



SMART INVESTMENTS

**“WE ARE HERE TO CREATE THE MOST OPTIMAL REAL ESTATE
INVESTMENT PORTFOLIO FOR YOU”**



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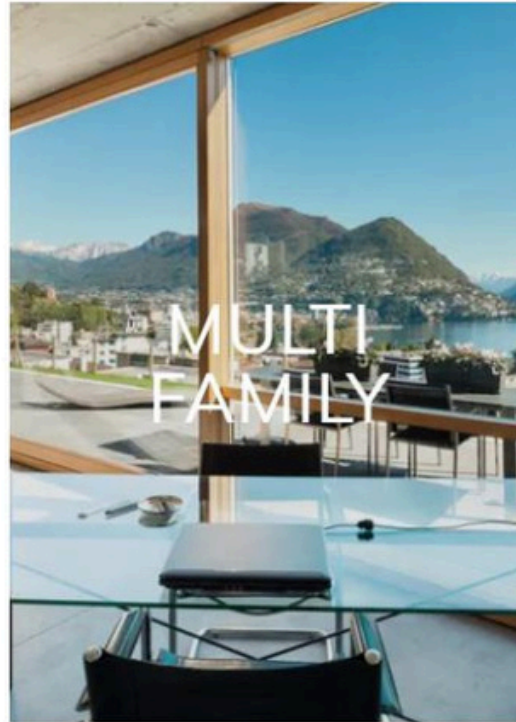


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OCTO VENTURE CAPITAL

OCTO Venture Capital (OVC) was founded by Joseph Della Rossa, who brings over 20 years of experience in consistently exceeding client expectations. Now, alongside a handpicked team of financial and legal experts, Mr. Della Rossa is taking OVC to the next level. The firm is focused on becoming one of the most successful, impactful, and philanthropic real estate investment funds of its time, with a primary emphasis on three key areas: Fix & Flips, Multi-Family Units, and Commercial Triple Net properties.





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OCTO VENTURE CAPITAL

Similar to stocks, real estate investing provides multiple avenues for success through various strategies. One of the most common approaches is owning a portfolio of rental properties. We offer our investors:

- ❖ We offer flexible investment options starting at \$50k, focusing on fix-and-flip projects and asset appreciation.
 - Investors have the choice of a 6-9 month timeline to cash out or reinvest their returns into a multi-family buy-and-hold portfolio, maximizing profits through dividends and shares. With dividends and shares, investors also have the opportunity to invest in company stock. Our ultimate goal is to achieve an IPO within the next 3-5 years.
- ❖ Dividends are disbursed quarterly (after 6 month initial investment period), with quarterly reports provided to investors outlining their profits and market updates/forecasts, suggested reinvestments based on their portfolio.
- ❖ Our investment strategies are customized to each investor's threshold, delivering optimal results. Lending options available .
- ❖ Our trustees are accredited accounting firm with 25 years of experience in global real estate and financial markets ensuring your investments are safe and properly allocated.
- ❖ Quality assurance is key to sustained success. Our Octo Property Management team is made up of CAMS-certified professionals who prioritize thorough due diligence and high-quality service.

OCTO VENTURE CAPITAL ADVANTAGE



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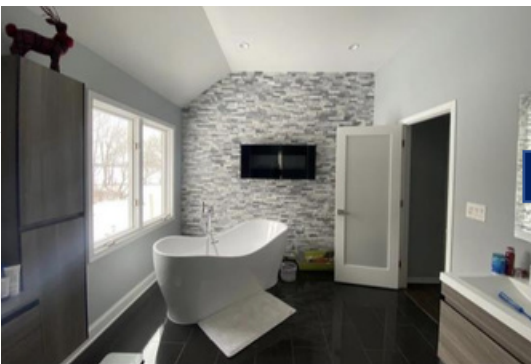
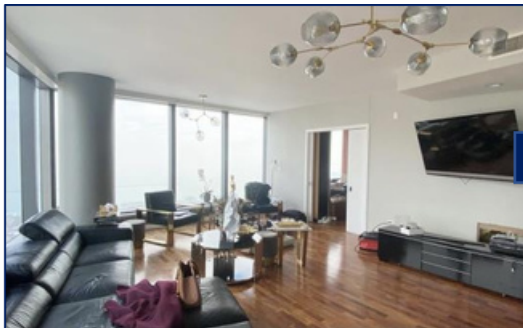
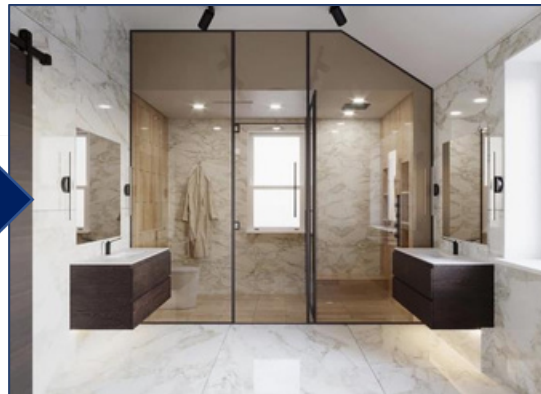
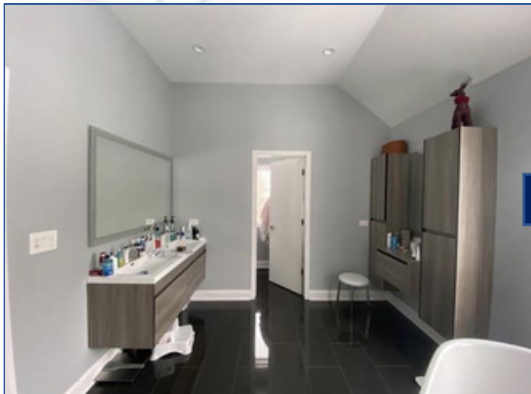




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OVC PORTFOLIO

IN 2 GENERATIONS

40 YRS

Of Property Management
Experience

11.7 M

Current Acquisition
Portfolio Valuation

15 YRS

Investment & Management of
Residential & Multi Family
Properties

50 K+

Construction Clients contracted:
(multi-family, commercial condo,
hotel developments).



