



BOARDWALK WEALTH



MAILBOX MONEY



# BRIARWOOD RESERVE PHASE II

SIOUX FALLS, SD





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This offering includes “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 which represent our expectations or beliefs concerning future events that involve risks and uncertainties, including those associated with our ability to obtain financing for our current and future operations. All statements other than statements of historical facts included in this presentation including are forward-looking statements. Although we believe that the expectations reflected in such forward-looking statements are reasonable, we cannot assure you that such expectations will prove to have been correct. You should always consult your own independent tax or legal professionals or advisors prior to making any investment, including this one. Important factors that could cause actual results to differ materially from our expectations (“Risk Factors”) are disclosed in the Private Placement Memorandum, including without limitation, in connection with the forward-looking statements included in the Memorandum. All subsequent written and oral forward-looking statements attributable to us or persons acting on its behalf are expressly qualified in their entirety by the Risk Factors.

This document contains forward-looking statements relating to such matters as anticipated financial performance, business prospects, services, developmental activities, amount of funds made available to the company from this offering and other sources, and similar matters.

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Average historical returns to investors are not a reflection or guarantee of future returns and such averages are aggregated from a portfolio of investments, as such, returns over the various investments may vary and certain investments may have performed below the average historical returns since such averages may not have accurately reflected the performance of specific investments. Further, future investments may not achieve the average returns and may be subject to total loss. All investments are subject to risk of total loss of capital, investors should consult an investment professional or review the Private Placement Memorandum before investing.

The building visuals featured in this presentation are representative of an existing project that serves as a model for Briarwood Reserve. Please note that the final designs and construction of Briarwood Reserve may be subject to modifications at the sole discretion of the Manager.



# EXECUTIVE SUMMARY - PHASE II

## The Opportunity

The Briarwood Reserve Phase II (the “Project”) is a multi-phase, three-story, garden-style development. Phase II is targeted to have 94 units up from the initial estimate of 84 units (in Phase I). This is due to the Sponsor value engineering the floor layouts plans to target maximum rentable square footage.

Phase I has 2 buildings already delivered with the remaining 3 buildings projected to be delivered over the next 2 quarters. In total, Phase I will comprise 60 units to bring the total development to 154 units.

The development is strategically located near 69th and Sycamore Ave in the South East submarket of Sioux Falls, SD. The premier location is in close proximity to a planned and funded major intersection that will provide access to the entire eastern and southern portion of the largest metropolitan area in South Dakota.

Each building will consist of 12-14 units across both phases. The quality but no-frills design reduces construction costs. The phased approach allows significant operating efficiencies pre- and post-construction.

By developing one building at a time, we will be in a position to lease up units as they become available. This strategy has been successfully executed on other projects - Reserve Flats and the Velthuis.

The major benefits of this strategy:

- Cash flow during construction
- Stronger expected financing terms for Phase II due to increased lender confidence as a result of in-place cash flows from Phase I
- Potentially quicker refinance vs. conventional development project of a similar magnitude (not assumed in the underwriting)

The last point is especially important. With rates expected to be lower in 18-24 months, we are targeting delivering into an accommodative monetary regime that can allow a refinance at favorable terms vs. the construction debt. This can allow investors access to tax-efficient refinance proceeds while continuing to enjoy the benefits of rental income from both phases. A refinance is not included in calculating the base case returns.

Boardwalk Wealth has effectively circumnavigated the challenges heightened during these volatile times by sourcing the attractive piece of land. To further reduce risk, Boardwalk Wealth and Mailbox Money have teamed with Veldhouse Companies to take on the entire entitlement risk by completing zoning, obtaining building permits, and architectural drawings, resulting in a shovel ready project for investors.

## PROJECT SUMMARY - PHASE II

Property Name	Briarwood Reserve - Phase II
Market	Sioux Falls
Submarket	SE Sioux Falls
Units	94
Unit Mix	See “Unit Mix”
Vintage	2024-2026
Total Capitalization	\$15.0M
Targeted Equity	\$5.5M
Year 1 NOI	\$765,821
Year 4 NOI	\$1,120,878
Return Metrics	Pg. 16

## ANTICIPATED DEBT FINANCING\* - PHASE II

Principal Balance	\$9.4M
Interest Rate	8.2%
Amortization	25 years
Term	5 years
I/O period	5 years

*\*Subject to change prior to closing*





# WELLNESS DESIGN LEADS TO HEALTHIER LIVING



BOARDWALK WEALTH



## WELLNESS GETAWAYS

**Started: Pre-1900s**  
Tapping into natural, local, and authentic traditions to build places that are rejuvenating and healing.

VACATION & SECOND HOMES  
SPA TOWNS  
DESTINATION SPAS  
HEALTH RESORTS



## POLICY & PLANNING MOVEMENTS

**Started: Early-1900s**  
Using public policy to address major social, economic, and health issues that affect how and where we live.

PUBLIC HEALTH  
HEALTHY CITIES  
RESILIENT CITIES  
SMART/DIGITAL CITIES  
AFFORDABLE/SOCIAL HOUSING



## FOOD MOVEMENT

**Started: 1970s**  
Addressing land use, agricultural practices, and how/what we eat through community design.

COMMUNITY GARDENS  
URBAN FARMS  
COMMUNITY-SPONSORED AGRICULTURE  
FARMERS' MARKETS  
LOCAL FOOD/SLOW FOOD  
FARM-TO-TABLE  
AGRIHOODS



## DESIGN MOVEMENTS

**Started: 1980s**  
Designing buildings and projects to address targeted needs and populations.

VASTU/FENG SHUI  
UNIVERSAL/INCLUSIVE DESIGN  
TRANS/MULTI-GENERATIONAL DESIGN  
BIOPHILIC DESIGN  
ACTIVE DESIGN



## TECHNOLOGY & INNOVATION

**Started: 1990s**  
Using new technologies to enhance our living environments and create virtual communities.

MOBILE DEVICES  
SOCIAL MEDIA  
SENSORS  
SMART HOMES  
ARTIFICIAL INTELLIGENCE  
AUGMENTED REALITY  
MATERIALS SCIENCE



## WELLNESS LIFESTYLE REAL ESTATE & COMMUNITIES

**Started: 2000s**  
Putting human health and wellbeing at the center of housing and neighborhood design.

HOLISTIC  
PHYSICAL & VIRTUAL  
CONNECTION & COMMUNITY  
EVIDENCE-BASED  
RETURN-ON-WELLNESS  
WELL™/FITWEL™/ETC.



## INTENTIONAL COMMUNITIES

**Started: Pre-1900s**  
Building community around shared resources, interests, and values to create a holistic way of life.

UTOPIAN  
SOCIAL/POLITICAL  
RELIGIOUS/SPIRITUAL  
COMMUNES  
CO-HOUSING/CO-LIVING



## PLANNED COMMUNITIES

**Started: Early-1900s**  
Consciously and intentionally planning communities that offer a better lifestyle and appeal to specific interests.

CITY BEAUTIFUL  
GARDEN CITIES  
NEW TOWNS  
URBAN PLANNING  
MASTER-PLANNED COMMUNITIES  
GOLF COMMUNITIES  
RETIREMENT COMMUNITIES



