

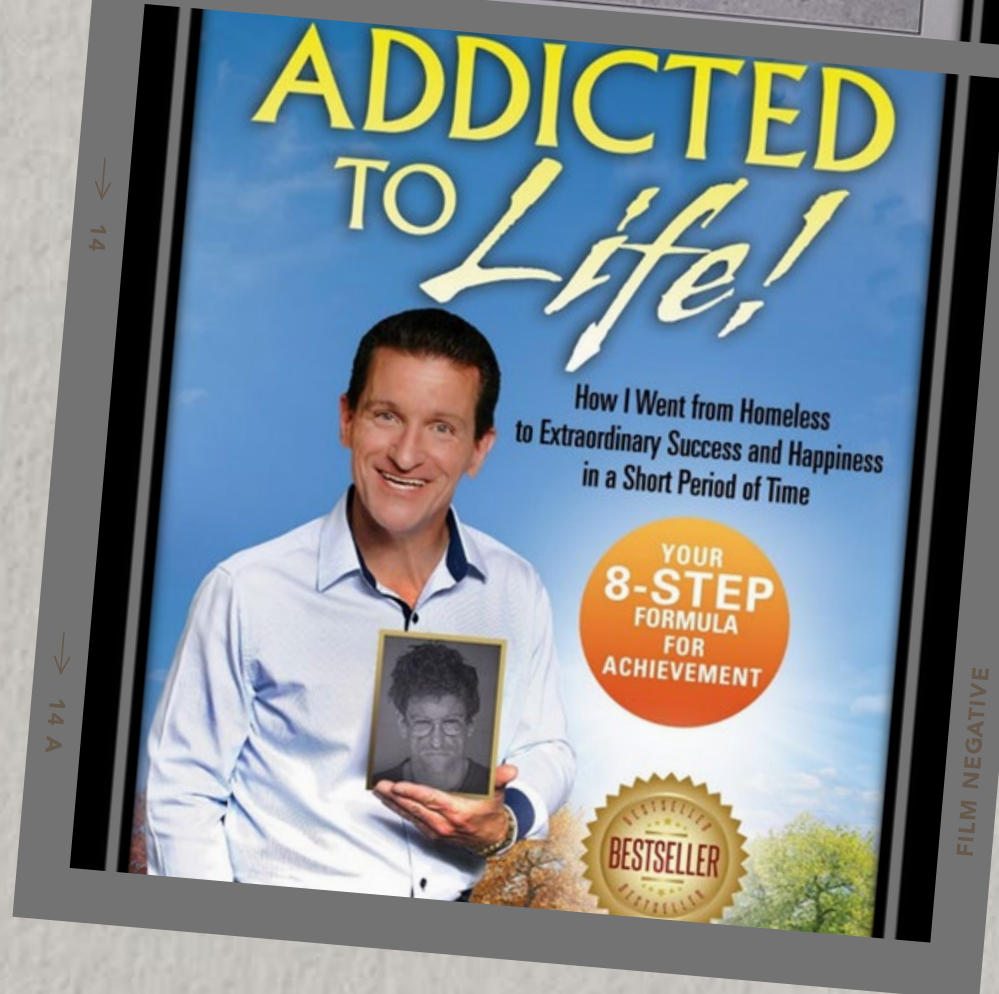
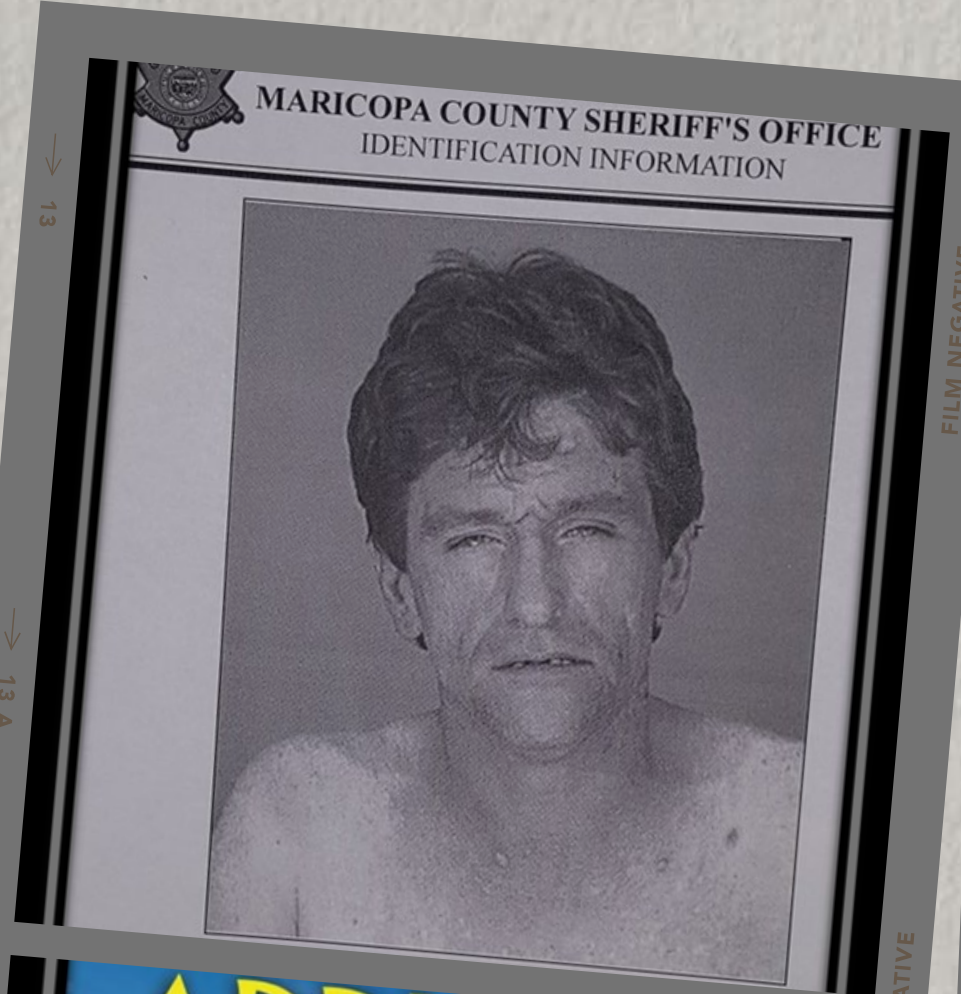
233-Unit Multifamily Investment Opportunity (Portfolio)