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OVC INVESTMENT OPTIONS



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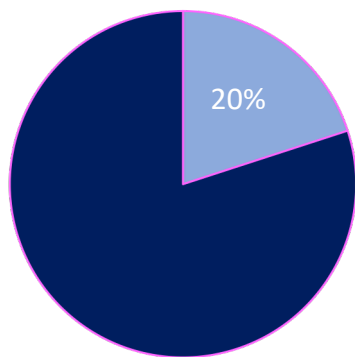
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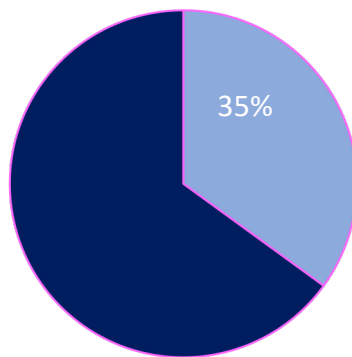
WHAT IS YOUR INVESTMENT THRESHOLD?

At OVC, we provide a range of diversified investment portfolios tailored to our clients' individual investment and risk tolerance.

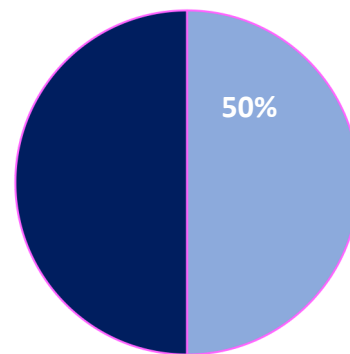
CONSERVATIVE



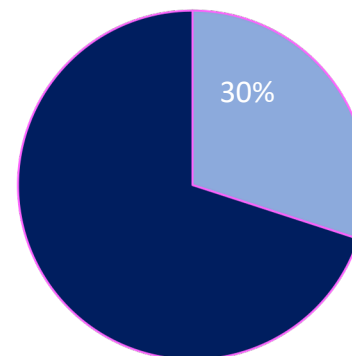
MODERATE CONSERVATIVE



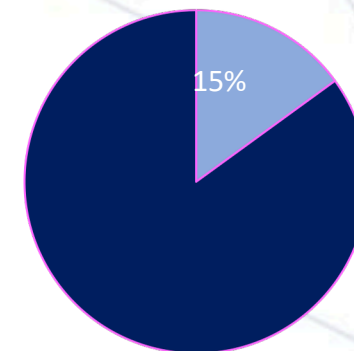
BALANCED



GROWTH



MODERATE GROWTH





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A balanced investment portfolio should include both stocks and real estate. While stocks offer high return potential, their volatility increases the risk of losing principal.

Real estate, particularly cash-flowing properties like multifamily units, provides a better long-term investment strategy. These assets offer strong intrinsic value, potential appreciation in the right markets, and consistent cash flow.

Additionally, real estate has significant tax advantages, such as depreciation, which allows investors to keep more of their returns compared to stocks, even if both yield the same rate of return.



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OVC FIX AND FLIP



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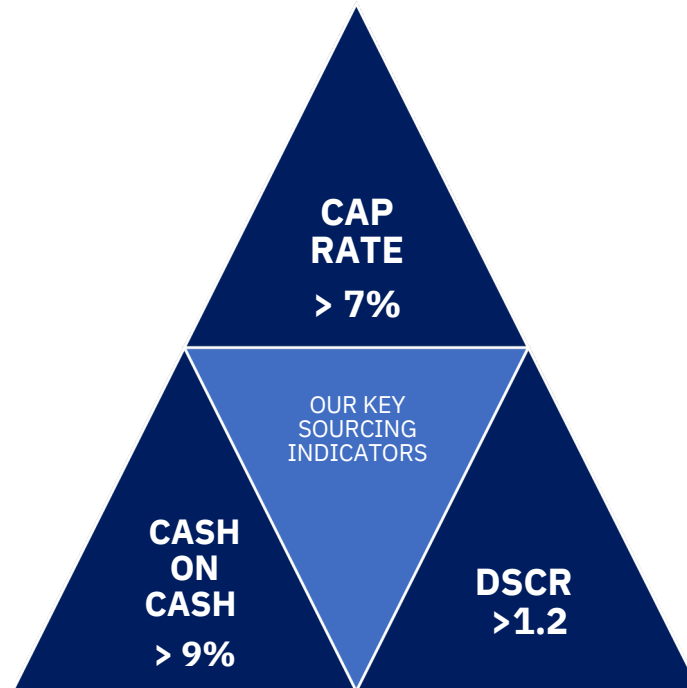


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OVC FIX AND FLIP

OUR KEY SOURCING INDICATORS:



60% cash-out from your fix-and-flip profits, with the option to reinvest for even greater returns.

