



INVESTOR PITCH DECK



Welcome to our investor pitch to be a part of an exciting new multi-unit residential apartment project in Schaumburg, Illinois. We are thrilled to present this rare opportunity —a state-of-the-art residential complex designed for modern living and strong investment returns.

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ABOUT OUR COMPANY

Natraj Investments LLC is an investment firm based in Schaumburg, Illinois, specializing in real estate development, asset management, and strategic investments across multiple industries. The company focuses on sustainable growth and value creation, identifying high-potential opportunities that generate strong financial returns while supporting community development.

OUR VISION

To be a leading investment firm recognized for innovative strategies, ethical business practices, and sustainable wealth creation, transforming communities and enhancing economic opportunities.

OUR MISSION

To identify, invest in, and manage high-quality assets that generate long-term value for investors, stakeholders, and communities while fostering growth through strategic partnerships, financial expertise, and responsible investing.



**"Don 't wait to buy real estate.
Buy real estate and wait."
Will Rogers**

OUR CORE TEAM



SUBBU IYER
General Partner



**MANEN
KOTHARI**
General Partner



**LAKHINDRA
SHARMA**
General Partner



LARRY DEBB
Developer



BILL DEBB
Developer

PROJECT OVERVIEW

The property at 1699 E. Woodfield Rd in Schaumburg, Illinois, offers a unique and valuable opportunity to lead the office-to-residential conversion trend. Located just 15 minutes west of O'Hare International Airport, Schaumburg is a thriving suburban community with excellent connectivity to both suburban Chicago and Downtown.



LOCATION
1699 E. WOODFIELD RD
SCHAUMBURG, IL



98 LUXURY
APARTMENTS



CONVERSION OF
OFFICE TO
RESIDENTIAL



HIGH-END AMENITIES
INCLUDING POOL,
FITNESS CENTER,
AND OFFICE SUITES

MARKET OPPORTUNITY

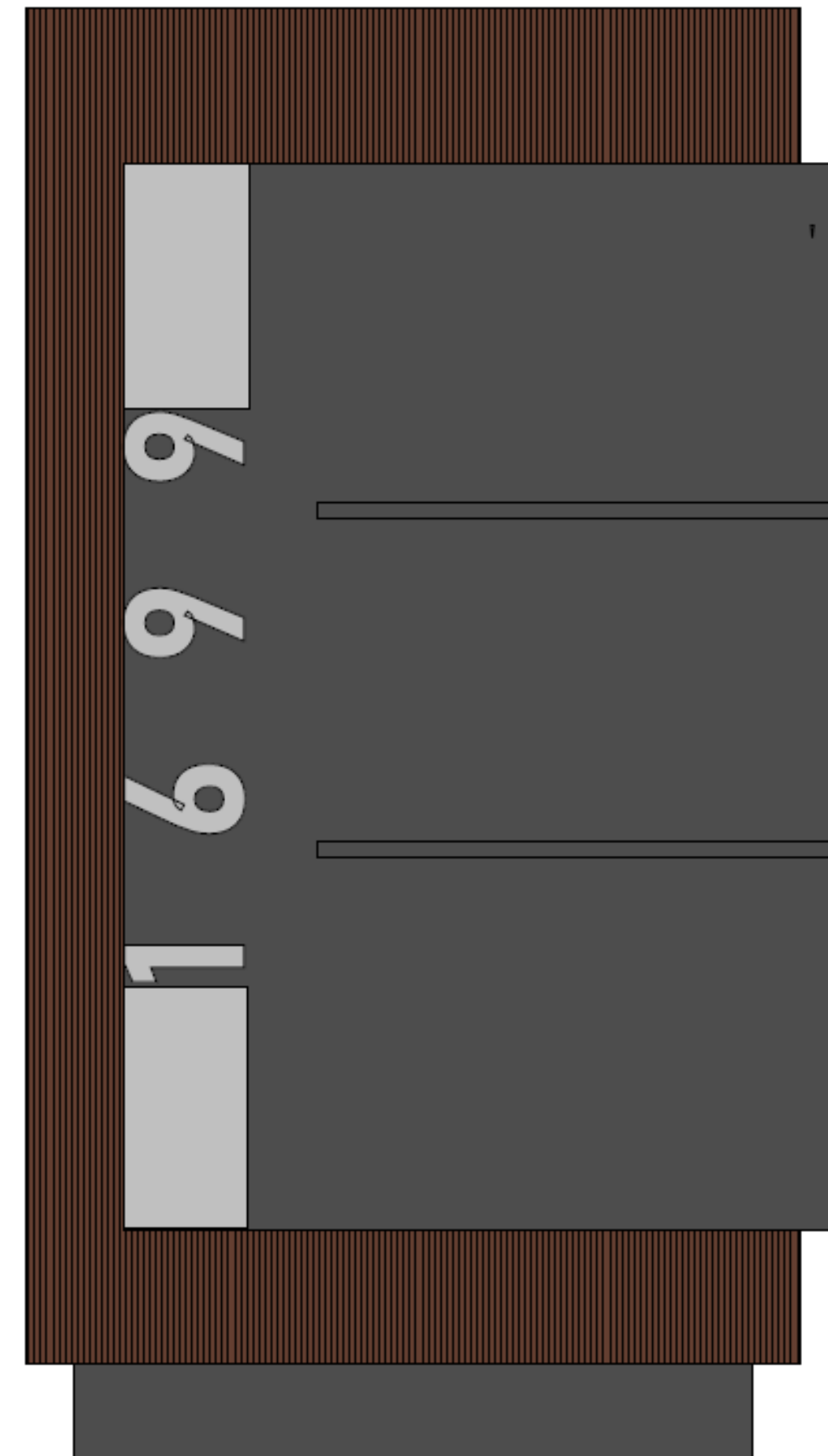
- **Rising demand for residential units in Schaumburg**
- **Proximity to O'Hare International Airport**
- **Easy access to major highways (I-90 & I-290)**
- **Adjacent to Woodfield Mall, a major commercial hub**