WELCOME
TO *Fabulous*
LAS VEGAS
NEVADA



Transformed Lives Transform Lives







FINANCIAL DISCLAIMER

This Business Plan further contains several future financial projections and forecasts. These estimated projections are based on numerous assumptions and hypothetical scenarios and Sponsor(s) explicitly makes no representation or warranty of any kind with respect to any financial projection or forecast delivered in connection with the Offering or any of the assumptions underlying them.

This Business plan further contains performance data that represents past performances. Past performance does not guarantee future results. Current performance may be lower or higher than the performance data presented.

All return examples provided are based on assumptions and expectations in light of currently available information, industry trends and comparisons to competitor's financials. Therefore, actual performance may, and most likely will, substantially differ from these projections and no guarantee is presented or implied as to the accuracy of specific forecasts, projections or predictive statements contained in this Business Plan. The Sponsor further makes no representations or warranties that any Investor will, or is likely to, achieve profits similar to those shown in the pro-forma or other financial projections.

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WHO WE ARE:

- Private Sector Multifamily Real Estate Operators

WHAT WE HAVE:

Housing solutions designed to provide support for individuals affected by the justice system or confronting the urgent challenge of homelessness

- 95 Transitional Living Housing Options
- 185 Independent Housing Options-(County LEAPS)

WHERE WE ARE LOCATED:

- Downtown Las Vegas
- North Las Vegas



PROPERTY ADDRESSES

ST. LOUIS (111 Units Total)

210 W Baltimore Avenue, Las Vegas, NV 89102 (18 units)
 2116 Fairfield Avenue, Las Vegas, NV 89102 (3 units)
 224 W St. Louis Avenue, Las Vegas, NV 89102 (12 units)
 226 W St. Louis Avenue, Las Vegas, NV 89102 (4 units)
 230 W St. Louis Avenue, Las Vegas, NV 89102 (7 units)
 231 W St. Louis Avenue, Las Vegas, NV 89102 (41 units)
 232 W St. Louis Avenue, Las Vegas, NV 89102 (8 units)
 234 W St. Louis Avenue, Las Vegas, NV 89102 (8 units)
 240 W St. Louis Avenue, Las Vegas, NV 89102 (10 units)

BLANKENSHIP

1163 Blankenship Avenue, Las Vegas, NV 89106 (36 units)

CHICAGO (28 Units Total)

230 W Chicago Avenue, Las Vegas, NV 89102 (4 units)
 234 W Chicago Avenue, Las Vegas, NV 89102 (6 units)
 238 W Chicago Avenue, Las Vegas, NV 89102 (6 units)
 248 W Chicago Avenue, Las Vegas, NV 89102 (12 units)

PHILADELPHIA

216 Philadelphia Avenue, Las Vegas, NV 89102 (10 units)

1001 G STREET

1001 G Street, Las Vegas, NV 89106 (4 units)

1101 G STREET

1101 G Street, Las Vegas, NV 89106 (4 units)

828 F STREET

828 F Street, Las Vegas, NV 89106 (20 units)

1201 D STREET

1201 D Street, Las Vegas, NV 89106 (3 units)

704 W ADAMS

704 W Adams, Las Vegas, NV 89106 (3 units)

1312 C STREET

1312 C Street, Las Vegas, NV 89106 (2 units)

602 W MCWILLIAMS

602 W McWilliams Avenue, Las Vegas, NV 89106 (3 units)

NELSON

2215 E Nelson Avenue, Las Vegas, NV 89030 (9 units)





CURRENT HOLDINGS

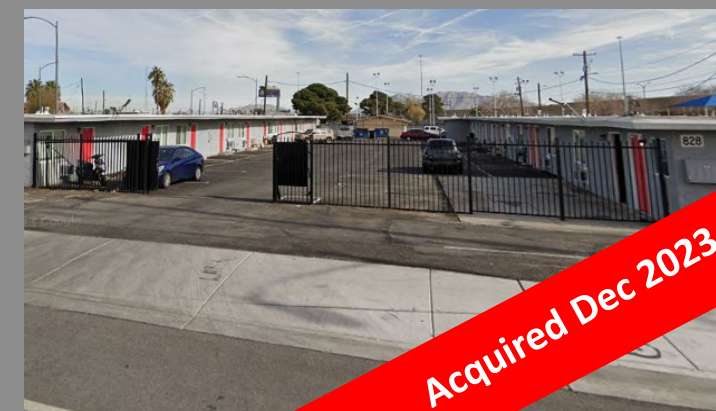
BLANKENSHIP (36 Units)



PHILADELPHIA (10 Units)



828 F STREET (20 Units)



CHICAGO (28 Units)



NELSON (9 Units)



1001 G STREET (4 Units)





CURRENT HOLDINGS continued

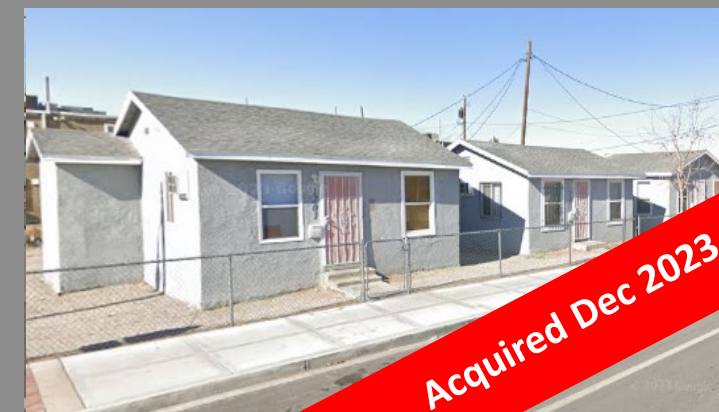
1101 G STREET (4 Units)



