



DELIVERING **MORE** WAYS TO INVEST

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VELOCE CAPITAL IS A PRIVATELY HELD REAL ESTATE INVESTMENT FIRM WITH A PROVEN TRACK RECORD OF PASSIVE INVESTMENT OPPORTUNITIES TO INSTITUTIONAL, ACCREDITED, AND NON-ACCREDITED INVESTORS.

- FIRM SPECIALIZES IN EQUITY AND DEBT FUND OPPORTUNITIES SUPPORTED THROUGH MULTIFAMILY AND MIXED-USE ASSET INVESTMENTS IN SECONDARY AND TERTIARY MARKETS.
- THE COMPANY HAS COMPLETED OVER \$1.2B IN TRANSACTIONS, FINANCING THE DEVELOPMENT OF OVER 3,000 NEW GROUND-UP UNITS, AND BUILT A DIVERSE REAL ESTATE PORTFOLIO OF OVER 5,000 UNITS ACROSS THE EAST COAST OF THE USA.
- VELOCE CAPITAL'S HIGHLY EXPERIENCED TEAM OF INVESTOR RELATIONS, ADMINISTRATION, AND OPERATIONS IS HEADQUARTERED IN HACKENSACK, NEW JERSEY.

KEY METRICS

\$1.2+BN HISTORICAL TRANSACTION VOLUME

350+ PROJECTS FINANCED

15+ YEARS STRATEGIC TRACK RECORD

\$250+MM ASSETS UNDER MANAGEMENT

3000+ INDIVIDUAL UNITS FINANCED

9%+ ANNUAL EXPECTED RETURN



SURF DINANI
FOUNDER AND CEO

WITH EXPERTISE IN REAL ESTATE INVESTMENTS AND FINANCING, SURF LEADS VELOCE CAPITAL'S OVERALL VISION. SURF EXCELS IN DEAL-MAKING, STRUCTURING COMPLEX TRANSACTIONS, AND CLIENT RELATIONSHIPS. HIS INNOVATIVE SOLUTIONS ENHANCES THE FIRM TO SUCCEED IN A HIGHLY COMPETITIVE MARKET.



YARA CHAMAS
COO (INTERIM)

YARA IS A PROVEN LEADER WITH OVER 22 YEARS OF EXPERTISE IN MANAGING TEAMS, CLIENT SERVICES AND STRATEGIC BUSINESS PLANNING. SHE HAS A PROVEN TRACK RECORD OF DRIVING GROWTH AND OPERATIONAL EXCELLENCE.

➤ **LEADERSHIP AND VISION:**

- FOCUSED ON CREDIBILITY, EFFICIENCY, AND EXCEPTIONAL CUSTOMER SERVICE.
- STRENGTHENS VELOCE CAPITAL'S REPUTATION WITH HIGH-VALUE DELIVERY.
- PROVEN ABILITY TO DRIVE GROWTH AND MAINTAIN SUPERIOR INDUSTRY STANDARDS.



RYAN YATES
CFO

WITH OVER 15 YEARS OF EXPERTISE, RYAN BRINGS A WEALTH OF EXPERIENCE IN INVESTMENT ACCOUNTING, WITH EXTENSIVE PRIOR EXPERIENCE ACROSS TOP FINANCIAL INSTITUTIONS.

➤ **FINANCIAL LEADERSHIP:**

- ANALYZE MARKET TRENDS AND ECONOMIC DATA TO INFORM INVESTMENT STRATEGIES.
- MANAGE CASH FLOW FORECASTING AND BUDGETING FOR PROJECTS AND OPERATIONS.
- ENSURE ACCURATE FINANCIAL REPORTING, INCLUDING INVESTOR REPORTS AND FUND PERFORMANCE.
- IMPLEMENT RISK MANAGEMENT STRATEGIES TO SAFEGUARD FIRM AND INVESTOR INTERESTS



DAVID STROGER
CCO

A RESULTS-DRIVEN COMPLIANCE PROFESSIONAL WITH OVER 10 YEARS OF EXPERIENCE IN FINANCIAL MANAGEMENT ADMINISTRATION.

➤ **COMPLIANCE LEADERSHIP:**

- AS CHIEF COMPLIANCE OFFICER, DAVID LEADS THE COMPLIANCE TEAM, ANALYSTS, AND ADVISORS.
- MONITORS COMPLIANCE GOVERNANCE OF ALL FUND ENTITIES AND OFFERINGS.
- UPDATES COMPLIANCE REGULATORY REPORTING TO REFLECT REGULATORY CHANGES.
- TIMELY DELIVERY OF FUND PERFORMANCE REPORTS AND DOCUMENTATION.

STABILITY

INVESTMENT AND ASSET EXECUTION WITH CONSERVATIVE RISK MANAGEMENT.

- RISK-AVERSE APPROACH TO ASSET ACQUISITION AND FINANCING. THIS APPROACH ENABLES US TO STRUCTURE OUR CLIENTS' PORTFOLIOS TO HEDGE VOLATILITY.
- PRESERVATION OF CAPITAL WHILE CREATING HIGH-YIELDING PROFITABILITY. THE FIRM MAINTAINS THE ABILITY TO RESPOND SWIFTLY TO ECONOMIC CONDITIONS.
- STRONG UNDERWRITING WITH THE UNDERSTANDING OF A STRATEGIC EXIT FOR PROFITABILITY AND LIQUIDITY.

OPPORTUNISTIC INVESTING

WEALTH APPRECIATION FOR INVESTORS.

- SOURCING RESIDENTIAL AND MULTIFAMILY REAL ESTATE IN UPCOMING HIGH-GROWTH CITIES OFFERS VARIOUS OPTIONS TO INVESTORS PROVIDING SHORT AND LONG-TERM GAINS.
- UNDERSTANDING REAL ESTATE, FINANCING, ENTITLEMENTS, LOCAL KNOWLEDGE, AND REPOSITIONING OF ASSETS ENABLES VALUE-ADD OPPORTUNITIES.
- COLLABORATING AND PROVIDING SOLUTIONS WITH LOCAL GOVERNMENT BOARDS, GIVING INSIGHT ON WHERE HOUSING IS REQUIRED.