## NEW-URBANISM

**Started: 1980s**  
Reinventing compact, traditional, walkable community design and placemaking for the modern era.

PLACEMAKING  
MIXED-USE  
TRANSIT-ORIENTED  
SMART GROWTH  
TRADITIONAL  
NEIGHBORHOOD DESIGN  
FORM-BASED CODES



## GREEN/SUSTAINABLE BUILDING

**Started: 1990s**  
Building in a responsible, sustainable, resource-efficient way to minimize harm to the planet.

ENVIRONMENTAL JUSTICE  
ENERGY STAR  
LEED/BREEAM/ETC.  
REGENERATIVE/LIVING BUILDINGS  
ECOVILLAGES/ECO-CITIES

PRE-1900

1900

1970

1980

1990

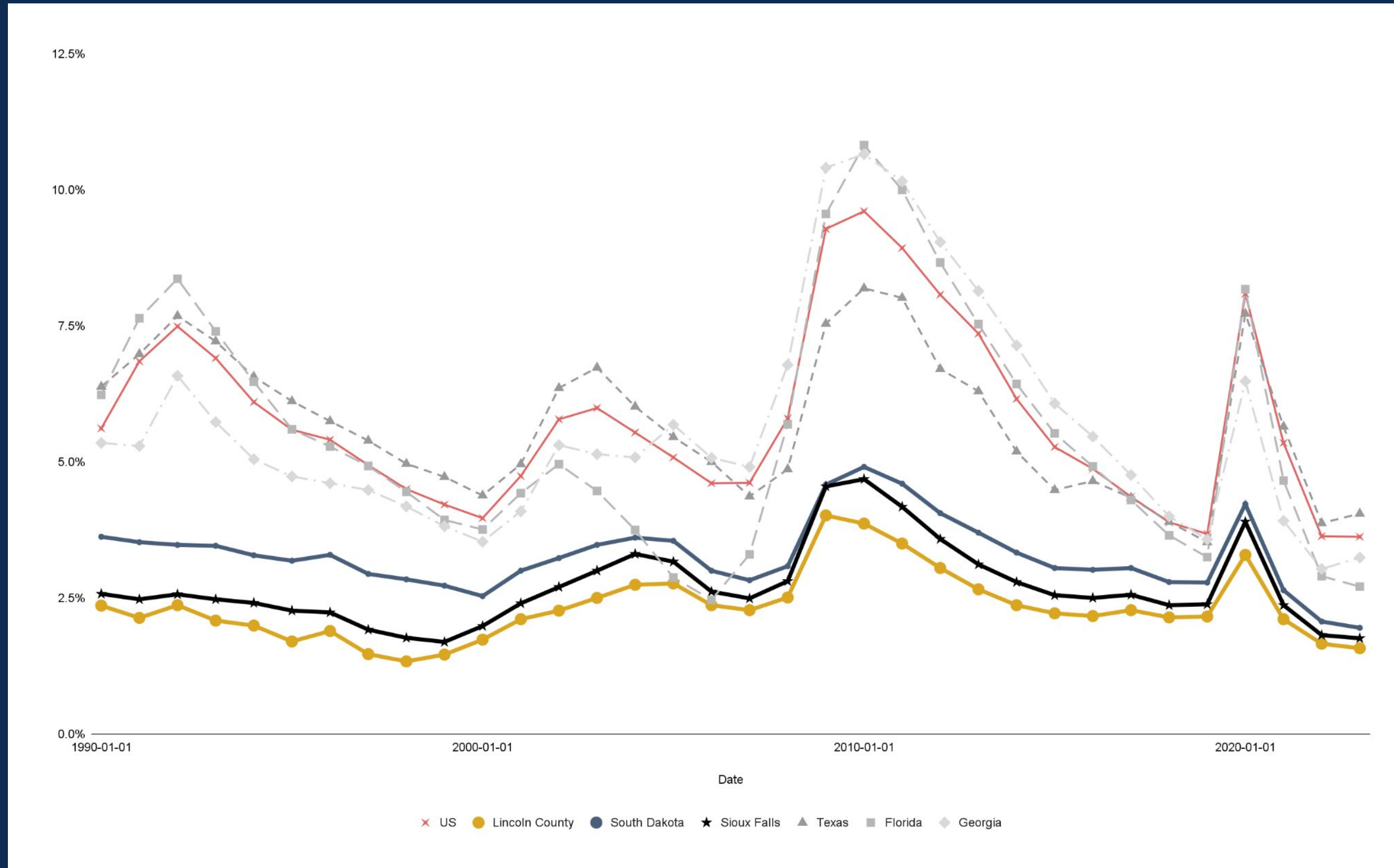
2000

2050



# SIoux FALLS OUTPERFORMS

## Unemployment Trend (%)



**Sioux Falls consistently maintains a lower long-term unemployment rate than the national average and major markets like Texas, Florida, and Georgia.**

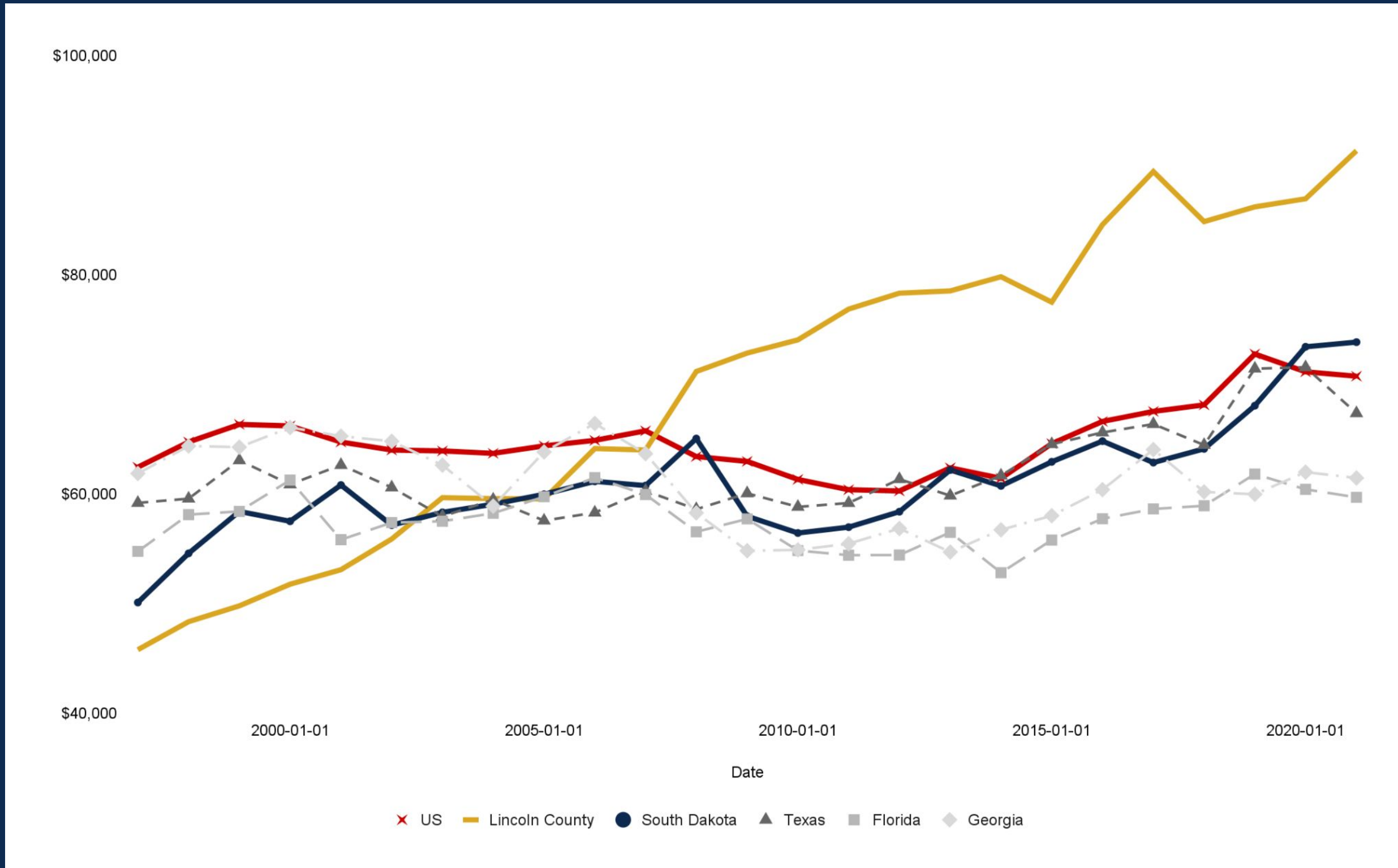
The city's economy is thriving and diverse, supported by a robust healthcare sector, a burgeoning technology industry, and a lively retail and service sector. This varied mix of industries has enabled Sioux Falls to navigate economic downturns successfully and sustain a steady job market.

Chart Data Source:  
<https://fred.stlouisfed.org>



# SIoux FALLS OUTPERFORMS

## Median Household Income



**Sioux Falls historically boasts a median income that surpasses both the U.S. national average and other prominent markets like Texas, Florida, and Georgia.**

This reflects the city's robust economy and its capacity to offer well-compensated employment opportunities to its residents.

