



Elements @ 1600, Fairfield CA

Recognizing the significant opportunity in the market, we created a new entity, known as IDEAL Capital Group ("ICG"), to focus exclusively on multifamily value-add syndications. Below is a summary of our most recent acquisition completed in November 2017.

#### Acquisition Details

##### Process:

- Created the Fairfield Equity Fund, LP, a real estate fund comprising of a 120-unit multifamily complex
- Secured a \$9,500,000+ equity commitment from Transamerica Corporation/Aegon USA Realty Advisors
- Committed approximately \$500,000+ of capital into the Fund, sourced from both us and our network of investors
- Developed a three year multimillion dollar rehabilitation plan for the property
- Utilized market metrics from WinnResidential to target maximum rehabilitation returns and achieve target rents
- Created a multi-tiered legal and financial structure to leverage returns and optimize risk

##### Fund Goals:

- Financial objective is a 3.76x equity multiplier by year 10 and a 15% internal rate of return
- Fund hold period expected to be around 10 years
- Limited partner expected to receive completely passive returns, maximized tax benefits, and substantial capital appreciation at disposition

##### Upcoming Funds:

We have many more prospective deals coming soon. Please contact us with any questions you may have about the funds or becoming an investor. We look forward to working with you.



Elements @ 1600, Fairfield CA

#### LOCATION:

Fairfield, CA

#### UNIT COUNT:

120 Units

#### Total Fund Capital Stack:

\$23,300,000

#### Projected Fund Returns:

3.76x equity multiplier by year 10

15%+ internal rate of return

#### For More Information Contact

Kevin Conway

Director of Acquisitions

kevin@idealcapgroup.com

\*THIS SHEET IS NOT INTENDED AND SHOULD NOT BE CONSTRUED AS AN OFFER TO SELL SECURITIES OR ANY OTHER ASSET OR INTEREST. IT IS SOLELY INTENDED TO INTRODUCE AND SUMMARIZE THE GENERAL CONCEPTS OF INVESTING WITH IDEAL CAPITAL GROUP.