***DSCR = NOI/DEBT**
Net operating income to debt

TARGET SECTORS:

CLASS B PROPERTIES IN CLASS A SECTORS
CLASS C IN CLASS B SECTORS

OPPORTUNITY ZONES

AREAS FOCUSED ON GROWTH IN ACADEMIA, HIGH TECH AND HEALTHCARE CLUSTERS





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FIX AND FLIP FUNDING PROCESS



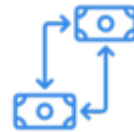
Investment Funding

Investment to OVC escrow account



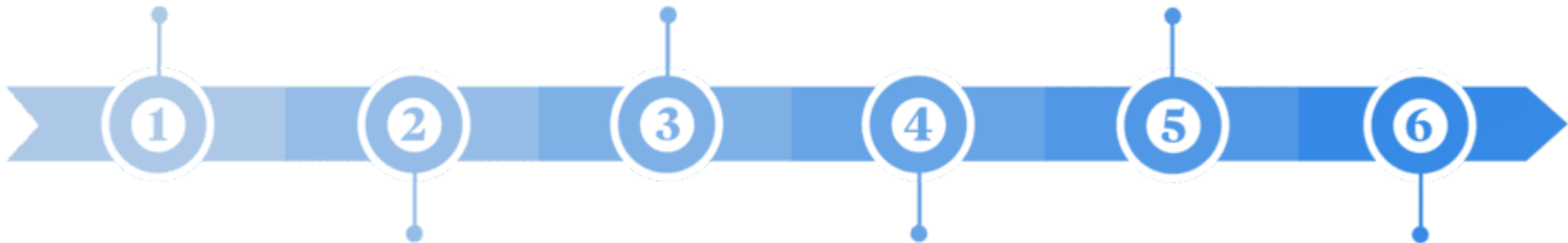
Investment Categories

B class in A class sectors
C class in B class sectors



Cash Flow Distributions

60% off profit payout



Pooled Investment

Funds are pooled among multiple investors to acquire large capacity, mitigating risk and maximizing returns.



Value Add Renovations

Value Add Renovations
Force appreciate the asset through renovations, services and amenities.



Transparency

Detailed quarterly reports showing asset gains for individual and OVC portfolios. Includes: market performance analysis, forecasting, recommendations.





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OVC MULTI- FAMILY



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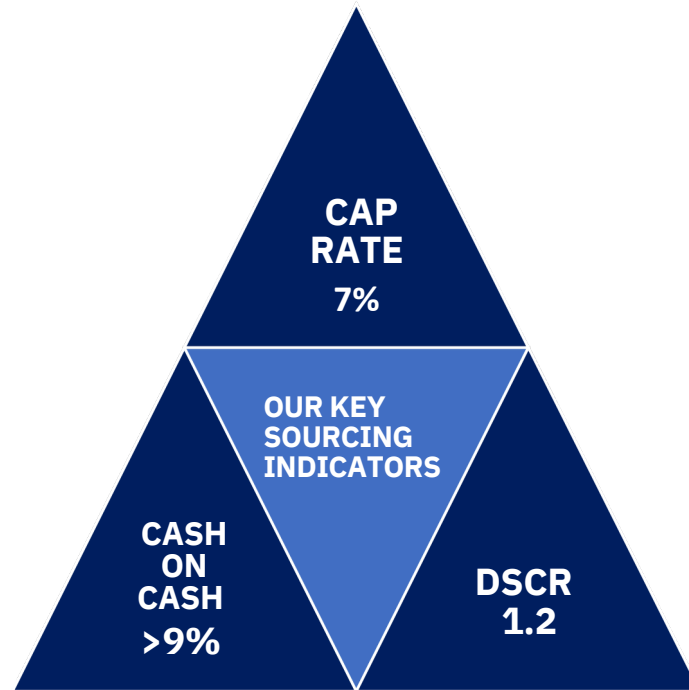


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OVC MULTI -FAMILY

OUR KEY SOURCING INDICATORS:



**7% QUATERLY RETURNS TO INVESTORS,
ALONG WITH QUATERLY REPORTS**

***DSCR = NOI/DEBT**
Net operating income/ debt

TARGET SECTORS:

90% OCCUPANCY RATE

**CLASS B PROPERTIES IN CLASS A SECTORS
CLASS C IN CLASS B SECTORS**

OPPORTUNITY ZONES

**AREAS FOCUSED ON GROWTH IN ACADEMIA,
HIGH TECH AND HEALTHCARE CLUSTERS**



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OVC MULTI-FAMILY FUNDING PROCESS



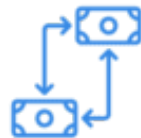
Investment Funding

Investment to OVC escrow account.



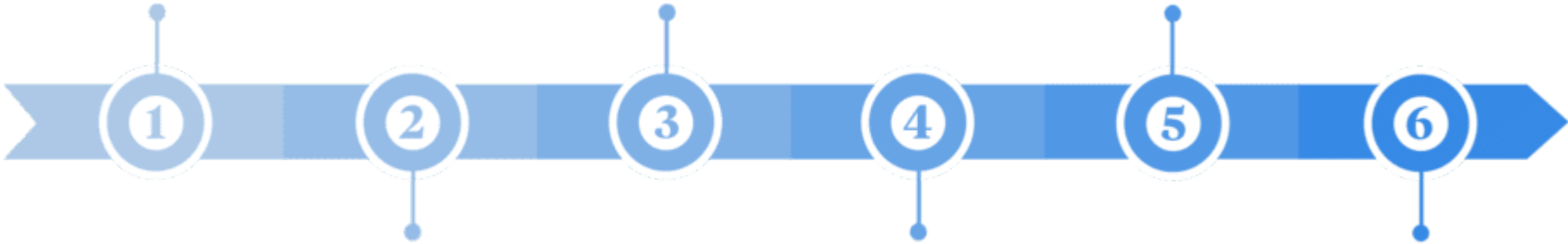
Investment Categories

- 90% < Occupancy Rate
- 9% Cash On Cash



Cash Flow Distributions

- 7% quarterly dividends off profit from rents and amenities with total IRR 17-21% payout.
- Access to the dividend drip (reinvestment option).



Pooled Investment

Funds are pooled among multiple investors to acquire large capacity, mitigating risk and maximizing returns.



Value Add Renovations

Force appreciate the asset through renovations, services and amenities.



Transparency

Detailed quarterly reports showing asset gains for individual and OVC portfolios. Includes: market performance analysis, forecasting, investment recommendations .