Chart Data Source:  
<https://fred.stlouisfed.org>



# WHY SIOUX FALLS?

## SIOUX FALLS' GROWTH CONTINUES

**#1** Best City for Young Professionals

**#1** Best Small Places for Business and Careers

**#3** Hottest Job Market in 2020

**#11** Best Quality of Life in the US

### SIOUX FALLS MULTIFAMILY MARKET SNAPSHOT

**94.3%**  
Occupancy

**3.6%**  
YOY Rent Growth



## SIOUX FALLS SUBMARKET (ZIP 57108)

### BY THE NUMBERS

**\$94K**  
Median Household Income

**24%**  
Population Growth Since 2020

**1.1%**  
Unemployment Rate

### MAJOR ECONOMIC DRIVERS

**Medical**  
Multiple hospitals

**Big Stores**  
Walmart, Target, Home Depot, Best Buy

**Amazon**  
Nearby fulfillment center

### SANFORD HOSPITAL

**#1**  
Hospital in, SD

**24-hr**  
Emergency Care

**15 min**  
Drive



### AIRPORT



## TOP 10 LARGEST EMPLOYERS SIOUX FALLS

COMPANY	# EMPLOYEES	COMPANY	# EMPLOYEES
1. Sanford Health	11,000	6. Wells Fargo	2,000
2. Avera Health	7,900	7. Walmart/Sam's Club	1,500
3. Sioux Falls School District	3,700	8. City of Sioux Falls	1,500
4. Smithfield Foods	3,400	9. Citigroup	1,500
5. Hy-Vee Food Stores	2,800	10. Department of Veterans Affairs Medical	1,200

## SIOUX FALLS EDUCATION



**ST**  
Southeast Technical Institute  
2,400+ students



**AU**  
Augustana University  
2,100+ students



**USF**  
University of Sioux Falls  
1,600+ students



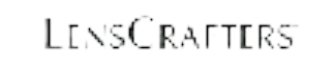
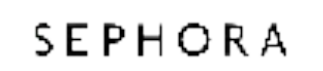


