

StennethCapital.com 312-772-8380 Maverickcapitalco.com 323-557-5472

7337 S. Yale Ave. Chicago, Illinois

investments@stennethcapital.com peterd@maverickcapitalco.com





OPPORTUNITY OVERVIEW

About the Company

Stenneth Capital & Maverick Capital, limited liability companies, raising funds from private investors to buy the Multifamily property located at 7337 S Yale Street, Chicago, IL 60619. The funds will be raised via a Class A private placement offering (Offering) under the Regulation D, Rule [506(b)] exemption from securities registration. The offering is available to a limited number of Accredited or Accredited and non-accredited investors.

The Property purchase price is \$550,000. The amount required from investors is \$55,000 with a target raise of \$220,000.

Funds received as an investment in this offering will be used for the Property down payment, closing costs, lender fees, property improvements, and for manager's expense reimbursements and acquisition fees, as shown on the acquisition expenses table contained herein.

This material does not constitute an offer or a solicitation to purchase securities. An offer can only be made by a private placement memorandum. Please request a copy of the private placement memorandum if you are interested in investing.

This information is private and confidential and is offered under the Regulation D, Rule 506(b) exemption from SEC registration. Do not distribute.



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PROPERTY DETAILS

Number of Units:	9	
Price Per Unit:	\$61,100	
Year Built:	1912	
Roof Structure:	Great Condition	
Frame:	Good Condition	
Exterior Wall:	Good Condition	
Parking Spaces:	Public Parking	
Cap Rate:	8.90%	
NOI:	\$52-58k (on acquisition)	

ABOUT THE PROPERTY

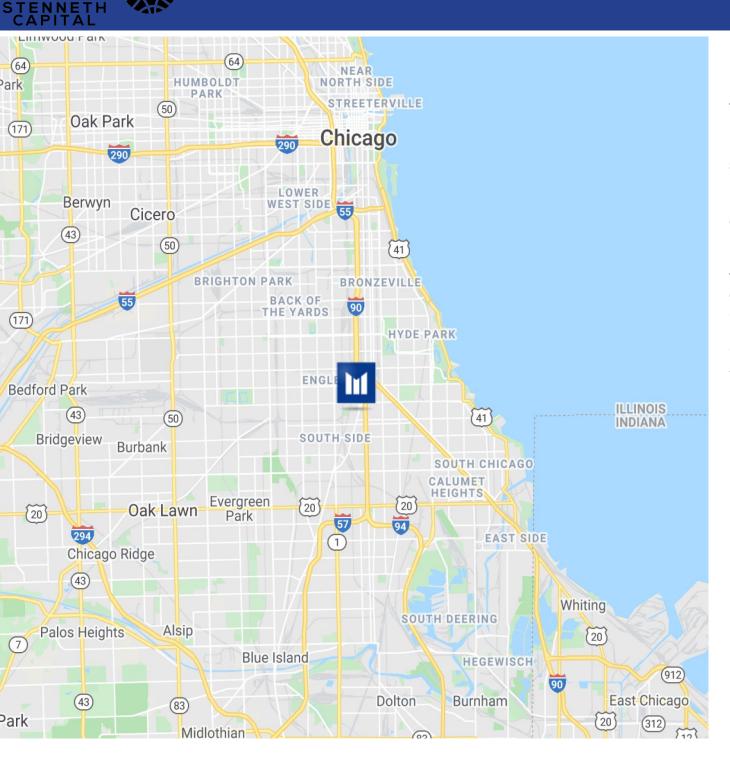
7337 S. Yale is an apartment building with 7,950 rentable square feet, the asset is comprised of six (6) 3bd/1ba units and three (3) 2bd/1ba units. Each unit has their own in-unit furnace [tenant-paid gas] and hot water tank. Mechanically, the building consists of copper plumbing, a 400-AMP electrical service with in-unit circuit breakers. **Rents are roughly 30% below market**. Additionally, a new owner can install a laundry facility in the basement to service residents and would increase monthly revenue. This neighborhood is among one of the fastest growing in-city neighborhoods in the South Side of Chicago and is home to retailers, bars, restaurants, bakeries on 75th Street and is only a short distance from the prestigious University of Chicago and under 3 miles to the Lake Michigan. This site is located minutes from the Dan Ryan expressway and has direct transit service connecting it to Chicago's other core urban neighborhoods. All these factors

combine to make this area prime for growth. Also, a 20 minute drive from Chicago Midway International Airport.



LOCATION ANALYSIS

Nine (9) unit apartment building located in the up and-coming Englewood neighborhood of Chicago. Residents of the property have access to an abundance of street parking and transportation; the Red Line "L" station and several bus routes located close by provide residents a quick commute throughout the City. The I-94 Expressway [Dan Ryan] is located a few blocks away as well. Two miles north of the property [63rd and Halsted] the community is anchored by Englewood Square, a shopping center home to Whole Foods Market, Starbucks, US Bank, Chipotle, and Walgreens. Lake Michigan and Midway airport are under 3 and 5 miles from the asset respectively.