INVESTOR RELATIONS

HEIGHTENING CLIENT ENGAGEMENT AND INVESTMENT EXPERTISE.

- EXCLUSIVE ACCESS TO CAREFULLY CURATED REAL ESTATE PROJECTS ENSURING INVESTOR FINANCIAL OBJECTIVES, RISK PROFILE, AND DESIRED TIMELINE.
- ACCESS TO A HIGHLY EXPERIENCED TEAM OF PROFESSIONALS IS READILY AVAILABLE TO ANSWER QUESTIONS, PROVIDE TAILORED INSIGHTS, AND OFFER ONE ON ONE CONSULTATION TO DISCUSS PERFORMANCE AND OPPORTUNITIES.
- PORTAL ACCESS AND DIRECT PORTFOLIO REPORTING ON INVESTMENT UPDATES; DEVELOPMENT, AND OTHER KEY INDICATORS INFORMING INVESTORS ON EXISTING INVESTMENTS AND NEW OFFERINGS.



FLEXIBLE TERMS

ENHANCING THE INVESTMENT EXPERIENCE.

- VARIED MINIMUM INVESTMENT THRESHOLDS TO ACCOMMODATE BOTH NEW AND SEASONED INVESTORS.
- AN OPPORTUNITY TO ENGAGE AT VARIOUS STAGES OF AN ASSET'S LIFECYCLE – PURCHASE, DEVELOPMENT, AND STABILIZATION – DELIVERING VALUE AT EVERY PHASE.
- INCOME STRATEGIES OFFERED WITH DISTRIBUTION OPTIONS FOR MONTHLY, QUARTERLY, SEMI-ANNUALLY, OR ANNUAL PAY-OUTS.

GENERATIONAL WEALTH

LONG-TERM WEALTH ACCUMULATION, DIVERSIFICATION BENEFITS, AND EQUITY GROWTH.

- REAL ESTATE ASSETS HISTORICALLY INCREASE IN VALUE OVER TIME, OFFERING CONSISTENT OPPORTUNITIES FOR EQUITY GROWTH AND WEALTH ACCUMULATION.
- RENTAL INCOME FROM REAL ESTATE INVESTMENTS GENERATES RELIABLE CASH FLOW, ENSURING SUSTAINABLE INCOME FOR BOTH CURRENT AND FUTURE GENERATIONS.
- EQUITY APPRECIATION AND REINVESTMENT OPPORTUNITIES MITIGATE RISK FOR FUTURE GENERATIONS BY LEVERAGING PROPERTY VALUE GROWTH AND FOSTER A SELF-SUSTAINING WEALTH CYCLE THROUGH REINVESTING DIVIDENDS AND PROFITS.

TAX ADVANTAGES

RECOGNIZING INVESTORS' UNIQUE NEEDS FOR RELEVANT AND DIVERSE STRATEGIES.

- DIRECT OWNERSHIP IN NEWLY DEVELOPED MULTIFAMILY ASSETS PROVIDE TAX ADVANTAGES TO GENERATE CASH-FLOW WHILE BENEFITING FROM LONG-TERM APPRECIATION.
- SPECIALIZED REAL ESTATE INVESTMENT STRUCTURES ARE DESIGNED TO OFFER TAX-SAVINGS BENEFITS FOR INVESTORS, INCLUDING SDIRAS, 1031 EXCHANGES, K-1 OWNERSHIP, ACCELERATED ASSET DEPRECIATION THROUGH COST SEGREGATION.
- EXIT STRATEGIES OFTEN OFFERED BY REFINANCING ALLOWS FOR TAX-FREE LIQUIDITY EVENTS.



REAL ESTATE INVESTOR TAX-ADVANTAGE

COST SEGREGATION FOR PASSIVE REAL ESTATE INVESTORS AND REAL ESTATE PROFESSIONAL'S UNLOCKS SIGNIFICANT TAX BENEFITS, PROVIDES REINVESTMENT OPPORTUNITIES, AND BOOSTS INVESTMENT PROFITABILITY.

INVESTOR DESCRIPTION AND BENEFITS

- THE “REAL ESTATE PROFESSIONAL STATUS” (REPS) CRITERIA QUALIFY INVESTORS WHO DEDICATE MORE THAN 50% OF THEIR RECOGNIZED PERSONAL SERVICE TIME TO REAL ESTATE ACTIVITIES AND ACTIVELY PARTICIPATE FOR AT LEAST 750 HOURS ANNUALLY IN REAL PROPERTY TRADES OR BUSINESS.
- ACCELERATED DEPRECIATION OF VARIOUS REAL ESTATE COMPONENTS WITHIN A 5-, 7-, OR 15-YEAR PERIOD CAN SIGNIFICANTLY REDUCE TAXABLE INCOME IN THE EARLY YEARS OF PROPERTY OWNERSHIP COMPARED TO OVER 27.5 YEARS.
- LARGE DEPRECIATION DEDUCTIONS CAN OFFSET INCOME, REDUCING OVERALL TAX LIABILITY, OR ADD MORE TAX PLANNING FLEXIBILITY BY SAVING DEDUCTIONS FOR FUTURE YEARS.
- IMPROVE OVERALL INVESTMENT ROI BY REDUCING TAXABLE INCOME AND INCREASING AFTER-TAX CASH FLOW

