

Private Equity Opportunity



10 Unit Multi-Property Project

Baltimore County, MD, USA



Presented By:

Future RE Capital Management
3604 Eastern Avenue, 2nd Fl
Baltimore, MD 21224

Contact:
Christopher Harrison, CEO
Info@futurecapital.com
(888) 917-1099 O





Summary

Overview

Future RE Capital Management is pleased to exclusively invite potential equity partners to this exciting opportunity. A Ten (10) property, residential portfolio located in Baltimore County, Maryland.

The property(s) are located within close proximity to restaurants, shops and public transportation and has been strategically target by Future RE Capital Management for the purpose of purchase, renovation and long-term leasing.

Each unit will be updated beyond the market expectations, and leased to voucher and/or market tenants. The design and finishes will be top-notch for the industry and for the market.

These units will be in high demand with long waiting lists for every lease turnover. The asset will consistently stay fully occupied and show actual vacancy percentages below 5% on an annual basis. Future RE Capital Management is an experienced operator with over \$30M in assets under management.

This is an opportunity to offer a cash injection into a high performing, high-yield, cash flowing, extremely well maintained and managed asset with a double digit leveraged return and tremendous upside.



Summary

Overview

Future RE Capital Management is seeking to raise \$225,000 in equity. The funds will be used to: A. Deposit to the existing owner; B. Renovate all units (as needed); C. Lease all units to make the asset 100% stabilized; and D. Refinance the assets.

Construction and renovation of the asset will be done by Simple Solutions Construction. A licensed contractor in the state of Maryland.

Property leasing and management will be done by Future RE Capital's management team, Realtypark Management.

Refinancing and long-term loan procurement will be done by Apex Mortgage and Facio Lending.

Additional information (property address, taxes, rent rolls, photos, expenses, etc.) will be due upon request and execution of non-disclosure agreement.

For more information contact:

Christopher Harrison, CEO

Info@futurerecapital.com

(888) 917-1099

[Book A Call](#)



Summary

Portfolio Summary

# of Units:	10
# of Beds:	30
# of Baths:	10
Total Square Feet:	10,000+
Total After Repair Value:	\$1,250,000
Market:	Baltimore, MD
Total Purchase Amt:	\$450,000
Current Monthly Mortgage:	N/A
Owner Buyout/Purchase:	N/A
Renovation:	\$175,000
Mortgage Reserves:	N/A
Exit Strategy:	Refinance

Preferred Terms:

Total Raise Amount:	\$225,000
Term:	12 Months
Available Shares:	195,000
Share Price:	\$1.00
Share Minimum:	1,000
Total Interest Return:	30%
Additional Information: 12 month term/lock-up for full 12 months. Final disbursement payment on or before 12 month period at the time of refinance. +15% Bonus Shares for cash injections over \$5,000.00.	
More Information:	Contact Us



Confidentiality & Disclaimer

This presentation is being furnished by or on behalf of Future RE Capital Management (“Future RE Capital”) on a confidential basis to the recipient solely for the limited purpose of providing certain general information about Future RE Capital’s business, operational capabilities and this exclusive opportunity.

The information contained in this presentation is not, and may not be relied on in any manner, as legal, tax, investment, accounting or other advice or as an offer to sell or a solicitation of an offer to buy or invest in any opportunity or account that may be offered by Future RE Capital or any of its affiliates. All materials and information received or derived from Future RE Capital Management its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither Future RE Capital Management its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Future RE Capital Management will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any additional information will be due upon request.

For more information contact:

Christopher Harrison, CEO

Info@futurerecapital.com

(888) 917-1099 O

[Book A Call](#)