704 W ADAMS (3 Units)



1201 D STREET (3 Units)

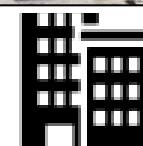


602 MCWILLIAMS (3 Units)



1312 C STREET (2 Units)





St Louis Avenue
County Housing
111 Units



Philadelphia Avenue
Women's Transitional
Living Facility
24 Beds



Chicago Avenue
Men's Transitional
Living Facility
72 Beds





LAS VEGAS MSA QUICK STATS

\$67,672	Median Household Income March 2023*
\$139.2B	Gross Domestic Product U.S BEA (2021)
2,362,988	Total Population March 2023*
6.1%	Unemployment Rate March 2023*

* Forecasted

QUICK STATS	LAS VEGAS MSA	VS CITY OF LAS VEGAS
Median Single Family Home Value	\$418,187	\$412,029
Per Capita Income	\$33,387	\$33,825
Owner Occupied Housing	57%	55%
Median Age	38.1	39.6
Population 25 Years and Older	1,586,157	456,127
Bachelor's Degree or Above	27.3%	27.6%
Total Workforce	1,163,306	456,127

SOURCES: U.S. Census Bureau, 2020 American Community Survey 1 Year & 5 Year Estimates; Zillow Home Value Index



Locations Just 5 Minutes Apart



North Las Vegas Properties
84 Units



The Neon Museum
Las Vegas



DISCOVERY Children's
Museum Las Vegas



Downtown Properties
149 Units



The Punk Rock Museum

SAW Esc

Valley Hospital
Medical Center

Univ Medical Ctr



OUR VISION AND PLAN



3 KEYS

FREEDOM PROSPERITY LOVE

OUR VALUES

3 KEYS Communities will serve a large but overlooked demographic: Citizens that are returning to society from incarceration, low-income population and those coming out of homelessness. While these individuals may have avenues for food, clothing, medical and even job assistance, most landlords will not rent to people who have convictions or evictions in their past. This leaves few options for these individuals and sets them up for failure.



OUR IMPACT

3 KEYS Communities will provide residents transitional, shared and independent living options. These options provide residents the opportunity to minimize their living expenses by either sharing a room with another resident, sharing an apartment, or living on their own. This structure allows 3 KEYS to utilize 233 units to provide up to 332 rentable spaces.



Benefits Of Transitional Living Facilities



POSITIVE
ECONOMIC IMPACT



REDUCED
RECIDIVISM



SAFER
NEIGHBORHOODS



ENHANCED COMMUNITY
INTEGRATION



ADDRESSES
HOMELESSNESS



REDUCED STRAIN ON PUBLIC
RESOURCES



BUSINESS PLAN OVERVIEW

PART ONE

Transitional Living Facilities

- 38 Units, Provide a Total of 95 Beds
- Comprehensive Case Management Services
- Community Collaboration
- Onsite House Managers for Immediate Assistance
- Steady Rental Income = Approximately 500 Individuals in Need Each Month
- Reduced Vacancy, Waiting list Minimizes Risk of Prolonged Vacancies
- Weekly Rent Payments
- Shared Rooms Available, Providing Double Rental Returns per Unit
- A Supportive Community of Residents Collaborating for Success
- Maximized Returns for Investors
- Social Impact Investing, Allows You to Invest and Contribute Positively to the Community



PART TWO

Clark County Funded Housing

- 185 Available Units
- Rapid Rehousing Grant Funds Guarantee Rents via the Clark County LEAPS Program
- Weekly Property Visits as Part of Case Management Services
- Maximum Occupancy Due to a Waiting List of Over 3,000 Individuals
- ACH Rental Payments Processed on the 1st of Every Month
- Generous \$500 Sign-On Bonus upon Signing all 1-Year Leases
- Safeguard Your Investment with a \$3,000 Risk Mitigation Fund
- Double Security Deposits
- Shared Housing and Independent Housing Options
- Investors Benefit from Double Bonuses, While Residents Enjoy Shared Expenses