NEGATIVE K1 TAX-SAVINGS

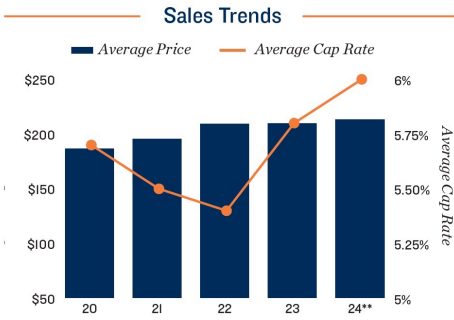
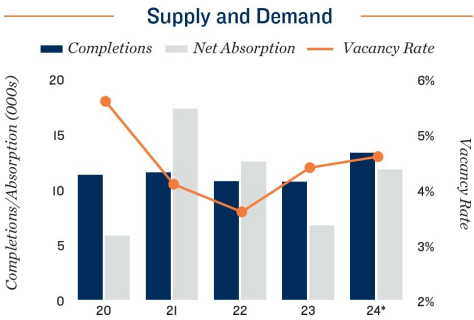
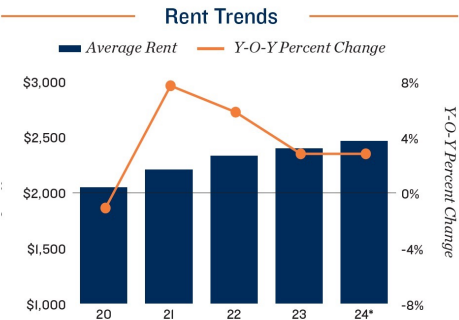
- LARGE ACCELERATED DEDUCTIONS EXCEEDING THE OPERATING INCOME OF A PROPERTY OR INVESTMENT ASSET CAN CREATE A PASSIVE LOSS, RESULTING IN A NEGATIVE K1.
- NEGATIVE K1'S CAN OFFSET INCOME FROM REAL ESTATE INVESTMENT, OTHER INVESTMENTS TO REDUCE OVERALL INVESTOR TAXABLE INCOME.
- NEGATIVE K1'S CAN BE CARRIED FORWARD TO FUTURE TAX YEARS IF NOT FULLY UTILIZED IN THE CURRENT YEAR RECEIVED.



INVESTOR ASSET CLASS INTEREST & PORTFOLIO ALIGNMENT

- **STABLE CASH FLOW:** MULTIFAMILY PROPERTIES GENERATE STEADY RENTAL INCOME, PROVIDING CONSISTENT CASH. THIS RELIABILITY MAKES THIS INVESTMENT TYPE LESS VOLATILE THAN OTHER ASSET CLASSES.
- **RISK DIVERSIFICATION:** MULTIFAMILY PROPERTIES HELP MITIGATE RISK BY DIVERSIFYING INCOME STREAMS ACROSS MULTIPLE INVESTORS.
- **APPRECIATION POTENTIAL :** MULTIFAMILY INTENDS APPRECIATION WITH VALUE OVER TIME. CAPITAL APPRECIATION IS DUE TO ASSET CLASSES DEVELOPMENT, RENOVATION, MARKET TRENDS, AND RENTAL INCOME INCREASES THAT SUPPORT FAVORABLE RETURN POTENTIAL.
- **PORTFOLIO DIVERSIFICATION:** OFFERS DIVERSIFICATION TO BALANCE EQUITIES, BONDS, AND OTHER ASSET CLASSES DURING ECONOMIC FLUCTUATIONS
- **SCALABILITY:** INVESTORS CAN GAIN ACCESS A BROADER ASSET CLASS THROUGH A SINGLE INVESTMENT, PROVIDING A SCALABLE OPPORTUNITY FOR PORTFOLIO DIVERSIFICATION

2024 NORTHERN NJ MARKET OUTLOOK



HOUSING MARKET

- **3.7 MILLION UNITS:** NATIONAL HOUSING NEED
- **560,000 UNITS:** NYC NEEDS BY 2030
- **38%:** AVERAGE NEW HOME MONTHLY MORTGAGE EXCEEDING MONTHLY RENT