# BUSINESSES INVEST IN SIOUX FALLS

## RESTAURANTS



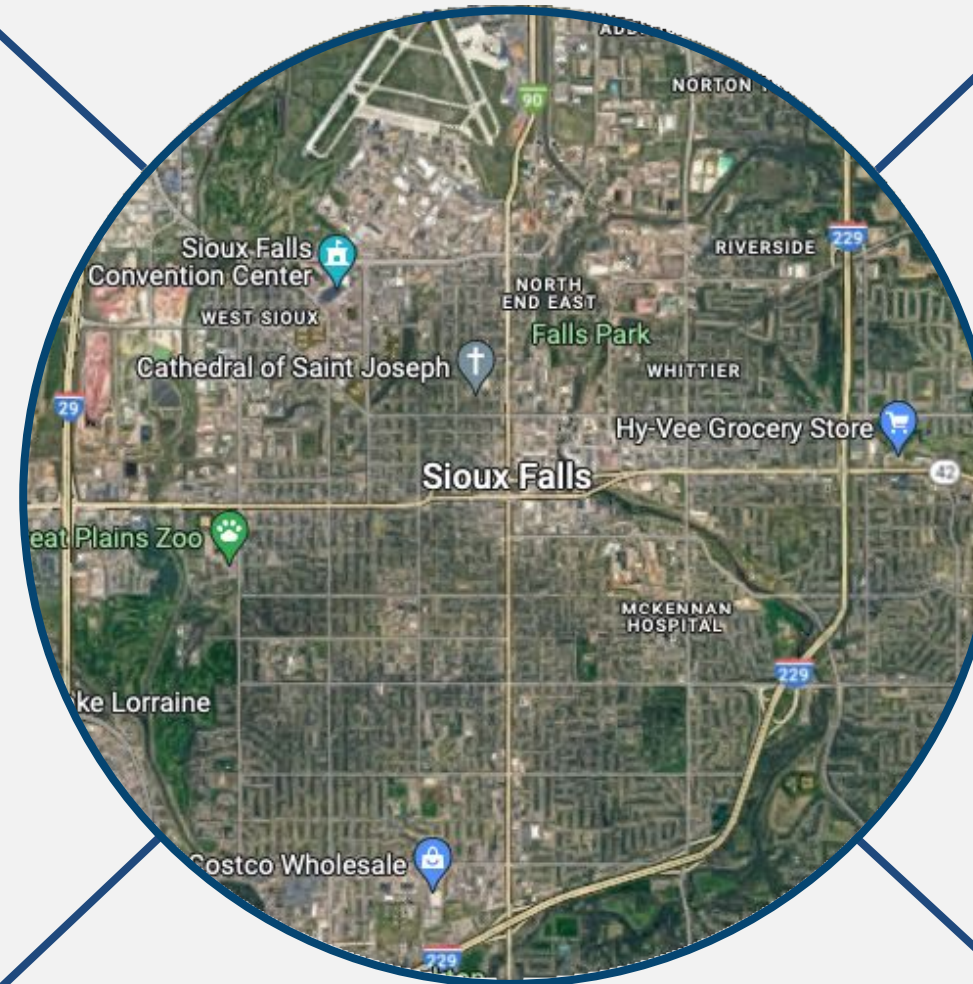
## SHOPPING & RETAIL



## HEALTHCARE & SCHOOLS

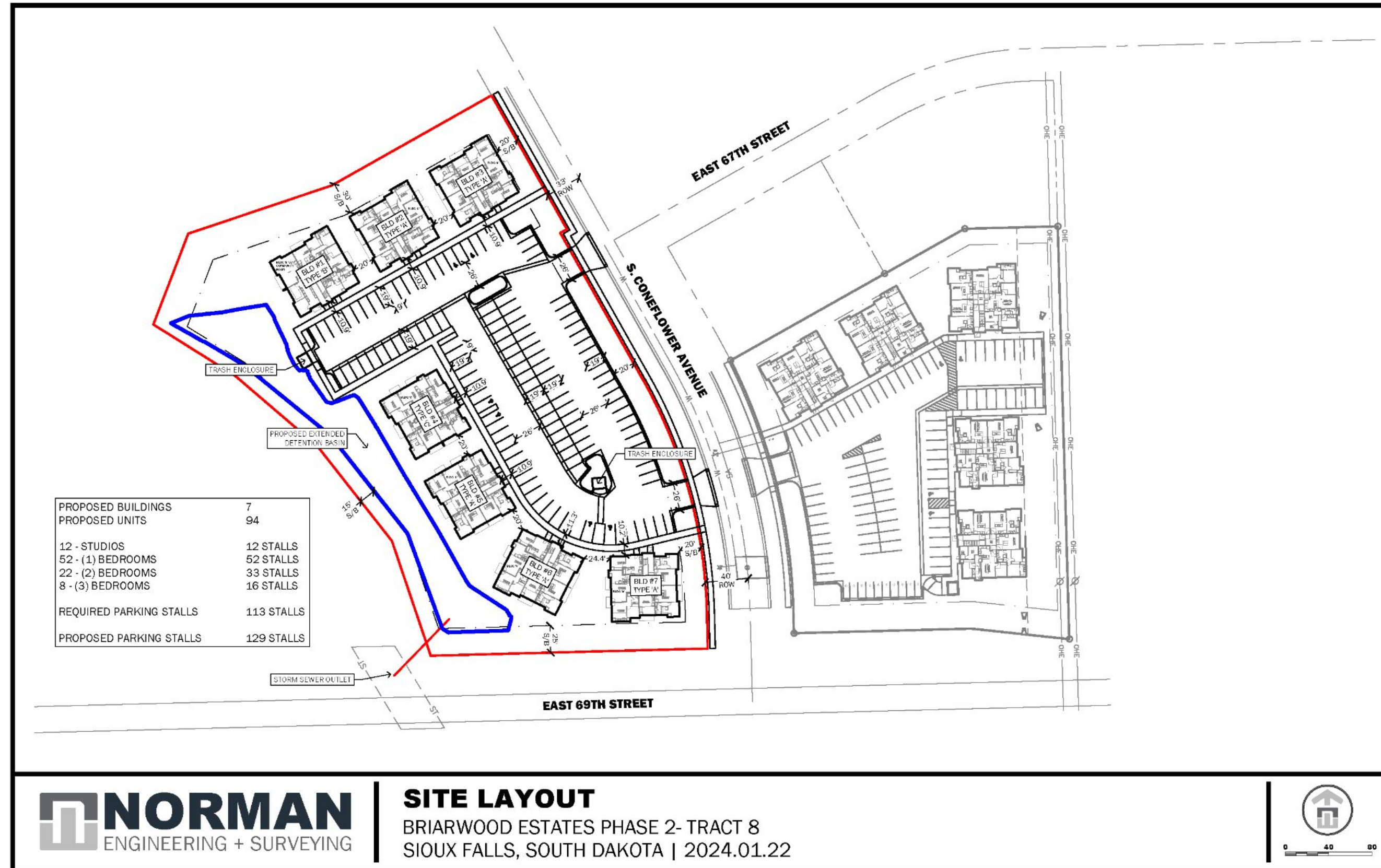


## FINANCE/LARGE EMPLOYERS



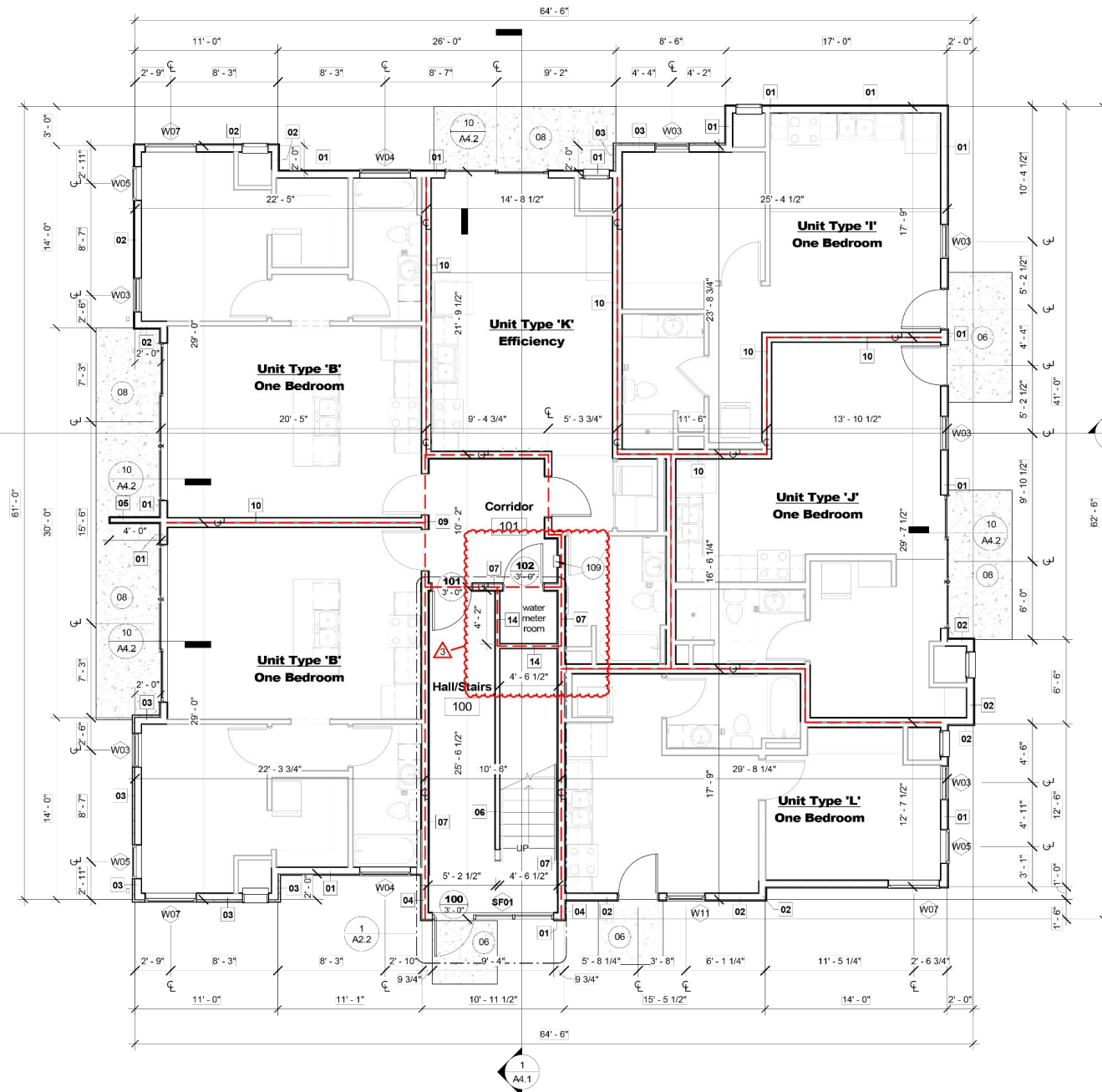


# SITE OVERVIEW / SITE PLANS

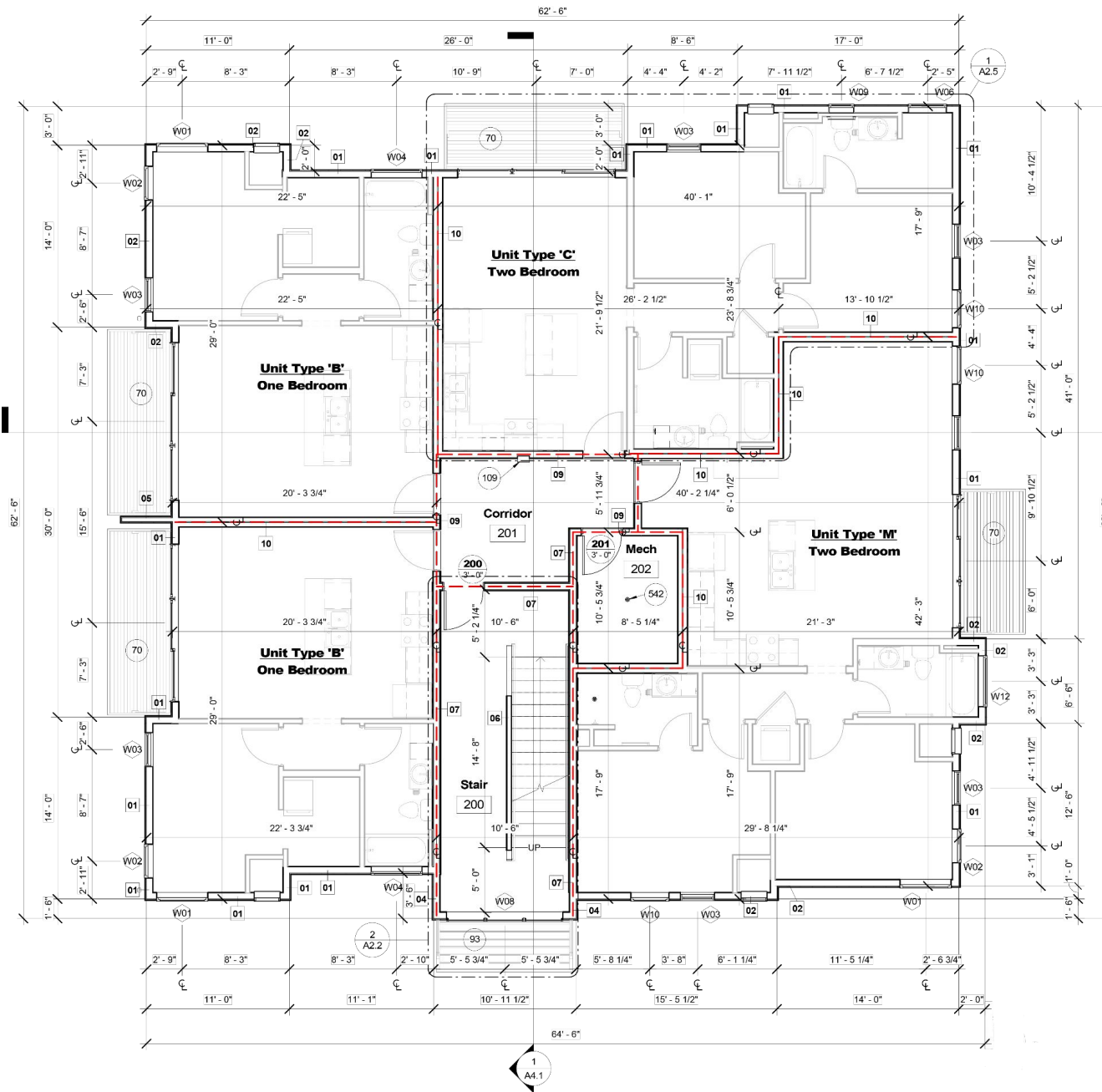




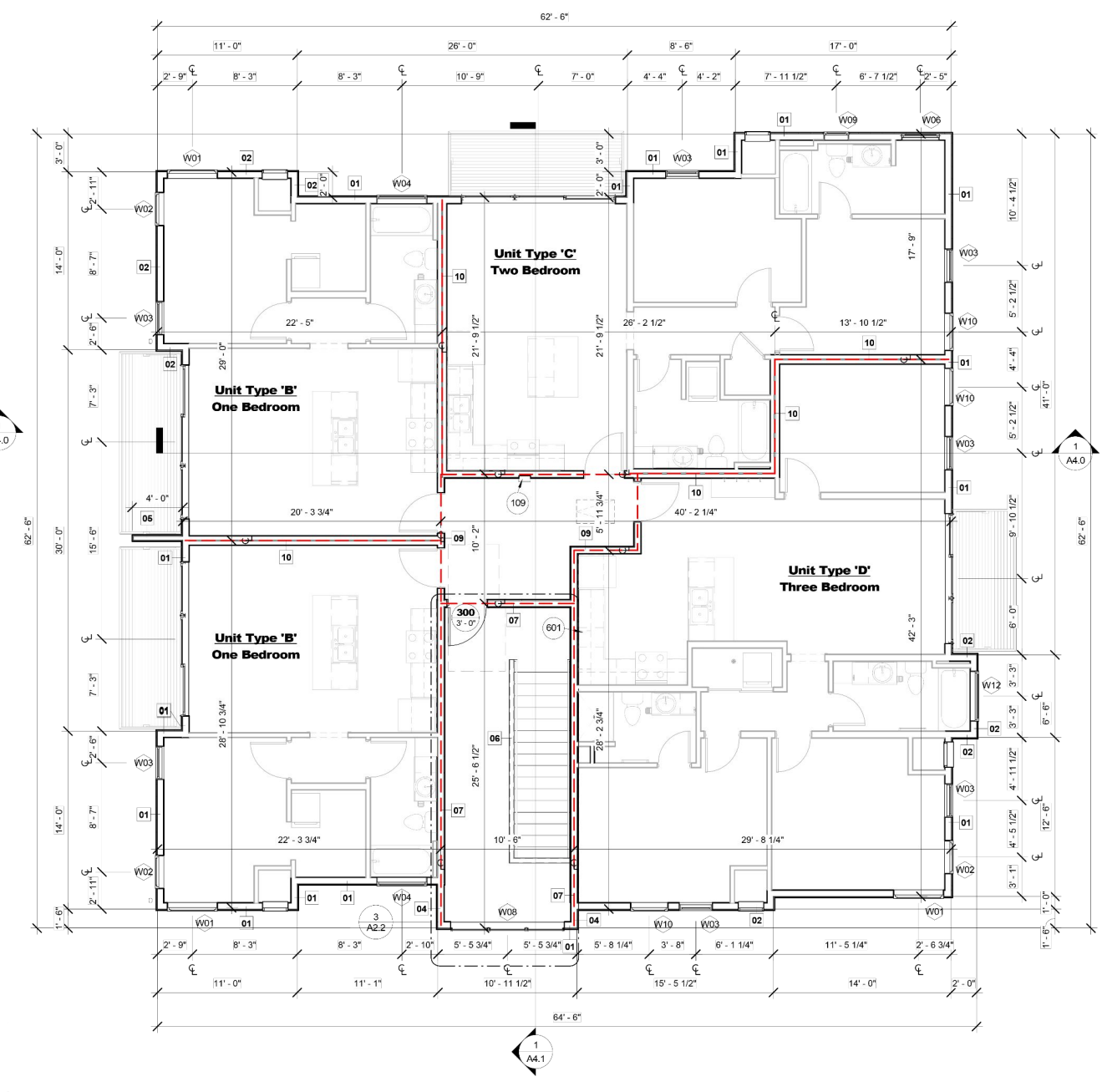
# FLOOR PLANS



Main Floor



Second Floor



Third Floor



# UNIT MIX - PHASE II



## PHASE II

Unit Type	Units	Sq. Ft.	Effective Rent
Studio	12	500	\$995
1 Bed/1 Bath	52	600	\$1,195
2 Bed/ 2 Bath	22	950	\$1,395
3 Bed/2 Bath	8	1,111	\$1,595
<b>Total</b>	<b>94</b>	<b>713</b>	<b>\$1,250</b>





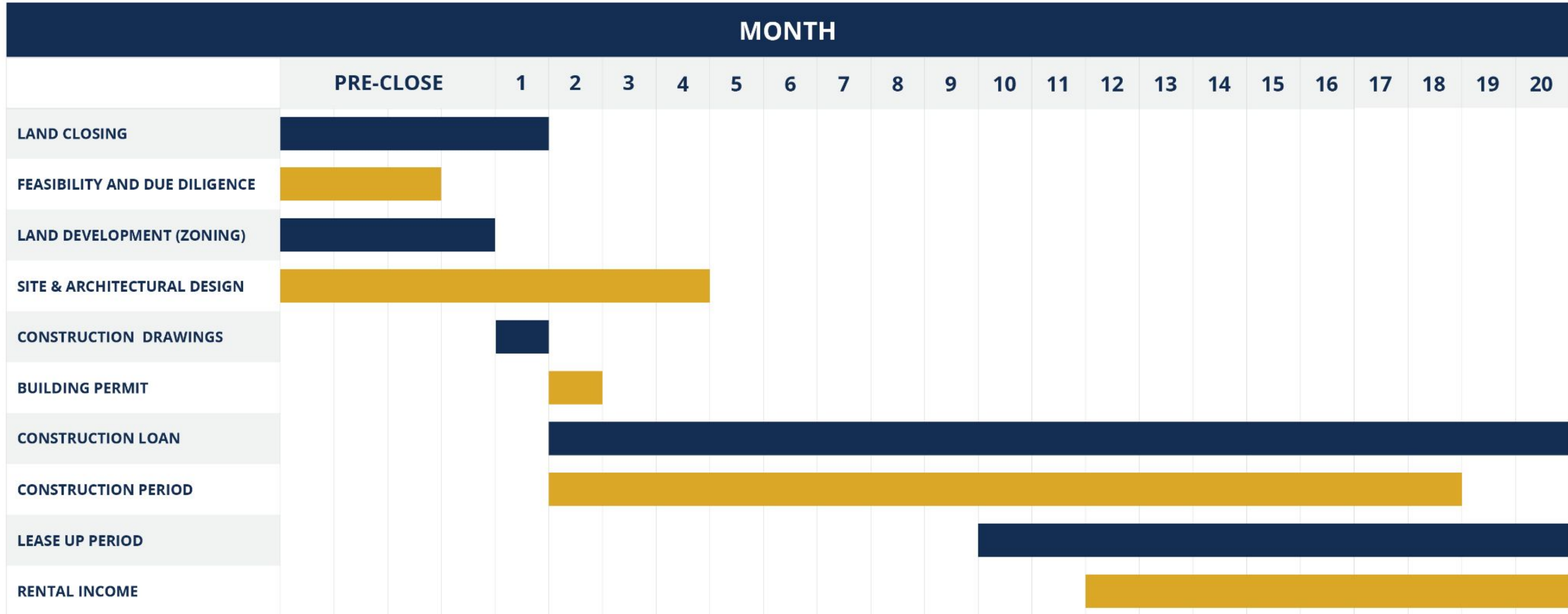
# RENT COMPARABLES

PROPERTY NAME	VINTAGE	UNITS	1 BED	2 BED	3 BED
Graystone Heights	2017	332	\$1,195-\$1,304	\$1,499-\$1,834	n/a
PowderHaus	2022	425	\$1,225-\$1,365	\$1,420-\$2,202	\$1,600-\$2,155
The Crimson	2023	105	\$1,130-\$1,465	\$1,630-\$1,680	\$1,865-\$1,915
Millstone	2023	287	\$1,110-\$1,215	\$1,425-\$1,540	\$1,715-\$1,790
Silverthorne Flats	2018	236	\$1,119	\$1,385-\$1,1415	\$1,630-\$1,655
The Carlton at Dawley	2023	152	\$1,096-\$1,334	\$1,401-\$1,672	\$1,721-\$2,017
The Commons	2017	292	\$1,131-\$1,882	\$1,209-\$2,252	\$1,346-\$2,575
The Rowe on 57th	2021	140	\$1,132-\$1,310	\$1,279-\$1,566	\$1,427-\$1,663





# PROJECT TIMELINE



*\*Best estimate. Timelines subject to change.*



# PRO FORMA

Briarwood Reserve Phase II				