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MARKET CONSIDERATIONS



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THE SUN BELT'S CONTINUED DOMINANCE

2025 is going to be a BIG year for multifamily real estate! Get ready for growth, increased value and more exciting investments. Our first prediction is that Florida and other sunbelt states will continue to boom. People moving south, wanting to enjoy not paying any state income tax, and being in the warm sunshine helps push those wanting to make the move.

MIAMI, FL

Expected Sales Growth: 24.0%
Median Home Price Increase: 9.0%

Key Factors: Miami's international appeal, bolstered by a diverse cultural landscape, attracts both domestic and foreign buyers. The real estate market benefits from a healthy mix of high-value properties and more affordable housing options.

ORLANDO, FL

Expected Sales Growth: 15.2%
Median Home Price Increase: 12.1%

Key Factors: As a key tourist destination, Orlando's economy enjoys robust growth. The city's excellent schools and family-friendly attractions are drawing in new residents, while the construction of new homes continues ramping up.



South Florida's climate, strong job market, and tourism sector will support housing demand, preventing a market crash.



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THE SUN BELT'S CONTINUED DOMINANCE

JACKSONVILLE, FL

Expected Sales Growth: 13.5%
Median Home Price Increase: 9.8%

Key Factors: With its extensive coastlines, Jacksonville offers a desirable lifestyle for many incoming residents. The balanced job market and entertainment options continue to create an attractive environment for buyers.

CAPE CORAL , FL

Expected Sales Growth: 13.2%
Median Home Price Increase: 9.6%

Key Factors: Cape Coral's reputation for beautiful waterfront properties and strong fishing and boating opportunities uniquely positions it among desirable locations for retirees and families alike.





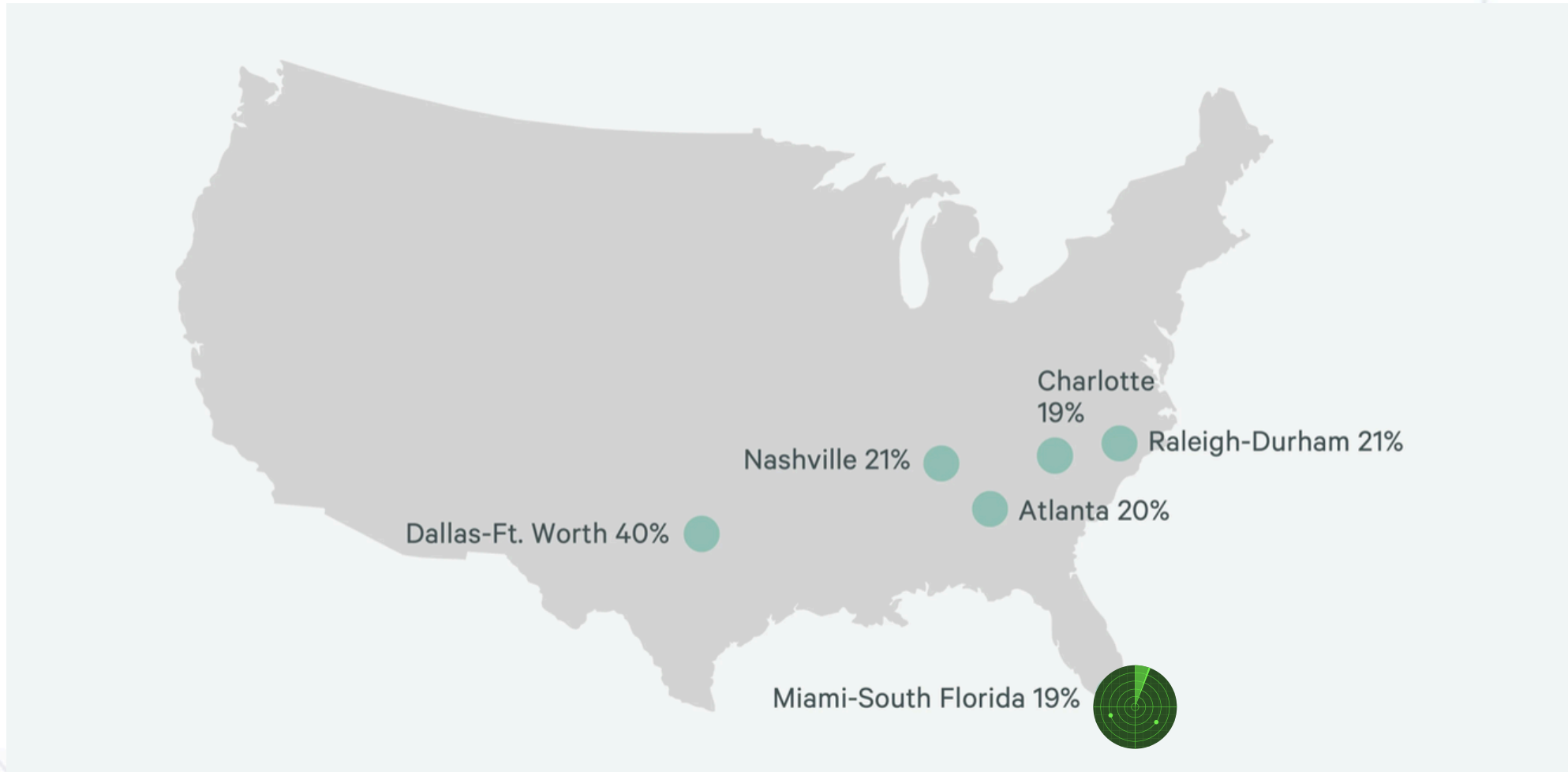
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TOP INVESTMENTS FOR MULTI- FAMILY