AVG. MONTHLY RENT VS. NEW HOME MORTGAGE PAYMENT

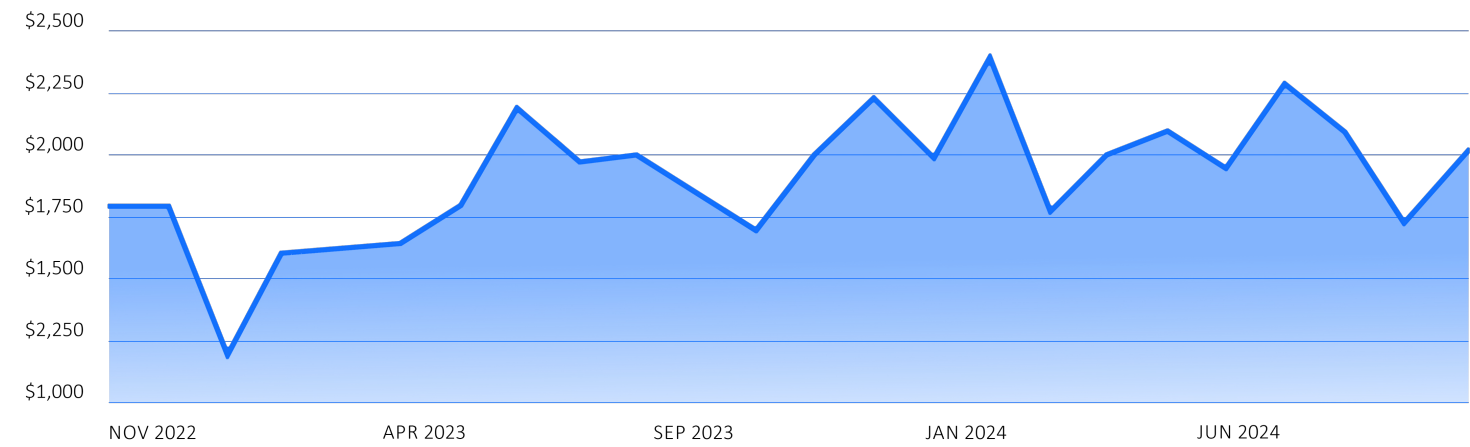


REGIONAL ECONOMIC OUTLOOK

PASSAIC COUNTY IS POISED FOR CONTINUED GROWTH WITH EMPLOYMENT PROJECTIONS EXPECTED TO OUTPACE POPULATION GROWTH, POSITIVELY IMPACTING HOUSEHOLD INCOME LEVELS. BUSINESSES WILL BENEFIT FROM AN ABUNDANT SUPPLY OF SKILLED LABOR AND INCREASED DISPOSABLE INCOME PER HOUSEHOLD. WITH A DIVERSIFIED ECONOMIC BASE, PASSAIC COUNTY IS WELL-POSITIONED TO COMPETE WITHIN THE NEW YORK METROPOLITAN AREA, DRIVEN BY ITS STRONG TECHNOLOGY SECTOR AND AFFLUENT DEMOGRAPHICS.

RENT PRICE TRENDS

RENT PRICES FOR ALL BEDROOM COUNTS AND PROPERTY TYPES IN PASSAIC, NJ HAVE INCREASED BY 2% IN THE LAST MONTH AND BY 3% IN THE LAST YEAR



KEY INDICATORS

- 9th MOST-POPULOUS COUNTY IN NEW JERSEY
- 513,000+ CURRENT POPULATION
- 2.22% GROWTH RATE SINCE 2010
- +8% HIGHER THAN NATIONAL AVERAGE
- \$567,000 MEDIAN HOME PRICE (2024)
- 224,900 APT UNIT MARKET - 9% NORTHERN NJ INVENTORY

PATERSON AT-A-GLANCE

DYNAMIC MARKET

- GROWING POPULATION, STRONG EMPLOYMENT MARKET, AND DIVERSE EMPLOYMENT BASE
- HIGH INVESTOR ATTRACTION RELATING TO CONSISTENT RENTAL DEMAND AND CITY REVITALIZATION
- SIGNIFICANT RETURNS AND STRONG APPRECIATION INDICATORS

TOURISM DEVELOPMENT

- CITY ATTRACTION HIGHLIGHTS - GREAT FALLS NATIONAL PARK, HINCHLIFFE STADIUM, LAMBERT CASTLE
- GOVERNMENT INVESTMENT TO IMPROVE INFRASTRUCTURE AND CULTURAL LANDMARKS PROMOTION

GROWTH POTENTIAL

- OVERFLOW OF TENANTS AND POPULATION DUE TO MIGRANT CRISIS
- LOCAL GOVERNMENT PLANNING BOARD PROVIDED NEW HOUSING AND ZONING FOR NEW HOUSING OPTIONS
- PROPERTY TAX ABATEMENT PROGRAMS ENHANCE PROPERTY VALUATION, OFFERING SIGNIFICANT INVESTOR BENEFITS FOR UP TO 30 YEARS
- A COMBINATION OF LOWER RENTS, CULTURAL VIBRANCY, DIVERSITY, AND EXCELLENT CONNECTIVITY TO NYC, MAKES PATERSON AN INCREASINGLY DESIRABLE COMMUTER TOWN WITH GROWING DEMAND

KEY INDICATORS

3 rd	LARGEST MUNICIPALITY IN NEW JERSEY
155,000+	CURRENT POPULATION
50,000	HOUSEHOLDS
76%	RENTER-OCCUPIED
9%	POPULATION GROWTH (2020)
61%	PRE-1960 BUILDINGS REMAIN UNCHANGED
80%	MULTIFAMILY HOMES

TRENDS

1 st	FASTEST-GROWING ZIP CODE IN NJ (07522)
2 nd	FASTEST-GROWING ZONE IN NJ (07501)
13%	ANNUAL INCREASE CHANGE IN 1BR MEDIAN RENT



ECONOMIC DEVELOPMENT AND COMMUNITY INVOLVEMENT

- STRONG TIES WITH LOCAL AND GOVERNMENT ENTITIES ENABLE INSIGHT AND ECONOMIC GROWTH
- STRATEGIC PARTNERSHIPS AND INVESTMENTS DRIVE PATERSON'S REVITALIZATION EFFORTS