Operating Annual Proforma	Year 1	Year 2	Year 3	Year 4
<b>Rental Revenue</b>				
Gross Potential Rent	\$1,041,081	\$1,496,251	\$1,541,138	\$1,587,373
Economic Vacancy	(\$104,108)	(\$149,625)	(\$154,114)	(\$158,737)
<b>Total Rental Revenue</b>	<b>\$936,973</b>	<b>\$1,346,626</b>	<b>\$1,387,025</b>	<b>\$1,428,635</b>
Total Other Income	\$113,241	\$162,751	\$167,633	\$172,662
<b>Total Income</b>	<b>\$1,050,213</b>	<b>\$1,509,376</b>	<b>\$1,554,658</b>	<b>\$1,601,297</b>
<b>Operating Expenses</b>				
<b>Controllable</b>				
Property Management Fees	(84,017)	(120,750)	(124,373)	(128,104)
Administration	(4,700)	(4,794)	(4,890)	(4,988)
Advertising	(4,700)	(4,794)	(4,890)	(4,988)
Contract Services	(28,200)	(28,764)	(29,339)	(29,926)
Repairs and Maintenance	(32,900)	(33,558)	(34,229)	(34,914)
Turnover	(28,200)	(28,764)	(29,339)	(29,926)
<b>Total Controllable Expenses</b>	<b>(\$182,717)</b>	<b>(\$221,424)</b>	<b>(\$227,060)</b>	<b>(\$232,845)</b>
<b>Non-Controllable</b>				
Insurance	(32,900)	(33,558)	(34,229)	(34,914)
Utilities	(56,400)	(57,528)	(58,679)	(59,852)
Real Estate Taxes	(12,375)	(12,375)	(152,809)	(152,809)
<b>Total Non-Controllable Expenses</b>	<b>(\$101,675)</b>	<b>(\$103,461)</b>	<b>(\$245,716)</b>	<b>(\$247,575)</b>
<b>Total Expenses</b>	<b>(\$284,392)</b>	<b>(\$324,885)</b>	<b>(\$472,777)</b>	<b>(\$480,420)</b>
<b>Net Operating Income (NOI)</b>	<b>\$765,821</b>	<b>\$1,184,491</b>	<b>\$1,081,881</b>	<b>\$1,120,878</b>





