li>• Increasing the quality and providing more supply in the high demand state of Florida</li><li>• Target geographic areas with strong economic fundamentals and population growth</li><li>• Acquire multifamily properties with value add potential</li><li>• Rent By Room strategy</li><li>• Commercial Property conversions into Multifamily</li><li>• Implement strategic renovations and management to enhance property value</li></ul>
<b>4</b>	<b>Portfolio Allocation*</b>		<ul style="list-style-type: none"><li>• 85% of the fund's assets allocated to core, stabilized multifamily properties</li><li>• 15% allocation designated for joint ventures through private lending or a real estate Fund of Funds investment <i>(*Allocation may change based on market opportunities)</i></li></ul>
<b>5</b>	<b>Exit Strategy</b>		<ul style="list-style-type: none"><li>• Evaluate exit opportunities based on market conditions and property performance</li><li>• Consider selling properties to capture capital gains or refinancing for improved cash flow</li></ul>
<b>6</b>	<b>Performance Metrics</b>		<ul style="list-style-type: none"><li>• Aim for an annualized total return of 8-12%, balancing income and capital appreciation</li><li>• Regularly review and adjust the portfolio based on performance against benchmarks</li></ul>
<b>7</b>	<b>Liquidity Management</b>		<ul style="list-style-type: none"><li>• Maintain a portion of the fund in liquid assets for operational needs and unexpected opportunities</li></ul>
<b>8</b>	<b>Reporting</b>		<ul style="list-style-type: none"><li>• Provide quarterly reports to investors detailing fund performance, property updates, and market analysis</li></ul>