RENT STRUCTURE

3 KEYS Communities will have an exclusive contract with Clark County guaranteeing all units are leased at Fair Market Rents (FMR), published by HUD each year. Due to the shortage of low income housing in Las Vegas, FMRs have skyrocketed in Las Vegas over the last several years, with 2023 seeing as high as a 23% increase in rent prices. This guarantee protects 3 KEYS Communities from market volatility.

UNIT MIX

STUDIOS

3

1 - BED RM

202

2 - BED RM

25

3 - BED RM

1

4 - BED RM

2

GUARANTEED RENT PER UNIT FOR 2023 AS SET BY CLARK COUNTY

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,214	\$1,377	\$1,643	\$2,315	\$2,731
FY 2023 FMR	\$1,046	\$1,212	\$1,457	\$2,071	\$2,464



INVESTMENT / FINANCIAL OVERVIEW



EXECUTIVE SUMMARY

- 3 KEYS Communities is excited to announce the upcoming acquisition of a 233-unit portfolio of an affordable housing apartment community comprised of 12 different properties, throughout the Las Vegas Valley in Nevada, for a purchase price of \$28,293,425.
- 122 units successfully closed escrow on December 5th, 2023. The remaining 111 units are expected to close escrow by January 31st, 2023. This is a 506c offering for Accredited Investors in conjunction with a Crowdfund Offering available for both Accredited and Non-Accredited Investors.
- New mortgage with a fixed 7.15% interest rate with a 12-month interest-only period, 30 year amortization, 5-year term.
- There is NO prepayment penalty on the loan.
- Hiring 3rd party Property Management firm with over 20 years of experience and a professional 3rd party Asset Management firm.
- Residents are directly funneled through Clark County via the Rapid Rehousing Initiative.
- Lease periods of 1 to 2 years while residents build a financial foundation.
- Mix of Studios, 1-Bed, 2-Bed, 3-Bed and 4-Bed apartments.
- All units have been recently renovated.
- Cost Segregation study will be conducted to capture full depreciation benefits, expected to be 40%-50% of investment.
- Occupancy at 92% as of September 2023.



CAPITAL PLAN & HOLD TIME

233 units



PURCHASE PRICE

\$28,293,425

- 233-Unit Portfolio
- 12 Properties Total
- \$121,431 / Unit



LOAN BALANCE

\$15,944,000

- 56.4% LTV
- 12 Month IO
- No Prepayment Penalty



TOTAL CAPITAL RAISE

\$16,761,115

- Down Payment
\$12,349,425
- CAPEX
\$2,304,255
- Closing Costs
\$1,541,436



HOLD TIME

**5 YEAR
REFINANCE**

**10 YEAR
EXIT**



CAPITAL PLAN & HOLD TIME

Remaining 111 units



PURCHASE PRICE

\$13,478,841

- 111-Unit Portfolio
- 1 Property
- \$121,431 / Unit



LOAN BALANCE

\$9,435,189

- 70% LTV
- 12 Month IO
- No Prepayment Penalty



TOTAL CAPITAL RAISE

\$7,581,115

- Down Payment
\$4,043,652
- CAPEX
\$1,367,409
- Closing Costs
\$120,000



HOLD TIME

**5 YEAR
REFINANCE**

**10 YEAR
EXIT**



Slide Deck PDF



INVESTMENT HIGHLIGHTS

CLASS A1/B1

\$100,000 Minimum

- 8% fixed cash flow
- 4% accumulated & paid at refinance
- In capital stack, this class gets priority to be paid after the senior loan is paid
- Lower risk option for Investors focused on monthly income
- Does not participate in the Equity upside at refinance
- Cashed out at refinance