CBRE



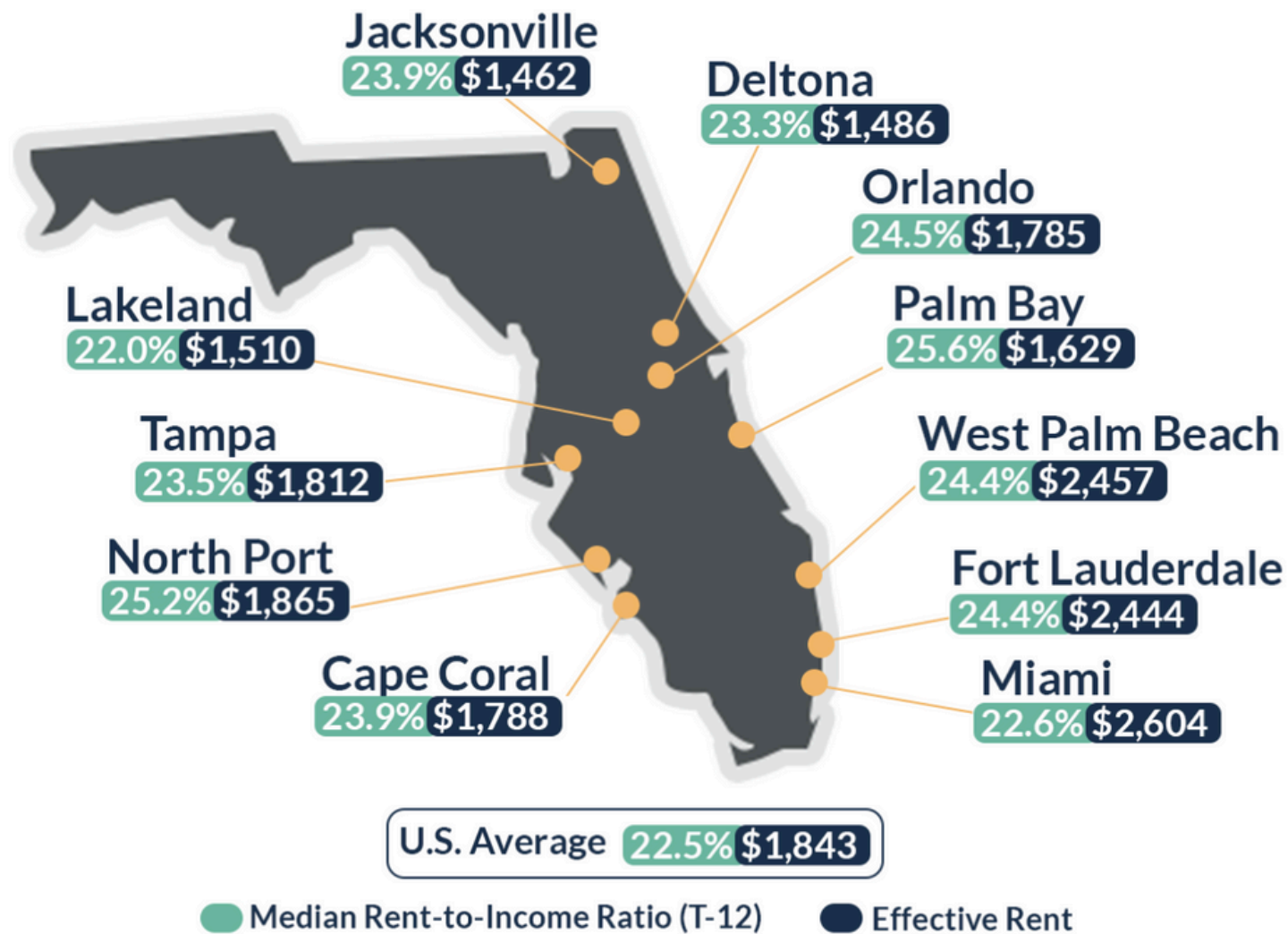
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RENT -TO -INCOME RATIOS ACCROSS FLORIDA



Data as of July 2024

Source: RealPage Market Analytics

REALPAGE



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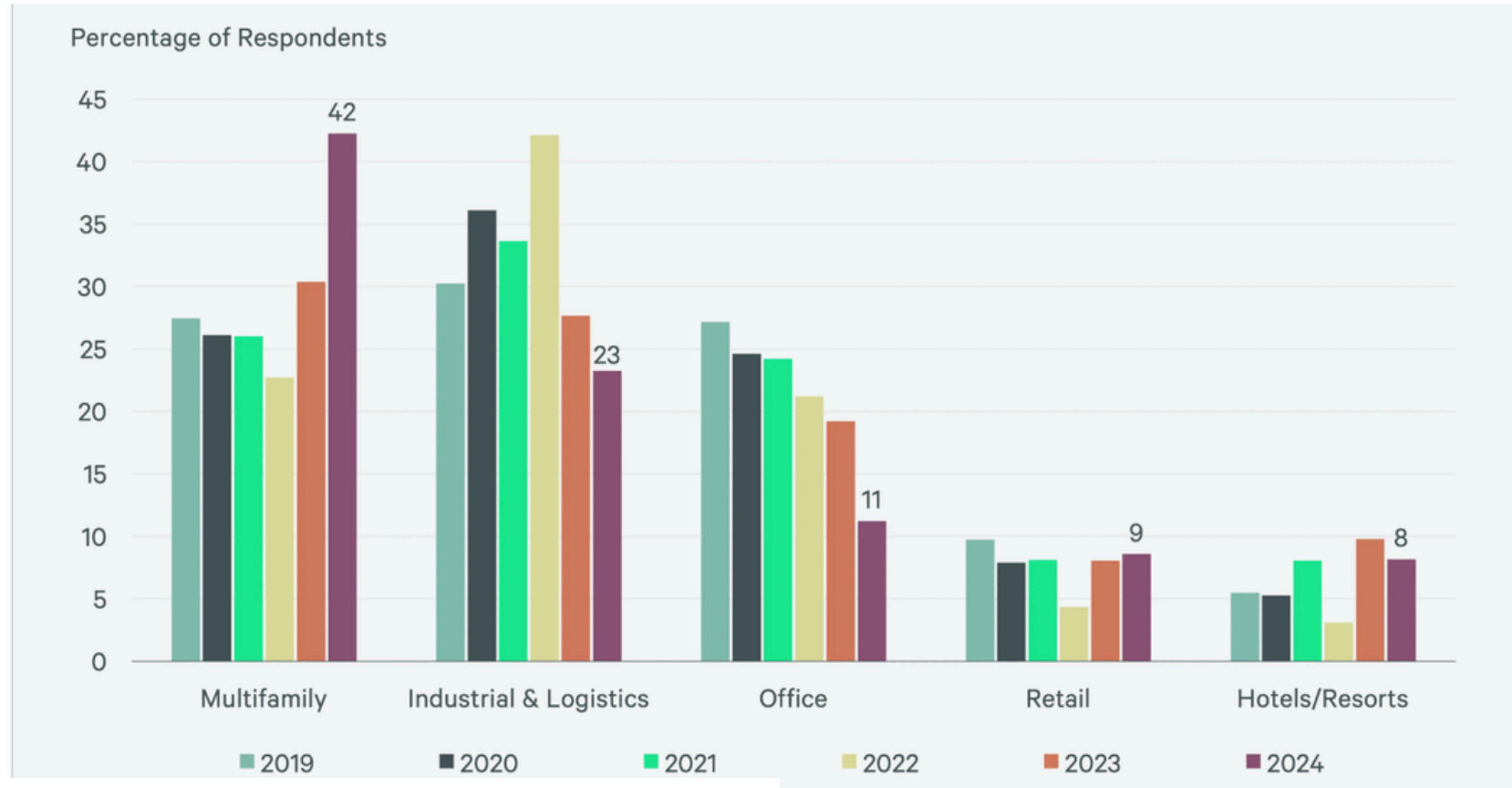