NEW APPROVED DEVELOPMENT PROJECTS

- 1

340-358 STRAIGHT ST
- 3

146 GOVERNOR ST
- 5

208 HAMILTON AVE
- 2

178-190 FRANKLIN ST
- 4

153 PEARL ST
- 6

69 AUBURN ST

INVESTMENT PROPERTIES

- 1

461 MARKET ST
- 23

36 AUBURN ST
- 45

196 ROSA PARKS BLVD
- 2

112-126 VAN HOUTEN ST
- 24

41 AUBURN ST
- 46

47-49 GODWIN AVE
- 3

91-107 FAIR ST
- 25

73 BEECH ST
- 47

41-43 RYLE AVE
- 4

22 ARLINGTON ST
- 26

78 12TH AVE
- 48

118 HAMILTON AVE
- 5

169-183 16TH AVE
- 27

135 BEECH ST
- 49

8 GODWIN AVE
- 6

12TH AVE
- 28

154 HAMILTON AVE
- 50

21 SOUTHARD ST
- 7

359 HAMILTON AVE
- 29

225 ROSA PARKS BLVD
- 51

52-54 LAFAYETTE ST
- 8

449 E 18TH ST
- 30

242 HARRISON ST
- 52

79 ARCH ST
- 9

86 MONTGOMERY ST
- 31

236 ROSA PARKS BLVD
- 53

168 ROSA PARKS BLVD
- 10

188 LAFAYETTE ST
- 32

119 GODWIN AVE
- 54

127 16TH AVE
- 11

180 CEDAR ST
- 33

191 12TH AVE
- 55

190 GOVERNOR ST
- 12

120-134 MAIN ST
- 34

175 GODWIN AVE
- 56

135 MAIN ST
- 13

126 GOVERNOR ST
- 35

100 CARROLL ST
- 57

83-85 AUBURN ST
- 14

88 MAIN ST
- 36

107 BEECH ST
- 58

98-100 12TH AVE
- 15

204 HARRISON ST
- 37

133 PEARL ST
- 59

121 FAIR ST
- 16

191 BROADWAY
- 38

195 ROSA PARKS BLVD
- 60

65-67 AUBURN ST
- 17

22 SEELEY ST
- 39

198 LAFAYETTE ST
- 61

83 GODWIN AVE
- 18

215 HAMILTON AVE
- 40

273-275 GOVERNOR ST
- 62

152 16TH AVE
- 19

39 16TH AVE
- 41

285-287 FULTON PL
- 63

46-51 CARROLL ST
- 20

47 12TH AVE
- 42

30 16TH AVE
- 64

67 MARKET ST
- 21

54 PEARL ST
- 43

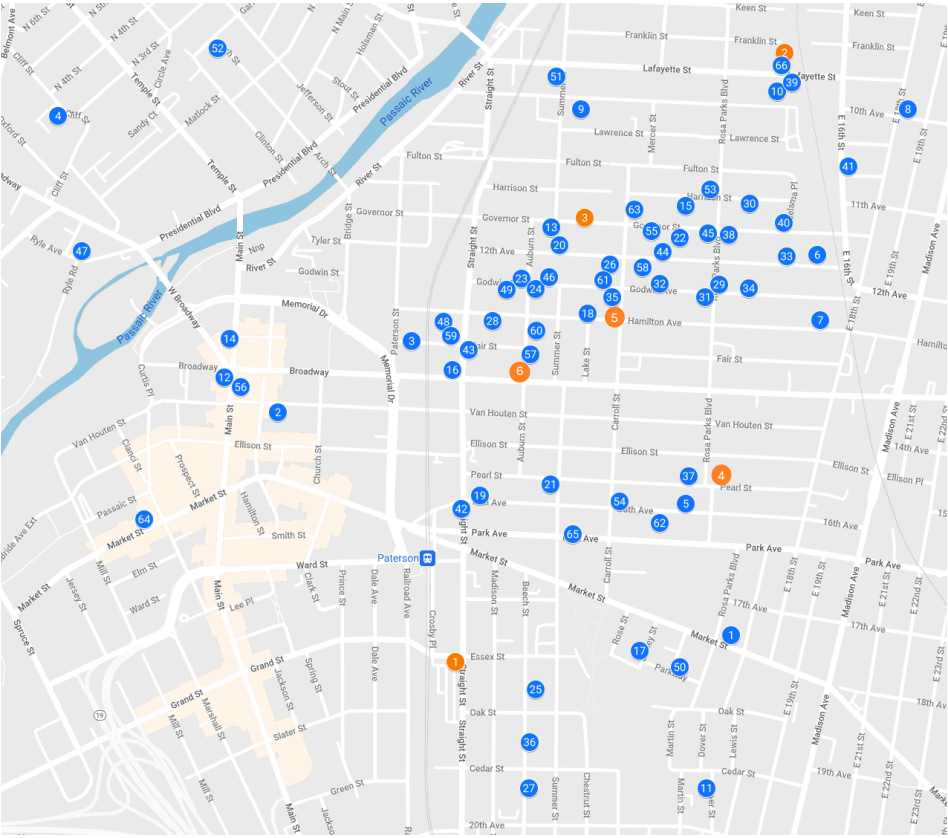
144 FAIR ST
- 65

77-91 PARK AVE
- 22

210 GOVERNOR ST
- 44

113 12TH AVE
- 66

191 LAFAYETTE ST



MAP PROVIDES A SAMPLING OF PATERSON ASSETS. THE ENTIRE PORTFOLIO IS NOT REPRESENTED.



PORTFOLIO OVERVIEW

VELOCE CAPITAL PROVIDES A DIVERSE ARRAY OF INVESTMENT OPPORTUNITIES TAILORED TO MEET THE UNIQUE NEEDS OF INVESTOR, OFFERING FLEXIBILITY AND PROFITABILITY.

INVESTMENT STRUCTURES EMPHASIZE CASH FLOW GENERATION, FLEXIBLE PAYOUT OPTIONS, CAPITAL PRESERVATION, AND STABILITY, ALL COMPLEMENTED BY PERFORMANCE-BASED RETURNS.

EACH OFFERING FEATURES CUSTOMIZABLE TERMS TO ALIGN WITH INDIVIDUAL INVESTOR PREFERENCES.

INVESTMENT STRUCTURES

MULTIFAMILY DEBT FUND	MULTIFAMILY EQUITY FUND	MULTIFAMILY GROWTH FUND	MULTIFAMILY SYNDICATION
<ul style="list-style-type: none">➤ HIGH-YIELDING REAL ESTATE FUND➤ EVERGREEN FUND➤ FLEXIBLE TERMS➤ RECURRING PAYMENTS	<ul style="list-style-type: none">➤ K1 - LP PARTNERSHIP FUND➤ PERFORMANCE-BASED ANNUAL RETURNS➤ PROFIT SHARING➤ CAPITAL APPRECIATION AND STABILITY	<ul style="list-style-type: none">➤ ACCREDITED & NON-ACCREDITED ELIGIBILITY➤ RETIREMENT INVESTMENT OPTION➤ K1 PARTNERSHIP - PASSIVE OWNERSHIP➤ 80/20/2 STRUCTURE - FAVORING INVESTOR	<ul style="list-style-type: none">➤ GROUND-UP AND STABILIZED ASSETS➤ TARGETED IRRS OF UP TO 30+%➤ TERMS UP TO 48 MONTHS➤ OWNERSHIP AND TAX BENEFIT OPTIONS