Class A1/B1 Returns	
Equity Multiple	1.6x
Preferred Return	12.0%
AAR	12.0%
IRR	11.6%

CLASS A2/B2

\$500,000 Minimum

- 12% Preferred Return
- 70/30 (LP/GP) split once the preferred return is accomplished
- In capital stack, this class gets priority to be paid after Class A1/B1
- Participates in Equity created at refinance & sale
- Retains same % ownership post refinance for cash flow
- Retains 75% equity ownership post refinance

Class A2/B2 Returns	
Equity Multiple	3.29x
Preferred Return	12.0%
AAR	22.9%
IRR	23.5%

CLASS A3/B3

\$100,000 Minimum

- 8% Preferred Return
- 70/30 (LP/GP) split once the preferred return is accomplished
- In capital stack, this class sits behind the senior loan, Class A1/B1 and Class A2/B2
- Participates in Equity created at refinance & sale
- Retains same % ownership post refinance for cash flow
- Retains 75% equity ownership post refinance

Class A3/B3 Returns	
Equity Multiple	3.09x
Preferred Return	8.0%
AAR	20.9%
IRR	20.2%

CLASS D1

\$50,000 Minimum

- 5% Preferred Return
- 70/30 (LP/GP) split once the preferred return is accomplished
- In capital stack, this class sits behind the senior loan, Class A1/B1, Class A2/B2, and Class A3/B3
- Participates in Equity created at refinance & sale
- Retains same % ownership post refinance for cash flow
- Retains 75% equity ownership post refinance

Class D1 Returns	
Equity Multiple	2.94x
Preferred Return	5.0%
AAR	19.4%
IRR	17.8%

CLASS D2

\$5,000 Minimum

- 70/30 (LP/GP) split
- In capital stack, this class sits behind the senior loan, Class A1/B1, Class A2/B2, Class A3/B3, and Class D1
- Participates in Equity created at refinance & sale
- Retains same % ownership post refinance for cash flow
- Retains 75% equity ownership post refinance

Class D2 Returns	
Equity Multiple	2.69x
Preferred Return	0.0%
AAR	16.9%
IRR	15.0%





COST SEGREGATION STUDY

Potential tax deductions based on the investment values below:

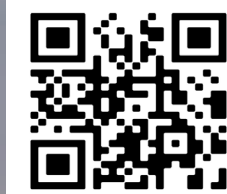
By conducting an Engineered Cost Segregation Study upon acquisition and utilizing the Bonus Depreciation* option, the subsequent years will follow the traditional depreciation schedule. Investors will be sent a standard K-1 tax form in time for filing the following year.

* Consult with your Tax Advisor on the benefits of depreciation.

YEAR	INVESTMENT AMOUNT	POTENTIAL TAX SAVINGS	% OF EQUITY INVESTMENT
2023	\$100,000	~\$40,000	40-45%

* Conservative valuation based on standard assessment. Does not include capital expenditures.

Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary.



PROJECTED PROFIT BREAKDOWN (A1/B1-SHARES)

Investor's Projected Return Details / \$100k Invested
Projections Reflect Return on Entire Property Portfolio



\$100,000

INITIAL
INVESTMENT



YEAR 1

\$8,000




YEAR 2

\$8,000




YEAR 3

\$8,000



YEAR 4

\$8,000




YEAR 5

\$8,000



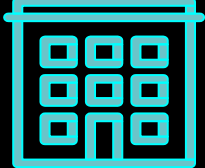
\$60,000

RETURN
VALUE



\$40,000

Investor's Cash
(5 Year Hold)



\$20,000

Accumulated
4% Interest



\$100,000

Return of Initial Capital
Investment



\$160,000

Investors' Cumulative
Returns (5 Year Hold)