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INVESTORS SURVEY

CBRE Research forecasts U.S. multifamily investment volume to reach approximately \$200 billion by 2025. While this remains below the 2019 record level of \$191 billion, it marks a significant rebound from the pandemic's disruption and is a 12-15% increase over the 2024 estimate of \$185 billion.



Source: Regional investor intentions surveys, CBRE Research, Q1 2024.

CBRE



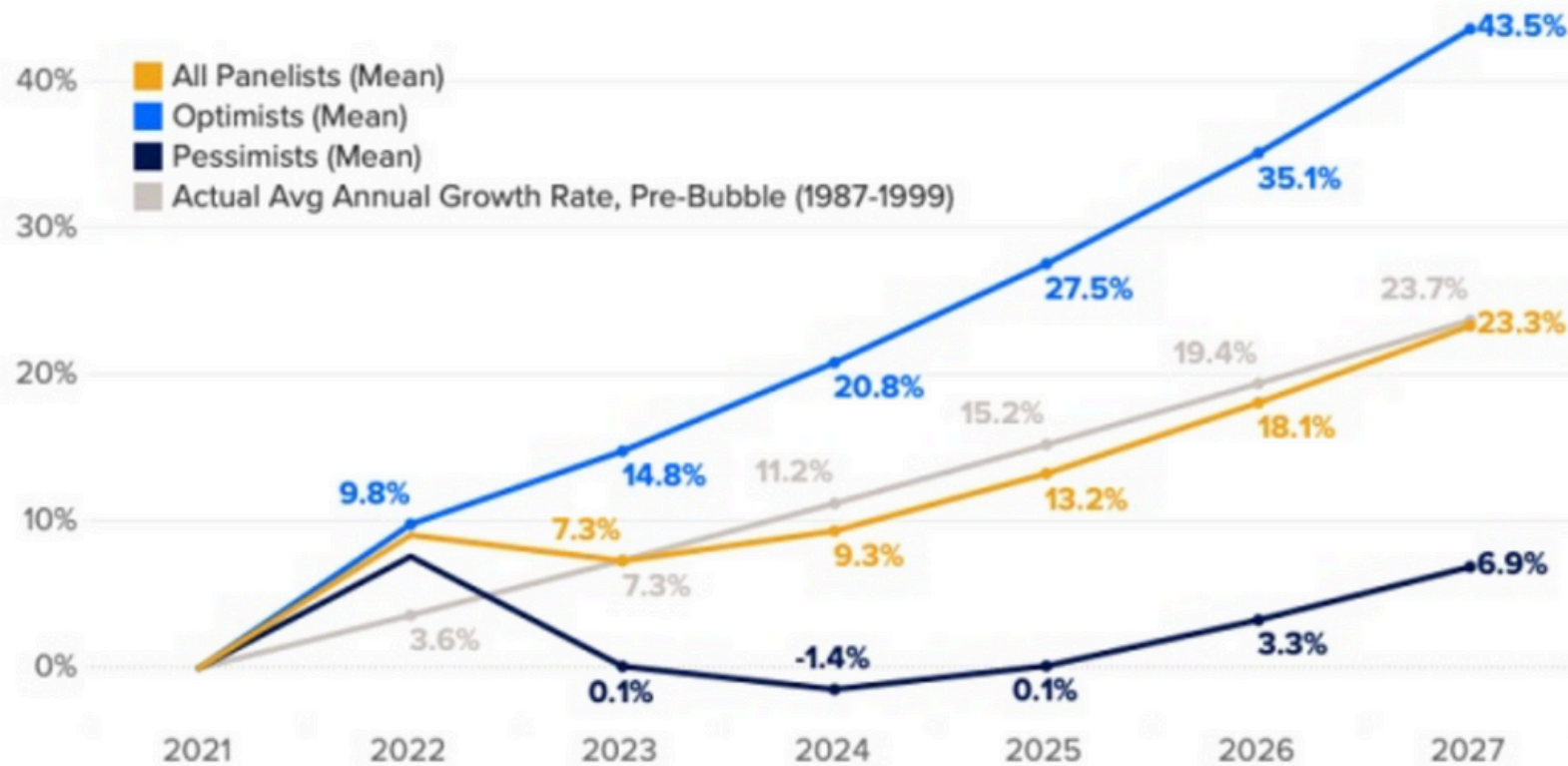
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U.S. HOME PRICE SCENARIOS / U.S. HOME PRICE GROWTH



Source: Q4 2022 Zillow Home Price Expectations Survey

Zillow Home Prices Forecast Next 5 Years. Screenshot courtesy of Zillow.