INVESTMENT DETAIL

FUND	INVESTMENT *	TERM	PROFITABILITY	INVESTOR
MULTIFAMILY DEBT	\$50,000	ANNUAL	9+% APY	ACCREDITED
MULTIFAMILY EQUITY	\$50,000	BIENNIAL	70/30	ACCREDITED
MULTIFAMILY GROWTH FUND	\$5,000	BIENNIAL	80/20/2	ACCREDITED / NON-ACCREDITED
MULTIFAMILY SYNDICATION	PROJECT DEPENDENT	PROJECT END	VARIES	ACCREDITED

* MINIMUM INVESTMENT

SINGLE-ASSET SYNDICATION DESCRIPTION

SYNDICATED REAL ESTATE INVESTMENTS OFFER PROFESSIONAL MANAGEMENT, DIVERSIFICATION, AND REDUCED FINANCIAL BARRIERS, MAKING THEM AN EXCELLENT CHOICE FOR INVESTORS SEEKING ACCESS TO HIGH-VALUE REAL ESTATE OPPORTUNITIES WITH MINIMIZED EFFORT AND RISK.

INVESTOR BENEFITS

- PASSIVE INCOME APPROACH ALLOWING INVESTORS TO FOCUS ON OTHER PRIORITIES WHILE GENERATING RETURNS
- COLLABORATIVE POOLED CAPITAL STRUCTURE FOR INVESTORS TO COLLECTIVELY INVEST IN HIGH-VALUE PROPERTIES
- ENTER IN GP/LP STRUCTURE WHERE GP OVERSEES ACQUISITION, FINANCING, MANAGEMENT, AND EVENTUAL DISPOSITION, WHILE LP'S CONTRIBUTE CAPITAL TO INSTITUTIONAL-QUALITY REAL ESTATE INVESTMENTS WITH SHARED RISK
- DEFINED INVESTMENT TERMS, SIMPLIFIED INVESTMENT STRUCTURE, REALIZED FINANCING, AND PLANNED EXIT STRATEGIES
- PORTFOLIO EXPANSION OPPORTUNITY FOR INVESTOR TO ENTER IN MULTIPLE SYNDICATIONS SIMULTANEOUSLY, ALLOWING FOR GROWTH, DIVERSIFICATION, AND INVESTMENT APPRECIATION
- TAX-EFFICIENT OPTIONS INCLUDE DEPRECIATION BENEFITS, DEFERRED CAPITAL GAINS, AND PASS-THROUGH INCOME



EQUITY STRATEGY DETAIL

SINGLE-ASSET SYNDICATIONS TARGET HIGH-POTENTIAL PROPERTIES THROUGH TAILORED INVESTMENT STRUCTURES DESIGNED TO ALIGN WITH INDIVIDUAL INVESTOR GOALS AND MARKET CONDITIONS. THESE PROJECTS AIM TO DELIVER COMPETITIVE GAINS WHILE EMPHASIZING STRATEGIC GROWTH AND TAX-EFFICIENT OWNERSHIP, PROVIDING FLEXIBILITY AND ATTRACTIVE RETURN OPPORTUNITIES.

ASSETS*	UNITS	EQUITY INVESTMENT	CAPITALIZATION	PROJECTED VALUE	TERM (MONTHS)	PERCENTAGE OWNED	PROJECTED IRR
461-473 MARKET ST	138	\$7,000,000	\$46,500,000	\$72,000,000	36	70%	17%
91-107 FAIR ST	206	\$8,000,000	\$58,000,000	\$91,000,000	36	70%	23%
112-126 VAN HOUTEN AVE	157	\$6,050,000	\$40,050,000	\$68,000,000	16	55%	57%
126 GOVERNOR ST	11	\$575,000	\$2,925,000	\$4,650,000	24	50%	22%
88-92 EAST MAIN ST	15	\$775,000	\$2,800,000	\$4,900,000	24	65%	23%
204-206 HARRISON ST	12	\$685,000	\$2,950,000	\$5,100,000	14	50%	46%
67-73 BROADWAY	49	\$2,100,000	\$10,800,000	\$17,200,000	24	55%	30%
191-197 BROADWAY	64	\$3,100,000	\$16,500,000	\$29,000,000	30	70%	30%
22-24 SEELEY ST	11	\$950,000	\$2,700,000	\$4,400,000	24	65%	22%
215-221 HAMILTON AVE	31	\$2,400,000	\$7,400,000	\$12,400,000	24	70%	24%
37-43 PARK AVE	75	\$4,000,000	22,000,000	\$35,700,000	12	70%	33%

* LIST PROVIDES A SAMPLING OF SINGLE-ASSET SYNDICATIONS. THE ENTIRE DEVELOPMENT PORTFOLIO IS NOT REPRESENTED.

INCOME EQUITY STRATEGY DETAIL

VELOCE CAPITAL IS DEDICATED TO PROVIDING INVESTORS WITH OPPORTUNITIES TO DEPLOY CAPITAL INTO SECURED, ALTERNATIVE ASSETS. HISTORICALLY, INVESTORS HAVE ACHIEVED CONSISTENT INCOME GENERATION WHILE PURSUING CAPITAL GROWTH OVER THE INVESTMENT TERM.