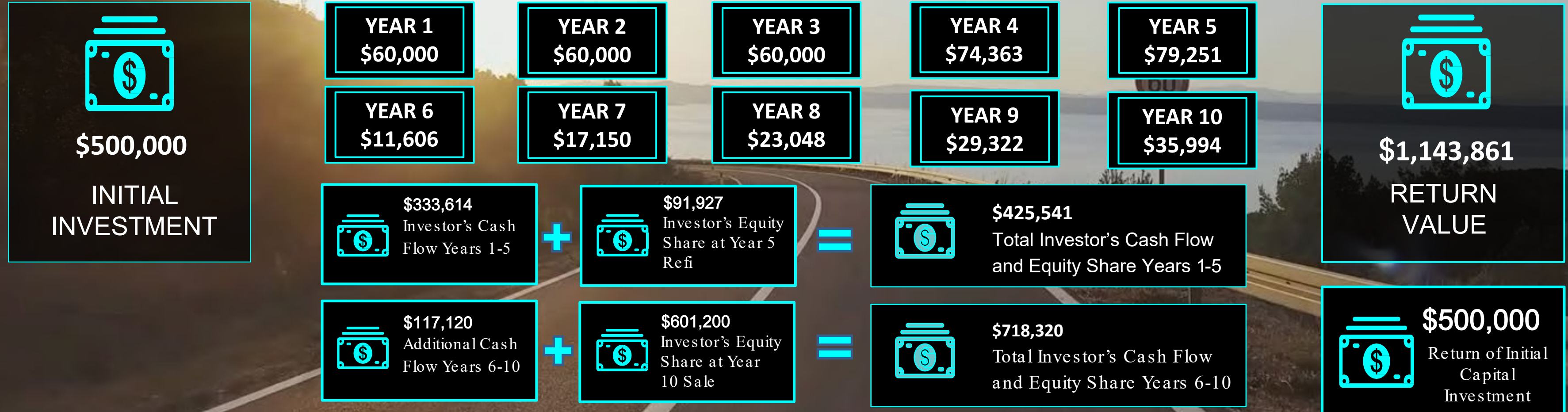
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PROJECTED PROFIT BREAKDOWN (A2/B2-SHARES)

Investor's Projected Return Details / \$500k Invested
Projections Reflect Return on Entire Property Portfolio



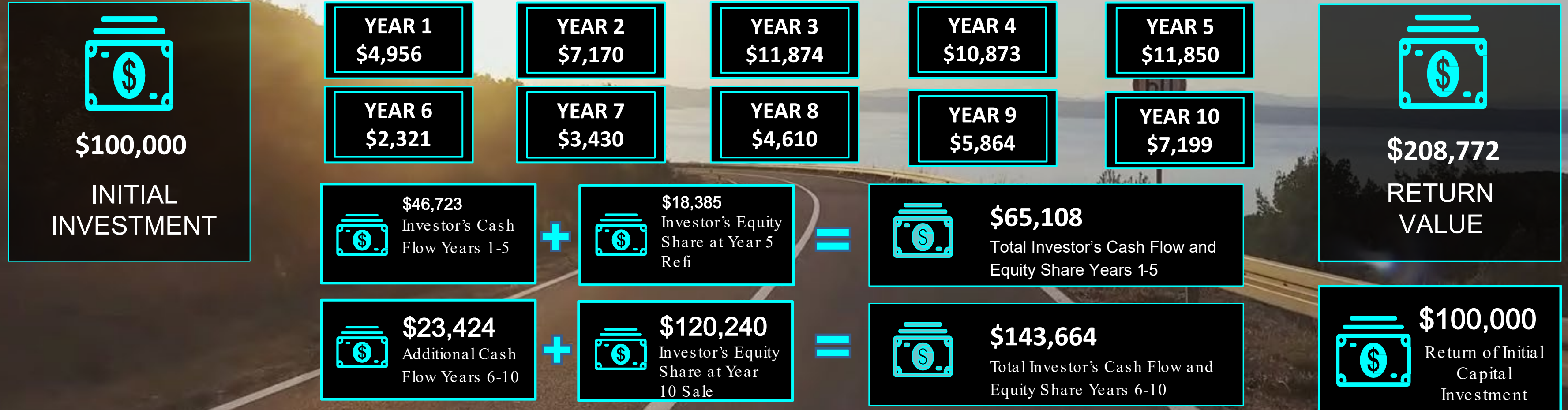
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PROJECTED PROFIT BREAKDOWN (A3/B3-SHARES)