Sustained demand for single-family and luxury homes will keep prices rising, although at a more moderate pace.

30 YEAR MORTGAGE RATE FORECAST



Goldman Sachs

Lower mortgage rates and economic improvement will drive a recovery in home sales, particularly in luxury markets.



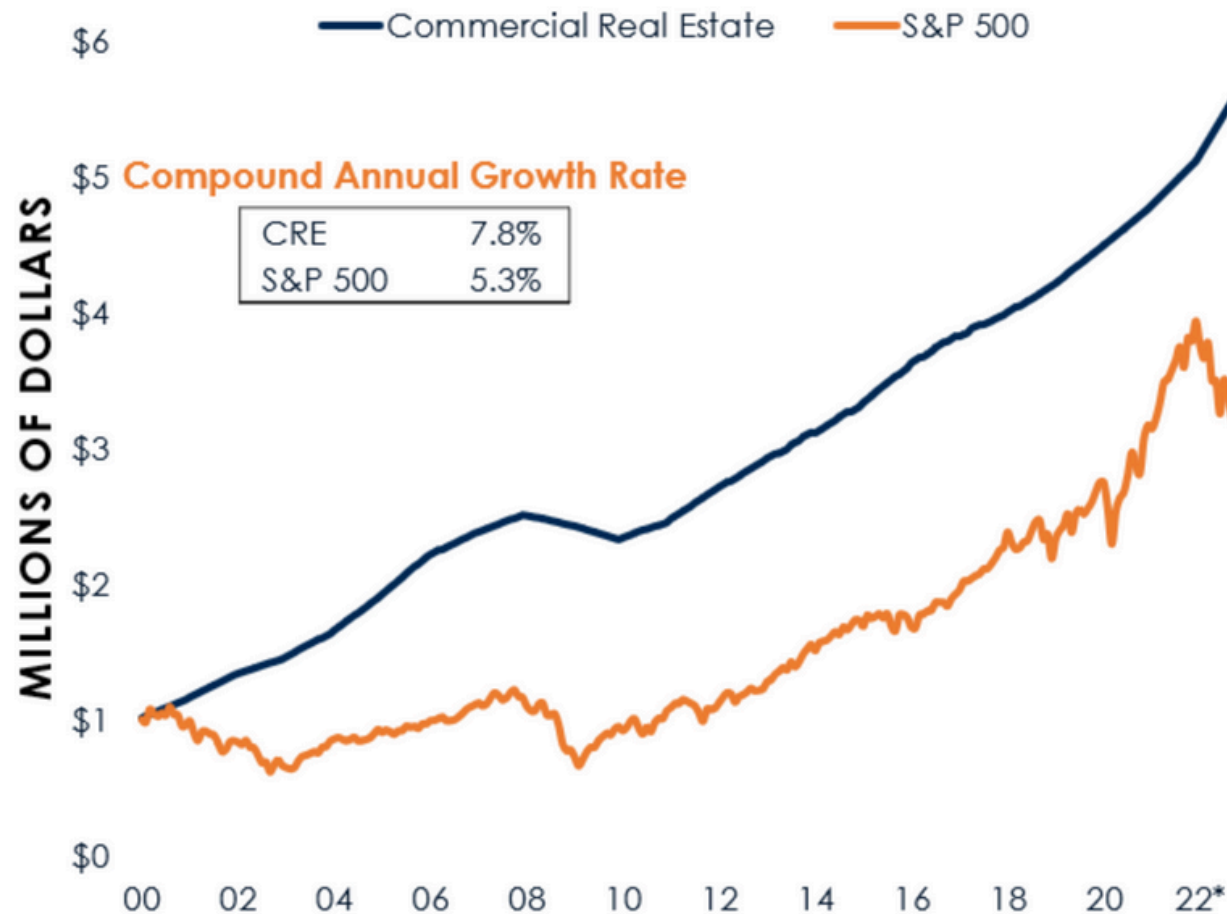
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Commercial Real Estate Returns Outpace S&P 500 Since 2000