- CONSISTENT MONTHLY OR QUARTERLY INCOME, PROVIDING RELIABLE CASH FLOW
- PREFERRED RETURN, PREFERRED EQUITY STRUCTURE
- EQUITY INVESTMENT REPAID AFTER REFINANCE
- STABILIZED INVESTMENT OWNERSHIP TO CREATE GENERATIONAL WEALTH
- PORTFOLIO DIVERSIFICATION WITH REINVESTMENT IN OTHER ASSETS AND INVESTMENTS
- COST SEGREGATION TAX-ADVANTAGES THROUGH NEGATIVE K1
- REFINANCING PROVIDES TAX-FREE GAINS
- WEALTH PRESERVATION INVESTMENT VEHICLE



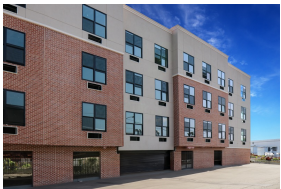
MULTI-ASSET INCOME SYNDICATION DETAIL

MULTI-ASSET SYNDICATIONS ENABLE INVESTORS TO COMBINE RESOURCES INTO A PORTFOLIO OF DIVERSIFIED REAL ESTATE PROPERTIES, PROVIDING BENEFITS SUCH AS IMPROVED RISK MANAGEMENT, INCOME STABILITY, AND ENHANCED RETURN POTENTIAL.

- STEADY CASH FLOW: INCOME FROM MULTIPLE PROPERTIES HELPS SMOOTH OUT FLUCTUATIONS, ENSURING MORE PREDICTABLE DISTRIBUTIONS.
- VARIED REVENUE SOURCES: RENTAL INCOME FROM DIFFERENT ASSET TYPES AND MARKETS CREATES RESILIENCE AGAINST MARKET FLUCTUATION.
- INCREASED STABILITY: WELL-CURATED PORTFOLIOS INCLUDE HIGH-QUALITY ASSETS IN STRONG MARKETS, REDUCING VOLATILITY AND ENHANCING RETURNS.
- ASSET DIVERSIFICATION: A MIX OF STABILIZED PROPERTIES, VALUE-ADD OPPORTUNITIES, AND NEW DEVELOPMENTS BALANCES RISK AND RETURN.
- BALANCED PERFORMANCE: GAINS FROM HIGH-PERFORMING PROPERTIES OFFSET POTENTIAL LOWER RETURNS FROM OTHERS IN THE PORTFOLIO.

MULTI-ASSET SYNDICATION INVESTMENT PORTFOLIO PERFORMANCE

MULTIFAMILY PROPERTIES	UNITS	OFFERING YEAR	OFFERING ASSET VALUE	OFFERING INCOME	CURRENT YEAR	CURRENT ASSET VALUE	CURRENT INCOME	CURRENT NOI INCREASE
10	124	2023	\$52,562,000	\$2,628,000	2024	\$54,459,000	\$2,723,000	3.48%
11	129	2023	\$48,326,000	\$3,138,000	2024	\$54,733,000	\$3,226,000	11.71%
6	63	2023	\$24,900,000	\$1,654,000	2024	\$28,485,000	\$1,670,000	12.59%
6	126	2024	\$49,513,000	\$3,157,000	2024	\$55,882,000	\$3,245,000	11.40%
10	124	2024	\$51,150,000	\$2,572,000	2024	N/A	N/A	N/A
5	50	2024	\$22,106,000	\$1,105,000	2024	N/A	N/A	N/A



SINGLE-ASSET INCOME SYNDICATION DETAIL

THIS SINGLE-ASSET EQUITY STRATEGY FOCUSES ON LEVERAGING SPECIFIC RENTAL PROPERTIES HIGH NET OPERATING INCOME TO DELIVER CONSISTENT CASH FLOW AND LONG-TERM VALUE. EACH PROPERTY IS CAREFULLY SELECTED BASED ON FAVORABLE APPRAISED VALUES, FAVORABLE PURCHASE PRICES, AND STRATEGIC EQUITY INVESTMENTS, WITH OPPORTUNITIES FOR INVESTORS TO OWN UP TO 40% OF EACH PROPERTY.

SINGLE-ASSET INCOME INVESTMENT PORTFOLIO PERFORMANCE

ASSETS	UNITS	OFFERING YEAR	OFFERING ASSET VALUE	OFFERING INCOME	CURRENT YEAR	CURRENT ASSET VALUE	CURRENT INCOME	CURRENT NOI INCREASE
194-200 21ST AVE	35	2022	\$9,794,600	\$623,100	2024	\$12,168,700	\$764,000	24.24%
203-217 12TH AVE	54	2022	\$21,909,100	\$1,246,700	2024	\$25,692,800	\$1,461,900	17.27%
359-367 HAMILTON ST	40	2023	\$14,683,400	\$916,100	2024	\$16,050,100	\$1,015,700	9.31%
77-91 PARK AVE	48	2023	\$22,390,100	\$1,343,500	2024	\$24,527,300	\$1,277,800	9.55%
169-183 16TH AVE	54	2023	\$21,100,000	\$1,200,200	2024	\$24,733,200	\$1,403,500	17.26%
39-43 16 TH AVE 210-220 GOVERNOR ST	72	2023	\$25,286,000	\$1,469,600	2024	\$29,408,200	\$1,653,100	16.30%
22 ARLINGTON ST 54 PEARL ST	24	2023	\$9,930,000	\$585,600	2024	\$11,138,000	\$648,780	12.17%



EQUITY FUND DESCRIPTION

VELOCE’S PRIVATE REAL ESTATE EQUITY FUND OPTIMIZES OUR CONTINUOUS PIPELINE OF REAL ESTATE ASSETS THROUGH AN EVERGREEN PROFIT-SHARING INVESTMENT.

HISTORICALLY, THE HIGH-YIELDING DOUBLE-DIGIT ANNUAL RETURN ON THIS INVESTMENT FUND OFFERS ONGOING PERFORMANCE OUTSIDE OF STOCKS AND BONDS WITH THE PRESERVATION OF CAPITAL AND STABILITY AT ITS CORE.

THE EVERGREEN EQUITY IS PART OF OUR OVERALL REG-D STRUCTURE.