FINANCIAL OVERVIEW

VALUE
PROPOSITION

- ★ TOTAL PROJECT COST: \$25 – \$27M
- ★ EQUITY INVESTMENT: 25% – 35%
(\$6.25M to \$9.45M)
- ★ CONSTRUCTION LOAN: 65% – 75%
(\$16.25M – \$20.25M) AT 8% RATE



INVESTOR RETURNS

01 Preferred Return for Investors

02 Projected Net Operating Income: \$1.8M

03 Expected Cap Rate: 5% – 5.5%

04 Projected Sale Price: \$36M (at 5% cap rate)

EXIT STRATEGY

**Potential
Hold
Period:
3 – 5
years**



**Sale
Projections
\$33M –
\$36M
based on
market
conditions**



**Investor
Exit with
Targeted
Returns**

PUD APPROVAL

FEB 2025

PRE-CONSTRUCTION PHASE

FEB 2025 – JULY 2025

CONSTRUCTION PHASE

AUG 2025 – MAR 2027

STABILIZATION

APR 2027 – DECEMBER 2027

RISK MITIGATION STRATEGIES



**Strong demand for
residential units**



**Prime location with
access to
commercial
centers**



**Experienced
development team
with
proven track record**



**Conservative financial
projections with
contingency planning**



NATRAJ INVESTMENTS

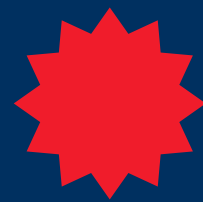
NEXT STEPS



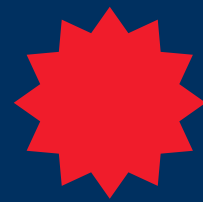
Open for investor commitments



Due diligence period & finalizing loan terms



Estimated project timeline & construction commencement



Contact us today



NATRAJ INVESTMENTS

**THANK YOU
FOR
YOUR
ATTENTION**



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