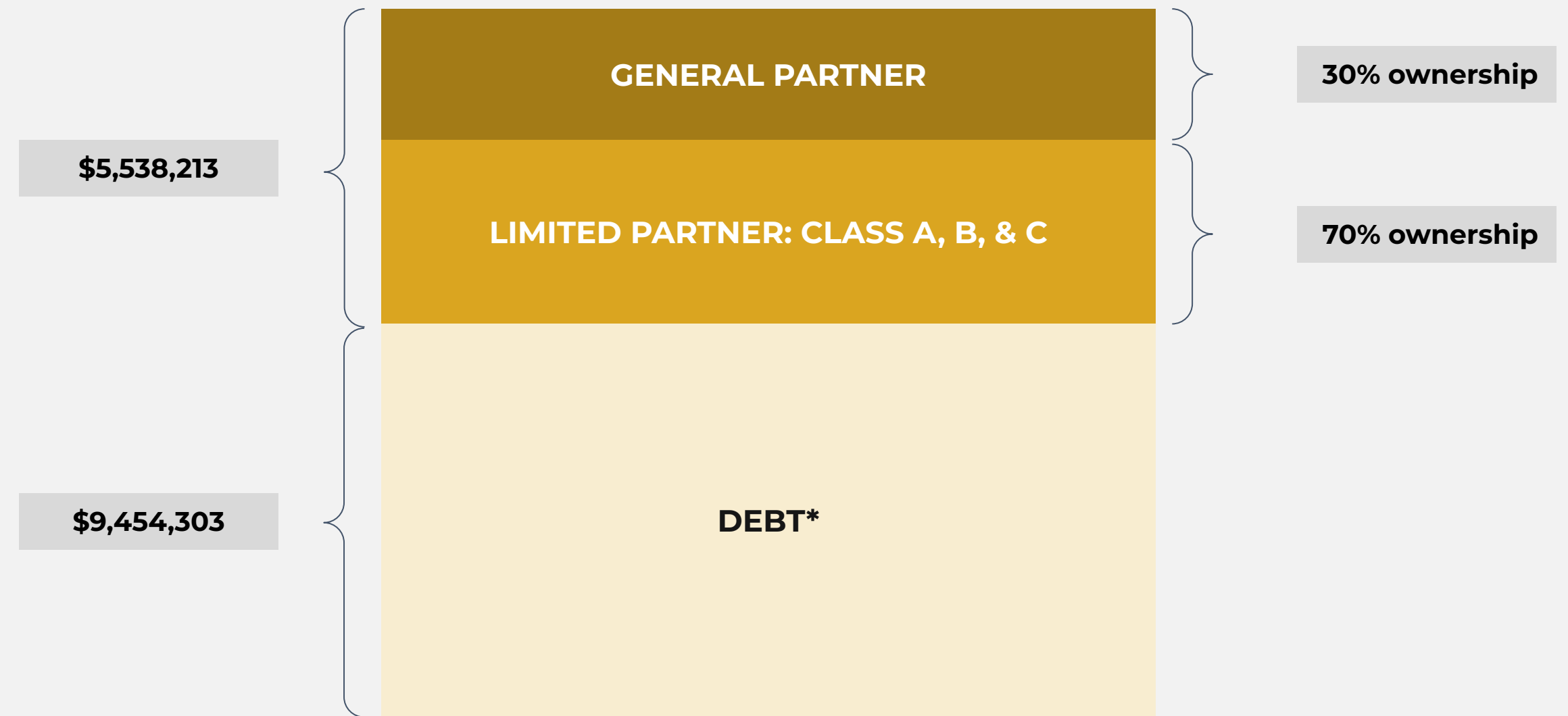
# EQUITY STRUCTURE - PHASE II

**Limited Partner (A, B, & C):** To incentivize investors with higher investments each tier has a different preferred return but the same profit split.

- **Class A: \$50K-75K investment, 5% preferred**
- **Class B: \$80K-145K investment, 6% preferred**
- **Class C: \$150K+ investment, 7% preferred**

We have limited space in each class of shares so we will accept investors on a first-come, first-serve basis.

All tiers are for investors who want to maximize their returns over the life of the investment as they will participate in the upside upon disposition.



## CLASS A, B, & C PARTNERSHIP STRUCTURE

Investor Distribution of Cash Flow	See description on the left
Membership Ownership	70/30 up to 15% LP IRR 60/40 above 15% LP IRR

*\*Subject to change prior to closing*





# EQUITY STRUCTURE - PHASE II

	Preferred Return	IRR	AAR	Equity Multiple
<b>Class A</b> \$50K - \$75K Investment	5%	16.9%	20.9%	1.79x
<b>Class B</b> \$80K - \$145K Investment	6%	17.1%	21.2%	1.80x
<b>Class C</b> \$150K + Investment	7%	17.3%	21.5%	1.81x





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# Organizational Structure, Investment Process & Portfolio





# MEET THE TEAM



## Omar Khan, CFA

Founder, Boardwalk Wealth

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Omar has advised on **\$3.7 billion** in capital financing and M&A transactions, as well as securing **\$65 million+** in equity from private and institutional capital. He is a graduate from the Rotman School of Business (University of Toronto), and a CFA charter holder with **10+ years** of investing experience across real estate and commodities. As the principal of Boardwalk Wealth, Omar is primarily responsible for developing strong relationships with private and institutional investors, brokers, and strategic partners. He has transacted on over **\$570 million** of assets across TX, GA, FL and SD.





# MEET THE TEAM



## Dusten Hendrickson

Founder, Mailbox Money RE

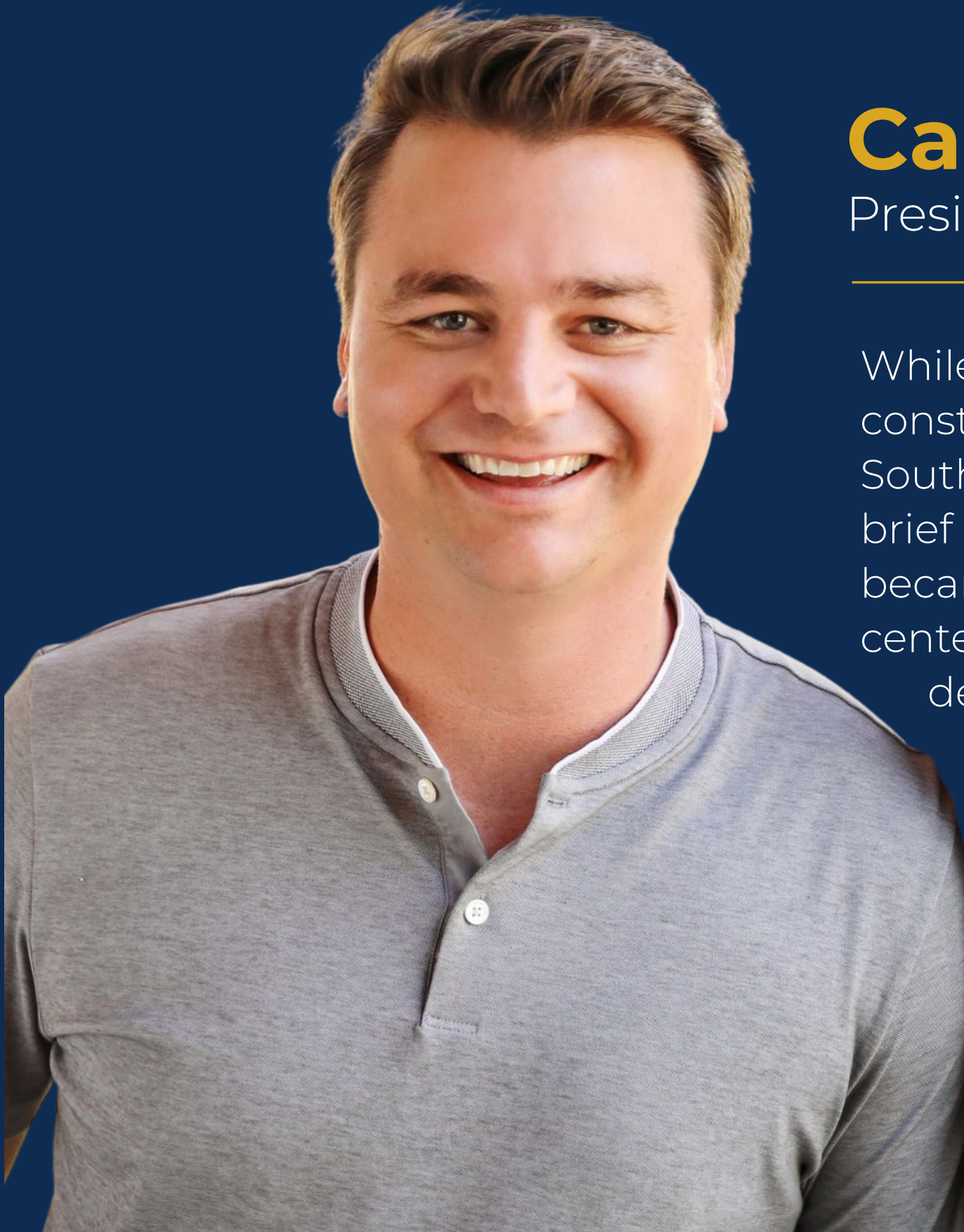
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Dusten is a real estate developer, syndicator, and investor. He has been involved in real estate his whole career: from owning a roofing company, to building homes, duplexes, and apartments. He owns and asset manages 300+ units. In addition, he has worked with historical societies and local councils to develop in revitalized neighborhoods, and has collaborated with the South Dakota State University Dept of Architecture to build the first certified Passive House in the state. As the principal of Mailbox Money, Dusten helps others earn passive income from multifamily investments.