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SOURCES & USES OF FUNDS / ACQUISITION EXPENSES

Capital Contributions of Class A Members		\$220,000
Loan Amount		\$440,000
т	OTAL SOURCES OF FUNDS	\$660,000
USES OF FUNDS		
Purchase Price		\$550,000
Legal/Organization Expense		\$12,500
Manager's Organization and Due Diligence Fe	e	\$11,000
Closing Costs		\$16,500
Loan Fees		\$3,000
Lender-required Escrows	2	\$0
Third Party Reports (e.g. inspection, appraisa	0	\$2000
Capital Improvement Budget	111	\$30,000
Working Capital and Reserves		\$35,000
	TOTAL USES OF FUNDS	\$660,000





DOWN PAYMENT

CLOSING COSTS







Total Initial Investment



UNIT MIX & AMENITIES

9 Units in this building. 6 * 3Br/1 Ba , 3 * 2 Br/1 Ba

UNIT MIX

SIZE OF UNIT	# OF UNITS	SQ. FT.	RENT	PRO-FORMA RENT
3 BR /1 BA	6	950 sq. ft	\$850	\$1150
2BR / 1 BA	3	750 sq. ft	\$800	\$1000

COMMUNITY AMENITIES

- 1 minute drive from the Neighborhood park
- Adjacent to bus route
- Less than 1 mile from 3 schools
- Nearby shopping and nightlife on 75th street
- Close to Lake Michigan

STENNETH CAPITAL

PRO FORMA 30-YEAR PROJECTIONS

CASH FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
Gross Scheduled Income	\$95,400	\$97,308	\$99,254	\$101,239	\$103,264	\$114,012	\$138,980	\$169,416
less Vacancy Allowance	\$4,770	\$4,865	\$4,963	\$5,062	\$5,163	\$5,701	\$6,949	\$8,471
Total Operating Income	\$90,630	\$92,443	\$94,291	\$96,177	\$98,101	\$108,311	\$132,031	\$160,945
Property Taxes(mo.)	\$7,956	\$8,036	\$8,116	\$8,197	\$8,279	\$8,701	\$9,612	\$10,617
Insurance(mo.)	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Utilities(mo.)	\$6,720	\$6,787	\$6,855	\$6,924	\$6,993	\$7,350	\$8,118	\$8,968
Misc Expenses(mo.)	\$12	\$12	\$12	\$12	\$12	\$13	\$14	\$16
Maintenance Reserve	\$954	\$973	\$993	\$1,012	\$1,033	\$1,140	\$1,390	\$1,694
Property Management	\$5,724	\$5,838	\$5,955	\$6,074	\$6,196	\$6,841	\$8,339	\$10,165
Total Operating Expenses	\$24,366	\$24,646	\$24,931	\$25,220	\$25,513	\$27,045	\$30,473	\$34,460
Net Operating Income (NOI)	\$66,264	\$67,796	\$69,360	\$70,957	\$72,588	\$81,266	\$101,558	\$126,485
less Mortgage Expenses	\$22,261	\$22,261	\$22,261	\$22,261	\$22,261	\$22,261	\$22,261	\$22,261
ANNUAL CASH FLOW	\$44,003	\$45,535	\$47,100	\$48,697	\$50,327	\$59,006	\$79,297	\$104,224
MONTHLY CASH FLOW	\$3,667	\$3,795	\$3,925	\$4,058	\$4,194	\$4,917	\$6,608	\$8,685
TAX Benefits	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
Depreciation	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$0
Mortgage Interest	\$13,074	\$12,795	\$12,507	\$12,210	\$11,905	\$10,231	\$6,028	\$358
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EQUITY ACCUMULATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
Property Value	\$699,600	\$741,576	\$786,071	\$833,235	\$883,229	\$1,181,959	\$2,116,709	\$3,790,704
less Mortgage Balance	\$430,814	\$421,348	\$411,594	\$401,544	\$391,188	\$334,487	\$192,113	\$0
Equity(WEALTH)	\$268,786	\$320,228	\$374,476	\$431,691	\$492,041	\$847,472	\$1,924,596	\$3,790,704
FINANCIAL PERFORMANCE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 20	YEAR 30
Capatalization (Cap) Rate	9.47%	9.14%	8.82%	8.52%	8.22%	6.88%	4.80%	3.34%



ASSUMPTIONS

ITEM	AMOUNT
Purchase Price	\$550,000
Number of Units	9
Cost Per Unit	\$61,100
Purchase Cap Rate	10.90%
Estimated Sales Price	\$1,081,959
Exit Cap Rate	7.0 to 8.5%
Estimated Years to Hold	5 to 7
Offsite Management Fee	2 %
Projected Occupancy at Year X	95%
Mortgage Rate	3 %
Interest only? (yes or no)	No
Mortgage payments per year	12
Loan to Value	70%
Loan Amount	\$440,000
Total Annual Loan Payment	\$25,208



