

BE REMARKABLE
REIG

BE REMARKABLE GROUP, INC.

Commercial Property Acquisitions

Commercial Real Estate Funding Solutions

Our mission is to help you accomplish yours..

All content herein is intended for real estate professionals only.

This document is for discussion purposes only, we may modify or make substantial material revisions to any representations contained herein without notice.



We share priorities and focus with some of the most successful social impact investment firms and philanthropists.

www.BeRemarkableGroup.co

Be Remarkable Group, Inc. is an advocate for social entrepreneurship, impact investments, social innovation and philanthropic funding, supporters of the [United Nations Sustainable Development Goals](#).

Member companies have placed direct investments, in excess of three (\$3B) billion dollars, into small to middle-market-sized businesses and real estate companies.

"Investing 'for good' and good investing are now one and the same."
[James e. Woody](#), Founder

Impact investing is an exciting and rapidly growing industry powered by investors who are determined to generate social and environmental impact as well as financial returns.

The Global Impact Investment Network (GIIN) provides a platform for like-minded investors to build the impact investing industry from a practitioner's perspective. BeRemarkableMovement.com

Toniic is a global community of high net wealth individuals, family offices, and foundation asset owners around the world. SeeMeBeRemarkable.com

UNLEASH, a non-profit global innovation lab of creative and innovative people from all regions of the world, passionate about solving some of the world's pressing challenges. AlwaysBeRemarkable.com



Our approach to each transaction is always, customized, personal and confidential



Mr. Gregory Curley

Chief Executive Office,
Capital Banking Solutions is an affiliate of Capital Funding Solutions, providing financial institutions with multiple strategies to deliver working capital to businesses regardless of market dynamics and maintains close relationships with funders both domestically and internationally.



Mrs. April Lee Didlake

President,
Be Remarkable REIG, with over a decade of experience in architect engineering construction and the building materials industry, April's expertise has proven to be an enormous asset to single family home builders, multifamily property renovators, as well as commercial real estate developers and managers.



Mr. Gregory Porter

Vice President,
Capital Funding Solutions
Greg specializes in working capital funding for small and medium sized businesses. His related expertise is asset-based lines of credit, account receivables, inventory financing, import & export financing, as well as supplier guarantee funding structures.



We aim to pioneer new innovative ways of real estate investing through cutting-edge strategies combined with performance-driven execution. Our investments focus is on capital preservation, generation of current cash flow, and the implementation of value-creation strategies.

Acquisition Process

1

Acquire

We maintain strong relationships with owners, developers, and brokers to build our acquisition pipeline. Sourcing investments off-market is one of the keys to our success. Typically, our interest is to purchase assets at a 10–15% discount to replacement cost.

2

Improve

We work with industry management group leaders to ensure above average property occupancy and new lease growth, respectively.

3

Exit

We seek exited full-cycle investments for a gross value and realized above average gross IRR multiples of asset recapitalizations.

Investment Snapshot

- I. **Small Balance Real Estate Lending:** from \$250k to \$7MM, with rates starting at 4.75%, secured through underwriting based primarily on the property's value and net operating income (based financial statements; tax returns not required).
- II. **Bridge & Mezzanine Financing:** from \$2MM to \$50MM, with rates starting at LIBOR plus 5%, secured through underwriting solely based on the property's value.
- III. **Conventional Commercial:** from \$5MM to \$50MM, rates starting at LIBOR plus 3%, secured based on the property's value, net operating income, geographical location, and sponsor strength.

Fixed Income Real Estate Funds Target:

- Class B or better
- Ability to reset below-market rents
- Multifamily with three (100+) hundred plus units
- Commercial Multi-tenant properties & Hotels, preferred with the largest tenant occupying not more than fifty (50%) percent
- Minimum strategic improvements

Key Assets:

- Single Family Rental Housing Complexes
- Multifamily Workforce Apartment Housing
- Commercial Multi-tenant properties & Hotels

Upside: Value enhancements through operation improvements, renovations and asset repositioning.

Multifamily Acquisition Type:

- Moderate leverage
- All cash
- Closes in 30-60 days depending upon acquisition
- Joint ventures possible
- Hold period: Typically, 2 to 6 years

Required documentation for purchase submission:

1. Summary of the purchase offering 1 - 2 pages
2. Non-disclosure Agreement
3. Financial Statement/ Recognition (if available)
4. Two (2) years of Tax Returns
5. Interim Financials

Market Focus:

- AZ, FL, GA, NC, SC, and TX
- Additional Tiers 2 Markets considered when well-located close to amenities.