# MEET THE TEAM



## Caleb Veldhouse

President, Veldhouse Construction

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While growing up in Sioux Falls, South Dakota, Caleb worked in almost every facet of the construction industry. After obtaining his MBA and Juris Doctor degrees from the University of South Dakota, he spent time as a law clerk for the South Dakota Supreme Court and held a brief stint in private practice before he went to work full time for the family business. He became President of Veldhouse Construction, Inc. in 2015, and has managed commercial retail center projects, multi-family senior living facilities, bare ground commercial and residential developments, custom commercial buildings, multi-family double podium + frame construction, and everything in between. Caleb's experience and educational background allow him to swiftly maneuver complex issues with land owners, local governments, tenants, and subcontractors. Caleb specializes in the planning, bare ground development, and management of large commercial projects. As the Principal of Veldhouse Companies, Caleb facilitates and spearheads a development project from site selection to stabilization. Over the last decade, Veldhouse Companies has successfully developed and constructed 50+ acres and \$150+ million of multi-family, commercial, and single-family development projects.





# INVESTMENT PROCESS

## 1 DUE DILIGENCE

- Feasibility and pro forma
- Acquisition budget
- Programming and timeline
- Review with construction manager
- Financing options
- Replacement cost determination
- Supply pipeline
- Market data and third-party reports

## 2 FINANCIAL UNDERWRITING

- Comprehensive financial model
- Investment structure and return profile
- Line item review of performance and reno budget
- Multiple variable sensitivity analysis
- Exit strategy options

## 3 ACQUISITION

- Contract negotiation
- Financing strategy
- Organizational and legal
- Management company
- Earnest money

## 4 DEVELOPMENT/ RENOVATION PERIOD

- Oversight of design, construction and procurement
- Value engineering
- Construction accounting
- Lender and investor reporting

## 5 OPERATIONS MANAGEMENT

- Targeted leasing strategy for demand drivers
- Provide unique and rewarding experiences
- Apply expertise in revenue and operations
- Proven NOI flow-through results

## 6 ASSET MANAGEMENT

- Review of management reports and financials
- Investor reporting and distributions
- Receipt and review of cash analysis
- Strategy sessions regarding performance and exit

## 7 DISPOSITION

- Proactive, collaborative process
- Evaluate multiple exit strategies
- Optimize returns

## INVESTMENT OBJECTIVE

- Invest in acquisition of mismanaged or distressed real estate assets
- Acquisition of value-add and opportunistic properties with robust upside potential
- Reposition assets for a strong exit

## STRATEGY

- Disciplined approach
- Deep value-oriented acquisitions
- Add property level value
- Divestiture

## INVESTMENT COMMITTEE

Investment Committee memorandum

Unanimous vote requirement

Focus on the downside/exit





# ASSET MANAGEMENT

Rigorous execution of each asset-specific business plan is the focus of Boardwalk Wealth at a corporate level. Primarily, this involves daily monitoring of occupancy and traffic trends, constant deep data analysis identifying patterns and guiding course-correction, full oversight of capex projects, robust reporting to our investors, and cost-segregation analysis.

Through this granular asset management strategy, Boardwalk Wealth provides a thoughtful and transparent investor experience that stimulates value creation and rapid de-risking of investments at the asset level and within the capital structure.

Asset management is targeted and hands-on. Regular initiatives include a comprehensive renovation package tailored to our resident demographic, reserved parking and carports, fenced-in patio yards, the addition of washer-dryer units, new cash flow-producing telecom contracts, and more.

We leverage our extensive network of vendors to achieve scale pricing on goods and services that create value at the asset level. Measures include property tax protesting, portfolio-shared contracts of landscaping and security, green initiatives, and the addition of valet trash to enhance the resident experience.

**CAPITAL  
EXPENDITURE  
TRACKING**

**REVENUE  
MANAGEMENT**

**COST  
SEGREGATION  
ANALYSIS**

**ROBUST LP  
FINANCIAL  
REPORTING  
CAPABILITIES**



**AGGRESSIVE  
PROPERTY TAX  
PROTESTING**

**DEBT  
MANAGEMENT  
& REPORTING**

**EXPENSE  
MANAGEMENT  
& REDUCTION**

**OCCUPANCY  
& TREND  
MONITORING**





# LEAD DESIGNER AND DEVELOPER

Mailbox Money vertically integrates development, construction, property management, and asset management to add value efficiently and effectively. Acutely aware of the monetary impact each decision makes, we unlock potential with simple and surprising solutions.

Our mission is to make great returns for ourselves, our clients, and our investors by purchasing and improving assets that people want to live in. We add value through low-cost, high-impact design improvements based on the asset at hand.

- ✓ Lead visionaries on the project; will liaison with/on civil engineering, land development, general contractors, and architect
- ✓ Develop the amenity plan in conjunction with the property manager to execute the business plan pre and post-construction
- ✓ Design, branding, material selection, and staging





# GENERAL CONTRACTOR AND DEVELOPER



Veldhouse Companies is a family-owned real estate firm with over 30 years of real estate development and general contracting experience in the greater Sioux Falls area. We spearhead a development project from site selection to stabilization:

- ✓ We work alongside the landowner and local government authority to ensure the project's viability for the real estate at issue.
- ✓ We coordinate construction planning and design with the architect and engineering team during the pre-construction phase.
- ✓ We manage, coordinate, and facilitate the construction with subcontractors and vendors during construction.
- ✓ And finally, we seamlessly hand off the project to the final operator for the project, or operate the property ourselves.

Over the last 5 years, Veldhouse Companies has successfully developed and constructed 40 acres and \$70 million of multi-family, commercial, and single-family development projects





# CURRENT HOLDINGS

Name	State	Acquired/Developed	Units	Purchase Price/Development Cost	Target IRR	Strategy
Watson Clinic	SD	Dec 2013	5	\$1.0M	25.0%-28.0%	Development
Career Crossing	SD	Apr 2015	6 units 10,000sf	\$2.0M	18.0%	Development
Christie Heights	SD	May 2015	72	\$18.0M	15.0%	BTR/Residential Housing Development
Lofts at Main	SD	Sep 2015	30	\$2.5M	20.0%-22.0%	Development
Washington Crossing	SD	Mar 2017	92	\$11.0M	28.0%	Development
Volga 10-Plex	SD	Jun 2017	10	\$1.2M	38.0%-42.0%	Development
Ben Franklin	SD	Apr 2018	20	\$2.8M	15.0%-19%	Development
Roosevelt Marketplace	SD	May 2018	7 units, 25,000 sf	\$4.5M	26.0%	Development
Equinox at Knight	GA	Dec 2019	194	\$23.9M	15.6%	Value-Add
Maple Park	SD	Sep 2020	77	\$6.2M	21.0%	Value-Add
The Preserve	SD	Dec 2020	72	\$6.0M	19.0%	Value-Add
Brighton Farms	GA	Jan 2021	134	\$16.2M	15.2%	Value-Add