DISTRIBUTION WATERFALL - Model 1- flat

Investor

- Funds the deal
- 60% ownership and cash flow

General Partner

- Guarantees the loan
- 40% ownership and cash flow
- 2% acquisition fee, one time fee
- 2% of gross collected income as asset management fee annually
- 2% of sales price as deposition fee, one time fee
- 2% loan amount as a loan guarantee fee, one time fee



PROJECTED SALES ANALYSIS - Model 1 - flat

Assuming that the property is sold/refinance in year 10

With a very modest 6% annual appreciation, the building could be sold for \$1,081,959

- 3% closing cost is \$32,458
- Mortgage balance in year 10 is \$334,487

Returns on \$715,013

- Investor receive their initial investment of \$220,000
- GP receives 2% of sales price as deposition fee \$21,243
- The remaining \$473,770 is split between investor and GP according to the 60:40 split
- Investor receives \$284,262 and GP receives \$189,508
- From the periodic cash flow, investor would have already receive \$264,024



DISTRIBUTION WATERFALL - Model 2

Investor

- Funds the deal
- 10% preferred return, equivalent to the sum invested
- 50:50 split thereafter
 - 50% of cash flow after preferred return
 - 50% ownership

General Partner

- Guarantees the loan
- 50:50 split after preferred return
 - 50% of cash flow after investor's preferred return
 - 50% ownership
- 2% acquisition fee, one time fee
- 2% gross collected income as asset management fee annually
- 2% of sales price as deposition fee, one time fee
- 2% loan amount as a loan guarantee fee, one time fee



PROJECTED SALES ANALYSIS - Model 2

Assuming that the property is sold/refinance in year 10

With a very modest 6% annual appreciation, the building could be sold for \$1,081,959

- 3% closing cost is **\$32,458.77**
- Mortgage balance in year 10 is \$334,487

Returns on \$715,013

- Investor receive their initial investment of \$220,000
- Investor would have already received \$242,000 from cash flow preferred return
- The remaining \$473,770 from sale is split between Investor and GP according to the 50:50 split
- Investor receives \$236,885 and GP receives \$236,885
- GP receives 2% of sales price as deposition fee \$21,243

Maverick Capital STENNETH CAPITAL

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SALES COMPARABLES



7131 S Harvard | Chicago, IL 60621

Sale Price: \$660,000 Closed: 05/18/2020 Price / Unit \$110,000 Price PSF \$112.24

No. Units 6 Building SF: 5,880 SF

1926

1950

7,800 SF

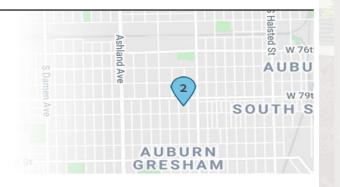
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Year Built:





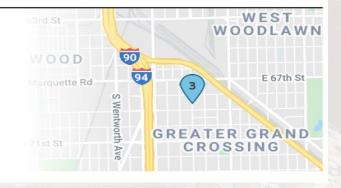
	7940 S Elizabeth Chicago, IL 60620				
	Sale Price:	\$427,500	Year Built:		
	Closed:	09/03/2019	No. Units		
	Price / Unit	\$71,250	Building SF:		
R.	Price PSF	\$54.81			





Chicago, IL 60637

Sale Price:	\$675,000	Year Built:	1927
Closed:	06/10/2019	No. Units	7
Price / Unit	\$96,428	Building SF:	6,000 SF
Price PSF	\$112.50		





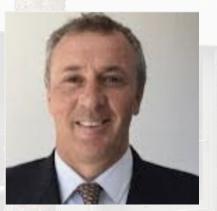
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MEMBERS OF OUR TEAM



Dr. Leon Stenneth - Stenneth Capital

With 15 years of experience in commercial real estate and 25 years in residential real estate, Leon focuses on the strategic vision of the deals. He has a Ph.D. in Computer Science and uses data driven decisions in real estate investing, fund management and property acquisition. He owns and operate a portfolio of 100 apartments cash flowing 30+%, average LTV 65 to 75% and is currently scaling the portfolio via syndication strategies.



Peter Driscoll - Maverick Capital

Peter Driscoll is a certified chartered accountant, entrepreneur, and multi family housing investor. Mr. Driscoll is the founder and chairman of the parent holding company, Prestige Worldwide Financial Group. The Australian based, Prestige Worldwide Financial is a diversified privately-held international company with operating interests in: tax service, wealth planning, finance, real estate investments, insurance, and loans. Through its subsidiary, Maverick Capital Co. Peter has been able to build clients wealth with expanding their portfolios as owners in real estate investments with single and multi family housing.

DISCLAIMERS

This Property Summary has been prepared solely for, and is being delivered on a confidential basis to persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument

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By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii)

to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

Forward-Looking Statements

This Property Summary includes "forward looking statements" within the meaning of the "safe harbor" provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as "forecast", "intend", "seek", "target", anticipate", "believe", "expect", "estimate", "plan", "outlook" and "project" and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under "Risk Factors" therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at the their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company's accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company's results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations."

Industry and Market Data

Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management's estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of the included information. The Company has not independently verified any of the data from third-party sources, nor has it ascertained the underlying





FOR MORE INFORMATION:

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