MULTIFAMILY EQUITY FUND

- K1 - LP PARTNERSHIP FUND
- PERFORMANCE-BASED ANNUAL RETURNS
- PROFIT SHARING
- CAPITAL APPRECIATION AND STABILITY

INVESTMENT DETAIL

FUND	INVESTMENT *	TERM	PROFITABILITY	INVESTOR
MULTIFAMILY EQUITY	\$50,000	BIENNIAL	70/30	ACCREDITED

MULTIFAMILY DEBT FUND DESCRIPTION

VELOCE CAPITAL OFFERS A UNIQUE OPPORTUNITY TO GENERATE CONSISTENT CASH FLOW THROUGH AN EVERGREEN, REAL ESTATE-BACKED INVESTMENT STRATEGY. DESIGNED TO DELIVER HIGH-YIELD RETURNS, THIS FUND PROVIDES AN ALTERNATIVE TO TRADITIONAL MARKETS LIKE STOCKS AND BONDS. BY INCORPORATING FLEXIBLE PAYOUT STRUCTURES AND FOCUSING ON MITIGATING MARKET VOLATILITY, INVESTORS CAN DIVERSIFY THEIR PORTFOLIOS WITH CONFIDENCE.

THIS FUND OPERATES AS PART OF OUR BROADER REGULATION D (REG-D) FRAMEWORK, ENSURING COMPLIANCE AND STREAMLINED ACCESS FOR ACCREDITED INVESTORS.



MULTIFAMILY DEBT FUND

- HIGH-YIELDING REAL ESTATE FUND
- EVERGREEN FUND
- FLEXIBLE TERMS
- RECURRING PAYMENTS

INVESTMENT DETAIL

FUND	INVESTMENT *	TERM	PROFITABILITY	INVESTOR
MULTIFAMILY DEBT	\$50,000	ANNUAL	9%+ APY	ACCREDITED

GROWTH FUND DESCRIPTION

WHILE MANY INVESTMENT PROVIDERS LIMIT THEIR SERVICES TO ACCREDITED INVESTORS, VELOCE CAPITAL ADOPTS A MORE INCLUSIVE APPROACH. OUR OFFERINGS ARE AVAILABLE TO ACCREDITED AND NON-ACCREDITED INVESTORS, AS WELL AS INDIVIDUALS LOOKING TO OPTIMIZE THEIR RETIREMENT PORTFOLIOS AND INSTITUTIONAL INVESTORS. PARTICIPANTS CAN ACCESS AN 80/20 INVESTOR-BENEFITTING OPPORTUNITY CENTERED ON PASSIVE REAL ESTATE INVESTING.

RETURNS

17.28% *
2023 ANNUAL

27.59% *
NET RETURN INCEPTION TO DATE

* ALL RETURNS CALCULATED ARE NET OF ALL FEES



TRANSPARENCY

WE HAVE ALWAYS PRIORITIZED TRANSPARENCY WITH OUR INVESTORS, AND AS OF Q1 OF 2023, WE PARTNERED WITH ESSENTIAL FUND SERVICES INTERNATIONAL LLC (EFSI) AS OUR OFFICIAL FUND ADMINISTRATOR AND RECORDS PROVIDER. THIS COLLABORATION ENABLES US TO DELIVER MONTHLY STATEMENTS TO INVESTORS, OFFERING CLEAR AND TIMELY UPDATES ON THEIR ASSETS.

SINGLE-ASSET SYNDICATIONS

178-190 FRANKLIN ST
139 UNITS
\$69.5MM PROJECTED STABILIZED VALUE



145 GOVERNOR ST
57 UNITS
\$23MM PROJECTED STABILIZED VALUE



340-358 STRAIGHT ST
285 UNITS
\$140MM PROJECTED STABILIZED VALUE



67-73 BROADWAY
48 UNITS
\$17MM PROJECTED STABILIZED VALUE



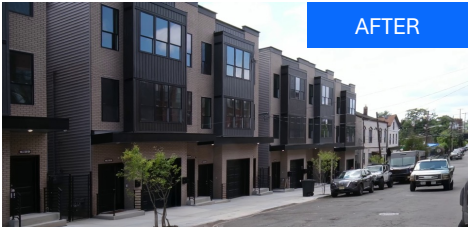
ALL IMAGES ARE BEFORE CONSTRUCTION (LEFT) AND THE PROJECTED COMPLETED BUILDING (RIGHT)

BUY-SELL INVESTMENT DETAIL

VELOCE CAPITAL ADOPTED A NEW STRATEGY BY INVESTING THE EQUITY DEVELOPMENT OF SEVEN TWO-FAMILY TOWNHOMES IN PATERSON NEW JERSEY. THIS APPROACH DIVERGES FROM THE FIRM’S TYPICAL INVESTMENT STRUCTURES, EMPHASIZING PROPERTY SALE TO CAPITALIZE ON MARKET OPPORTUNITIES.

THE PROJECT WAS DRIVEN BY STRONG SALES SUCCESS AND INCREASING DEMAND FROM BUYERS SEEKING INCOME-GENERATING STARTER HOMES, PARTICULARLY IN THE 1-TO-4-FAMILY HOUSING SEGMENT.

THE ROBUST DEMAND AND EARLY SUCCESS OF THIS VENTURE HIGHLIGHT VELOCE CAPITAL’S STRATEGIC INVESTMENT PHILOSOPHY, WITH PROJECTED RETURNS OF 50% TO 60% ANTICIPATED WITHIN 18 TO 24 MONTHS.



7 -TWO FAMILY HOME COMPLEX DEVELOPMENT

- | | |
|------------------------------------|---------------------------------------|
| ➤ LAND ACQUISITION – NOVEMBER 2022 | ➤ TOTAL UNIT COUNT – 14 |
| ➤ PROJECT APPROVED – APRIL 2023 | ➤ EQUITY INVESTMENT - \$1MM |
| ➤ CONSTRUCTION STARTED – MAY 2023 | ➤ CONSTRUCTION & SOFT COSTS – \$3.1MM |
| ➤ COMPLETION – JUNE 2024 | ➤ PROJECTED SALE PRICE - \$5.2MM |





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