# CURRENT HOLDINGS

Name	State	Acquired/Developed	Units	Purchase Price/Development Cost	Target IRR	Strategy
Eagle Creek	SD	May 2021	143	\$6.5M	15.0%	Value-Add
Lofts at Eden	FL	Jul 2021	175	\$35.1M	16.7%-17.7%	Core Plus
Blu on Lorraine	SD	Oct 2021	128	\$16.6M	20.0%	Development
The Reserve Flats	SD	Nov 2021	48	\$8.2M	16.0-18.0%	Development
Pines of Lanier	GA	Feb 2022	157	\$17.8M	15.0%-15.3%	Value-Add
Eastwood Oaks	FL	May 2022	104	\$13.5M	15.3%-15.9%	Value-Add
Langley Place	GA	Jun 2022	116	\$15.3M	15.2%-15.5%	Value-Add
The Velthuis (fka Rolling Green)	SD	Sep 2022	144	\$28.8M	20.7%-21.2%	Development
Monarch Villas	GA	Nov 2022	130	\$24.4M	15.2%-15.7%	Value-Add
Briarwood Reserve	SD	May 2023	144	\$25.6M	17.9%-18.3%	Development
Jefferson Reserve	SD	Sep 2023	180	\$32.1M	17.2%-17.6%	Development
Maple Rock Reserve	SD	Jan 2024	164	\$24.6M	25.6%	Development
Aspen Ridge Reserve (Phase 1)	SD	Mar 2024	70	\$11.8M	20.5%	Development





# SOLD DEALS

## Sold Deals

Name	State	Vintage	Units	Purchase Price	Date Acquired	Date Sold	Sale Price	Months Held	IRR	Equity Multiple
The Henry B (Wurzbach Portfolio)	TX	1982	198	\$18.3M	Sep 2018	May 2021	TX is a non-disclosure state	32	20.2%	1.6x
The Blair at Bitters (Wurzbach Portfolio)	TX	1986	190	\$15.9M	Sep 2018	May 2021	TX is a non-disclosure state	32	20.2%	1.6x
Lakewood Oaks	FL	1974	138	\$12.1M	Feb 2019	Oct 2021	\$17.9M	28	24.6%	1.7x
Reserve at Walnut Creek	TX	2002	284	\$36.3M	Dec 2018	Apr 2022	TX is a non-disclosure state	39	34.8%	2.5x
Equinox at Knight	GA	1989	194	\$23.9M	Dec 2019	Dec 2023	\$39.5M	47	41.0%	2.9x





# CASE STUDIES

## The Velthuis (fka Rolling Green)

Class A, Garden-Style  
Development

### Sioux Falls, SD

Status: Under Construction

Units: 144

Dev. Start: Nov 2022

Dev. End: Q1 2024

Development: \$28.8M



- Attractive land parcel in a supply-starved market sourced directly from the owners based on deep local relationships
- Attractive 3-year, fixed-rate, interest only debt sourced at 4.95% with no prepayment penalty allowing for maximum flexibility while being accretive to valuation if sponsor group decides on an earlier exit.
- Modern Scandinavian design, wellness-focused, luxury community only blocks away from upscale retail and Avera Health's second campus.
- Attractive amenity features includes climate-controlled underground parking, indoor pool and hottub, community room, outdoor kitchen, and fitness center with two story glass facing south for spa ambiance in the frigid winters.





# CASE STUDIES

## Blu on Lorraine

Class A, Cutting Edge Development

### Sioux Falls, SD

Status: Completed & leasing

Units: 128

Dev. Start: Oct 2021

Dev. End: Q1 2023

Development: \$16.6M



- Attractive land parcel in a supply-starved market sourced directly from the owners based on deep local relationships
- Attractive 5-year, fixed-rate debt sourced at 3.24% allowing for maximum flexibility while being accretive to valuation if sponsor group decides on an earlier exit
- Modern Scandinavian design, wellness-focused, luxury community nestled around beautiful Lake Lorraine
- Attractive amenity features includes climate-controlled underground parking, rooftop sauna, community room, outdoor kitchen, and fitness center overlooking the lake with the latest exercise equipment including VR training
- Projected ~\$250K+ in additional revenue upside vs. conservative underwriting owing to continued market rent increases and additional ancillary income





# CASE STUDIES

## Equinox at Knight

Extremely Favorable Refinances  
& Return Of Equity

Fayetteville  
(Atlanta suburb), GA

Status: Sold, Dec 2023

Units: 194

Vintage: 1988/1991

Acquisition: Dec 2019

Acq. Price: \$23.9M

Sale Price: \$39.5M



- Strategic sale to capitalize on capital markets volatility resulting in LP equity multiple in excess of 2.9x in ~4 years.
- Exit valuation was ~66% increase over book value: \$39.5M, ~\$203,608 per unit
- Refinanced 2x in 3 years into attractive long-term debt resulting in 64% return of initial equity and 88% total returns to investors in less than 36 months without dilution.
- Investors earning 20%+ cash-on-cash in a fast appreciating submarket with no coming online in 24 months.
- \$1.5M renovation plan was completed ahead of schedule – 18 months actual vs. 24 months budget
- Occupancy was maintained in the mid-90s with minimal bad debt during Covid due to strong management and strategic upgrades





# CASE STUDIES

## Brighton Farms

Incredible Rent-Growth Story

Newnan  
(Atlanta suburb), GA

Status: Refinanced

Units: 134

Vintage: 1972

Acquisition: Jan 2021

Acq. Price: \$16.2M



- Current valuation is ~54% increase over book value: \$25M, ~\$187,000 per unit
- Strategic refinance into long-term debt resulting in ~68% of investor capital returned in 19 months via a combination of distributions and return of equity.
- \$1.4M renovation plan was completed ahead of schedule - 12 months actual vs. 24 months budgeted - and ~34% under-budget due to strong vendor relationships and aggressive management
- Sourced off-market through broker relationships which allowed us to capitalize on absentee ownership resulting in ~30%+ rent increase in less than 12 months and 13% LP cash-on-cash in Year 1
- Strategic Jan closing to save ~\$60-80K taxes in Year 1





# CASE STUDIES

## Lakewood Oaks

Fast Turn-Around & Sale With Above-Projected Returns

**Jacksonville, FL**

Status: Sold, Oct 2021

Units: 138

Vintage: 1974

Acquisition: Feb 2019

Acq. Price: \$12.1M

Sale Price: \$17.9M



- Strategic acquisition with significant deferred maintenance and mismanagement resulting in an LP IRR ~20% and LP equity multiple 1.5x+ within 2.5 years.
- \$1.0M renovation plan was completed ahead of schedule - 20 months actual vs. 24 months budget
- Occupancy was maintained in the high-90s with minimal bad debt during the value-add process throughout Covid
- Sale to strategic buyer resulting in the highest per unit price in the submarket





# TAX ADVANTAGES

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**Depreciation:** Depreciation is a reduction in the value of an asset with the passage of time, due to wear and tear. The IRS classifies depreciation as a paper loss which means you do not have to spend money, but still get the expense which can be used to offset taxable income.

**Section 199(a):** Starting in 2018, taxpayers are allowed a deduction tentatively equal to 20% of their qualified business income. Rental income from real estate investments is considered qualified business income for the deduction.

**Appreciation:** The IRS does not tax appreciation of a property until you sell. If you hold the property for many years or you refinance the property you get to enjoy the appreciation with minimal tax exposure.

**Cash-Out Refinances:** This strategy allows you to receive “cash-out” cash from the equity in the investment without tax consequences since the investor is taking out a new loan.

**1031 Exchanges:** This strategy allows you to sell one property and purchase another property with the funds from the sale without having to pay any taxes.

**Cost Segregation Studies:** Allows investors to separate personal property assets from real property assets for tax reporting purposes. This allows the personal property assets to be depreciated much quicker than the real property assets creating larger depreciation expenses to offset taxable income.

**Capital Gains:** Long-Term capital gains rates are taxed less than ordinary income and short-term capital gains rates which allows you to save and invest more of your profit.

**Self-Directed IRA of 401(k) Investments:** Self-Directed IRAs have all the benefits of a traditional IRA or 401(k) plan, but with self-directed IRAs you can invest in real estate or other assets instead of stocks and bonds.

**Death:** If you have real estate when you die your heirs receive a step-up in basis which means the property is revalued at your death and they do not owe any taxes on the appreciated value of a property.







**BOARDWALK WEALTH**



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## Ready to invest?

Email Omar or Dusten and note the amount you will be funding as well as the Share Class you want to participate in:

**omar@boardwalkwealth.com**

**dusten@mailboxmoneyre.com**

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