

# BUYING CRITERIA

We love properties in emerging markets with value-add opportunities.

## PROPERTY SPECIFICATIONS

We typically buy properties in the Class B to C range, built after 1970, between 40-100 units, under \$11MM.



## NEIGHBORHOOD

We buy properties in B to C rated neighborhoods with vibrant signs of business growth, favorable amenities, and positive school ratings.

## RETURN

We only buy property that our underwriting team projects returns for our investors of 8%+ CoC and 16%+ ARR.



## MARKET

We buy properties in emerging markets throughout the United States. Our partners own properties in the South & Midwest. Our target age range is 18 to 35 years old with renter income jobs.

# INVESTMENT STRATEGY

Buy. Improve tenant experience. Increase NOI. Sell. Repeat.

## VALUE-ADD

Maximizing the tenant experience is important to us. We bring life to the community we invest in. People gain a sense of pride because of their improved living conditions. Some ways we add value to a property are through cosmetics, landscaping, improving community areas, and entertainment.

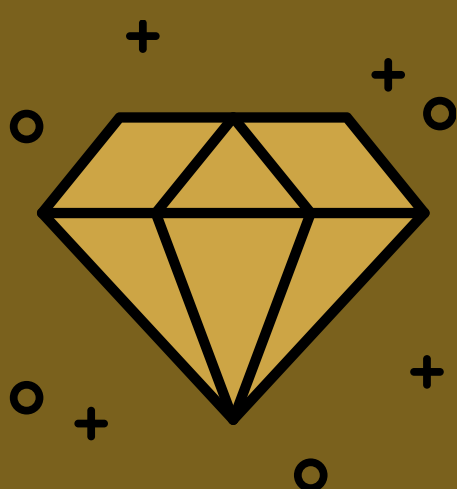


## SYNDICATION

We work with SEC accredited investors, seasoned non accredited investors, and any level of investor that we have an existing relationship with. During the due diligence phase, we raise private capital from our network of equity partners and investors.

## HOLD-TIME

We typically hold properties between 3 to 7 years. During the hold period, our investors earn quarterly distributions, return of principal, and an extra distribution from the equity gain at sale.



## DEAL ATTRACTIVE

We always leave the property better than it was at acquisition. We improve its financial statements by creating more efficient operating systems plus forcing value into the property through repositioning and capital improvements. Costs are reduced while our NOI increases. It's a win for our investors. At sale, the property is attractive to new investors.

# WHY BARECLAW?

As a private capital group, we specialize in multifamily apartment syndication. Our team does all the leg work, ensuring we purchase stable properties that produce higher returns in a shorter time than traditional investment strategies such as a 401k or IRA. Our team of professionals does all the hard work for you, from identifying the property to managing the day-to-day operations. We believe that real estate investing is a tax-friendly way to create financial and personal wealth, and we want to help you achieve your goals. With our expertise and commitment to success, we deliver the results you're looking for. Whether you are a seasoned investor or new to the game, it would be our pleasure to work with you.



#### NO OFFER OF SECURITIES—DISCLOSURE OF INTERESTS

UNDER NO CIRCUMSTANCES SHOULD THIS MARKETING MATERIAL BE USED OR CONSIDERED AS AN OFFER TO SELL OR A SOLICITATION OF ANY OFFER TO BUY AN INTEREST IN ANY INVESTMENT. ANY SUCH OFFER OR SOLICITATION WILL BE MADE ONLY BY MEANS OF THE CONFIDENTIAL PRIVATE OFFERING MEMORANDUM RELATING TO THE PARTICULAR INVESTMENT. ACCESS TO INFORMATION ABOUT THE INVESTMENTS ARE LIMITED TO INVESTORS WHO EITHER QUALIFY AS ACCREDITED INVESTORS WITHIN THE MEANING OF THE SECURITIES ACT OF 1933, AS AMENDED, OR THOSE INVESTORS WHO GENERALLY ARE SOPHISTICATED IN FINANCIAL MATTERS, SUCH THAT THEY ARE CAPABLE OF EVALUATING THE MERITS AND RISKS OF PROSPECTIVE INVESTMENTS.

#### RISK DISCLOSURE

FINANCIAL INVESTMENTS HAVE INHERENT RISK AND DO NOT GUARANTEE A RETURN OF CAPITAL.  
THE SERVICES OFFERED BY US MAY NOT BE SUITABLE FOR ALL INVESTORS.

**“NO ONE CAN TURN YOUR SKY INTO A  
CEILING.”**

MICHAEL L. PICKETT, 14X FHSAA CHAMPION



**Bareclaw Co.**