Additional Documents Upon Request

- I. Investment Memorandum
- II. Subscription Booklet I
- III. Risk Factors Legal
- IV. Principal Terms of Investor Partnership
- V. Potential Conflicts of Interest
- VI. Fund Partnership Agreement
- VII. Tax, ERISA, & Regulatory Considerations

Our group also acquires investments using a process consisting of due diligence, structuring an appropriate investment transaction, repositioning underlying assets, and establishing a net tangible value in the investment.

Acquisition of multifamily, industrial, mixed-use, and sub-performing note opportunities in the Southeastern United States.

- Underperforming assets with compelling value-added opportunities;
- Unique assets with strong upside potential;
- Properties in proven sub-markets with existing cash flow; and
- Real estate-related operating and service companies.

Transaction Size:

- \$1 – \$50 million per real estate asset/ real estate backed loan
- \$10 – \$100 million per real estate portfolio/ real estate backed loan portfolio

Real Estate Target:

- Mixed-Use (Multifamily with retail component)
- Multi-tenant office industrial business parks/Flex Space
- Self-Storage Light Industrial (multi-unit distribution centers, sub-institutional single-tenant, and cold storage)
- Multifamily (150+ units)

Sub-Performing Loan Target:

- \$1-\$10mm on individual mortgage notes in South Florida (whole loans, mezzanine loans, participations, and "stalking horse" B.K. bids.)
- \$10mm+ mortgage portfolios with a concentration on the East U.S. Coast



BRIDGING THE GAP FOR COMMERCIAL REAL ESTATE OWNERS & ASSET MANAGERS

Whether you are considering selling, repositioning, or refinancing your properties, we can help move you from where you are to where you really want to be.

www.BeRemarkableREIG.com

Receive expedited proceeds by selling your properties directly to us or partner with us to obtain the equity or financing needed to overcome barriers such as:

- Limited cash/equity available to purchase additional assets;
- Limited cash/equity to complete value-added improvements;
- Problems accessing credit through traditional lending channels; and
- Elongated sales cycles due to purchaser financing limitations.

We also maintain close relationships with funders in all areas of commercial real estate both domestically and internationally. Geographies generally include the United States and most developed countries with stable governments and currencies.

Three (3) solutions that will give you a competitive advantage:

- I. **Sell** : rest easy knowing that closing can occur within 2-3 weeks by a cash offer from our real estate member.
- II. **Borrower** : As one of the leading commercial real estate lenders in the United States, you can count on us to provide you with industry-leading financing without the need for tax returns and other rigorous depository banking requirements.
- III. **Partner** : As a leader in providing passive and active investments, we can provide you with the equity capital needed to reposition your asset and bypass the loan underwriting process.



A true capital partner for emerging real estate investors

Member companies have placed direct investments, in excess of three (\$3B) billion dollars, into small to middle-market-sized businesses and real estate companies.

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Our capital solutions are focused on advancing financing to well-located investment properties controlled by experienced real estate operators with sound business plans.

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General conventional lending parameters:

- ❖ Loan Amounts: \$250,000 to \$50MM
- ❖ LTV: 75% Max LTV (based upon asset and location)
- ❖ Rates: 4.75%-9.5%
- ❖ Fixed Period: 2,3,5,7,10 and 30 year
- ❖ Amortization: up to 30 Year Fully Amortizing (other amortization options available)
- ❖ Points: Par-1.00%
- ❖ Transaction Type: Purchase, Refinance, & Cash-Out Refinance
- ❖ Index: WSJ Prime Based
- ❖ Rate Caps: 2% for the First Year Then 1% periodically
- ❖ Prepayment Penalty: 5% declining
- ❖ Rate Buy-down: Available with additional origination costs.
- ❖ Property Types: All property types (except land and special purpose)

Balance Sheet Conventional Lending Program:

- ❖ Geography nationwide with a focus on tier 1 and tier 2 markets
- ❖ Loan amount \$5 million to \$100 million
- ❖ Maximum LTV multifamily -75% LTV
- ❖ Single family portfolios- 75%LTV (up to85%ltc)
- ❖ Retail- 75% LTV industrial- 75%LTV office- 70%LTV hospitality-70 %LTV
- ❖ Rates/amortization rates are spread over the 30-day LIBOR index with 10, 15, 20, 25 & 30 year amortization options
- ❖ Loan options 3, 5 & 7-year ARMS with 10-year terms 10-year fixed

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BE REMARKABLE GROUP, INC.

Through strategic alliances with a comprehensive network of capital providers, we organize the acquisition of commercial real estate assets and convey turnkey funding solutions to commercial real estate investors and property owners throughout the country.

Contact us: [info @ BeRemarkableREIG.com](mailto:info@BeRemarkableREIG.com)

Thank you