

REAL ESTATE Crowdfunding



What is Real Estate Crowdfunding

Simply put real estate crowdfunding is where you put your money with other investors money to purchase properties that will be used to generate rental income. It requires much less capital to get started in the Rental property investing world using this method

How it Works

1. **First we create a fund with a specific Amount in this example we will use \$300,000. The fund is based on 100 shares so each share for this type of fund is \$3,000/share.**
2. **We fill the fund with investors once the fund is full we then purchase rental properties from a list we prepare long beforehand that is updated daily these properties are in the same community for ease of management.**



3. We use a very specific set of criteria that these properties have to meet to even be considered we use a system based on AI statistics one of the first of its kind

4. The properties are then purchased and renovated if needed once that is complete they are passed off to our Management company where they begin the process of placing renters in the properties from a pre-compiled list of approved applicants that way no property is ever empty for any period of Significant time

5. Once the properties are occupied and rents are being collected that's where the Dividend process begins for investors who own shares after 3 months of full occupancy Your Dividend checks will begin and will be sent out every quarter after that and the amount of your Dividend is based on the percentage of shares you own in the fund

6. The Dividend payments will continue for the length of the Lock Up period which is 5 years for each fund



7. After the 5 years is up the properties will all be sold for fair market value and the profits will be returned to the investors based on percentage of share ownership

8. O.P.I. will be an investor in every fund that way you know we are in this with you there is a 10% fee the third party Management company charges as well as taxes insurance and maintenance that will be deducted from the rents after that the rest is split based on percentage of ownership shares the Funds will range in size from 200k to 1 million all will be based on 100 shares

300K FUND EXAMPLE

YOU/Investor- 10 shares/30K

4 Rental Properties with 2 units each

Each Unit is \$1200/Month avg

\$9600/month in total rents

115,200/year minus expenses

115,200-20,000 expenses=95,200

95,200 -10%(your shares) 9520/year

\$9520/ 4 quartely Dividend payments of \$2380

\$2380 x 20 payments(5 years)

\$47,600 total Dividend payments

If properties appreciate 5%/year your Total Return will be

Initial Investment \$30,000

Dividend Payments \$47,600

Sold Properties(10%) \$40,000

Total Return \$87,600