October 3, 2022 by Marcus & Millichap Research Services

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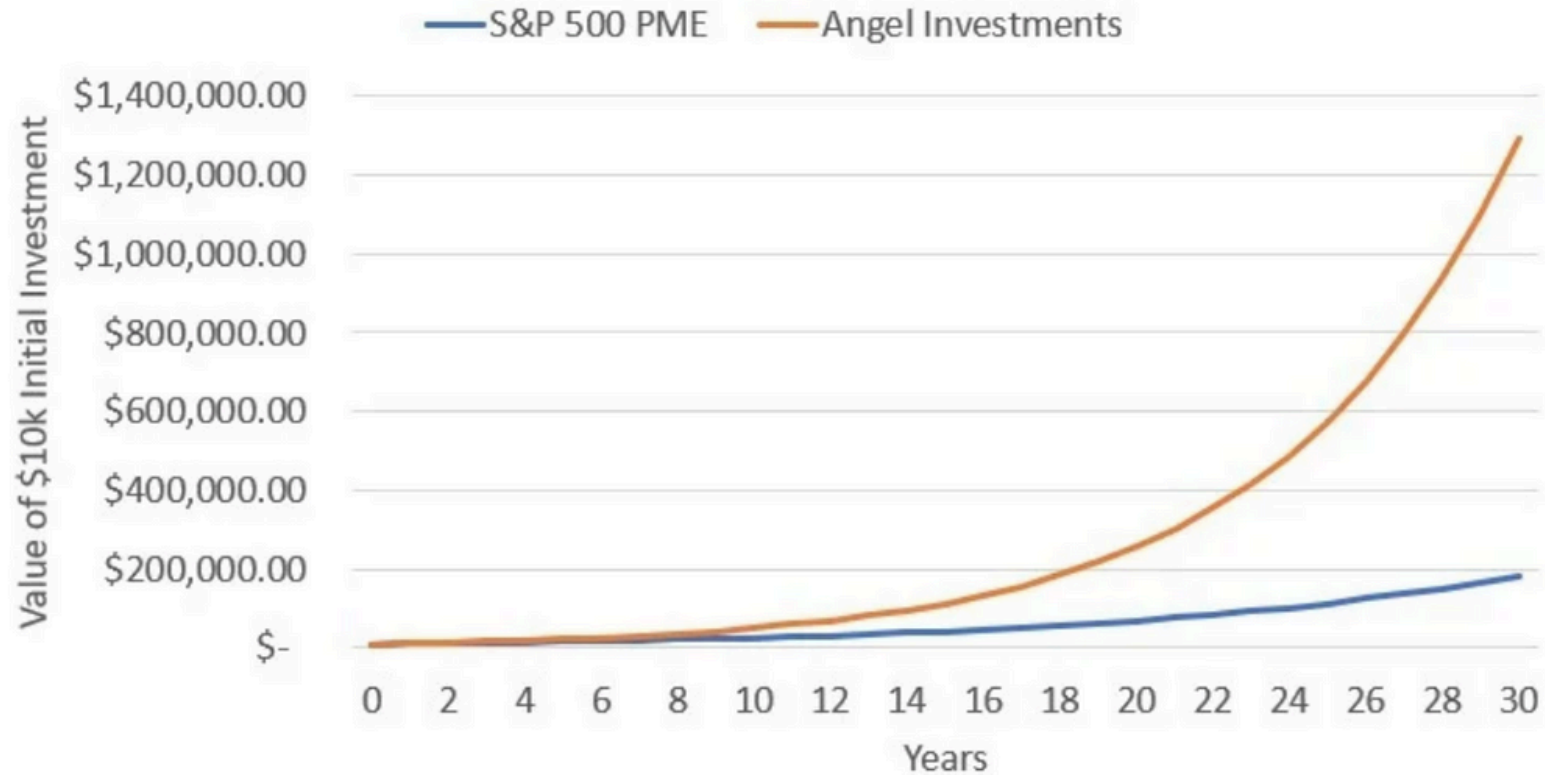
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S&P (10.2%) vs. Angel Investment (17.6%IRR) 30 -YR Growth of \$10,000 (2021)





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OVC PILLARS OF SUCCESS



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SOCIAL RESPONSIBILITY: INVESTING TODAY WITH THE FOCUS OF TOMORROW

Octo Venture Capital/Octo Property Management was honored with the USGBC's LEED Homes Award for their exceptional contributions to the advancement of sustainable building practices and their impact on the growth of high-performance, eco-friendly development.

INVESTING GREEN

Our investment process integrates Environmental, Social, and Governance (ESG) principles at its core.

In fulfilling client mandates, we aim to make a positive impact on the world around us while striving to deliver outcomes that minimize risk and maximize returns for our investors.





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SOCIAL RESPONSIBILITY: GIVING BACK TO OUR COMMUNITY



We are proud to support the creation and funding of the "Bully the Bull Foundation," which focuses on anti-bullying initiatives and community development programs.

Launched with government support in Memphis, TN, awarded Lifetime Presidential Award in August 2024, endorsed by NBA and NFL, the charity is expand nationwide.

<http://bullythebullfoundation.org/>

<https://www.youtube.com/watch?v=F7wrbdokAHU>

<https://www.fox13memphis.com/news/local/ride-tears-founder-says-theres-been-enough-talk-about-stopping-memphis-violence/2AGMASF5CBGZ3NXMYJIVWHQU3U/>



NFL Hall of Famers and Superbowl Champions!! These guys have 8 Superbols combined and played with the great Jerry Rice. This definitely was a great moment!! #bullyglobal #BigLeague





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OVC DISCLAIMER

ALL RIGHTS RESERVED

This Business Plan (and all drafts and parts thereof) is/are based upon information supplied by OCTO VENTURE CAPITAL., its managing executives and its stockholders or membership shareholders (collectively “OCTO VENTURE CAPITAL.” the “Company” and/or “Management”), and is being furnished on a confidential basis, solely for use by prospective investors in and/or potential strategic business associates of the Company (collectively “recipient). The use or distribution of this Business Plan to any other parties or for any other purposes is not authorized.

This Business Plan shall not be construed to indicate that there has not been any change in the financial condition, business, operations, plans or other affairs of the Company since the date of preparation. The Company does not expect to update or otherwise revise this Plan to reflect any such changes. The recipient of this Business Plan acknowledges and agrees that: (a) all the information contained herein or received in written or oral form from the Company will be kept confidential; (b) the recipient will not reproduce this Plan, in whole or in part; (c) if the recipient does not wish to pursue this matter, it will return the Business Plan to the Company as soon as practicable, together with any other material relating to the Company which the recipient may have received from the Company; and (d) proposed actions by the recipient which are inconsistent in any manner with the foregoing agreement will require the prior written consent of the Company.

The Company reserves the right, in its sole discretion, to reject all proposals made by or on behalf of any recipient, to accept any such proposal, to negotiate with one or more recipients at any time, and to enter into a definitive agreement without prior notice to other recipients. The Company also reserves the right to terminate, at any time, further participation in the investigation and proposal process by, or discussions or negotiations with, any recipient without reason.

TIME TO MAKE THE \$



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