Investor's Projected Return Details / \$100k Invested
Projections Reflect Return on Entire Property Portfolio



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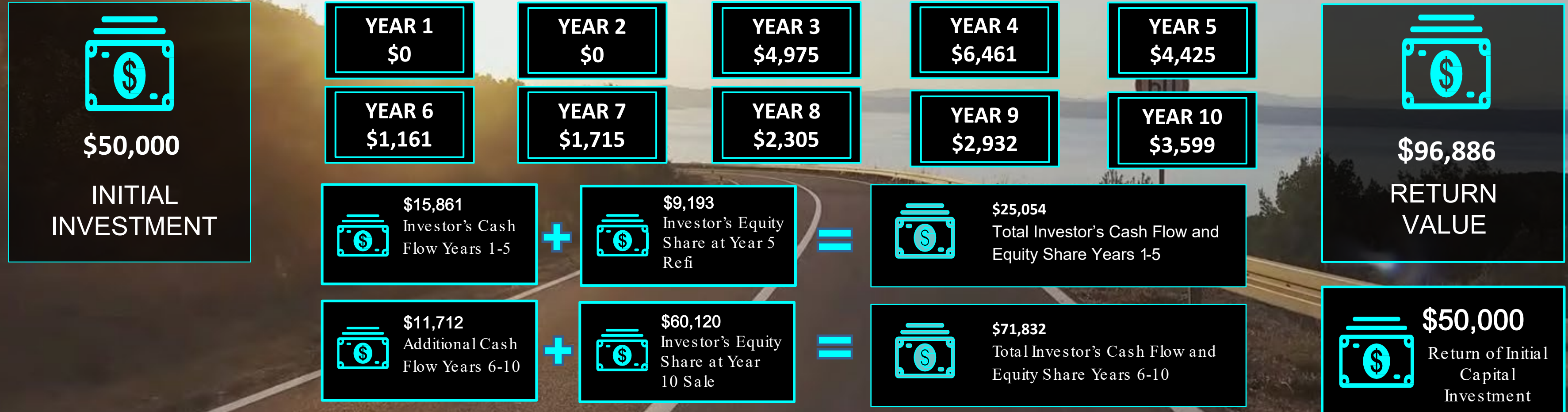
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PROJECTED PROFIT BREAKDOWN (D1-SHARES)

Investor's Projected Return Details / \$50k Invested
Projections Reflect Return on Entire Property Portfolio

*Returns are based upon 30% of the Class D Shares being Class D1



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PROJECTED PROFIT BREAKDOWN (D2-SHARES)

Investor's Projected Return Details / \$5k Invested
Projections Reflect Return on Entire Property Portfolio

*Returns are based upon 70% of the Class D Shares being Class D2



\$5,000

INITIAL
INVESTMENT

YEAR 1
\$0

YEAR 2
\$0

YEAR 3
\$0

YEAR 4
\$144

YEAR 5
\$193

YEAR 6
\$116

YEAR 7
\$172

YEAR 8
\$230

YEAR 9
\$293

YEAR 10
\$360



\$8,439

RETURN
VALUE



\$336

Investor's Cash
Flow Years 1-5



\$919

Investor's Equity
Share at Year 5
Refi



\$1,255

Total Investor's Cash Flow and
Equity Share Years 1-5



\$1,171

Additional Cash
Flow Years 6-10



\$6,012

Investor's Equity
Share at Year
10 Sale



\$7,183

Total Investor's Cash Flow and
Equity Share Years 6-10



\$5,000

Return of Initial
Capital
Investment

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OVERVIEW OF PROPERTIES



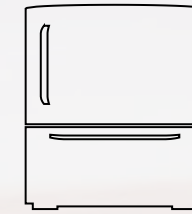
INTERIOR UPGRADES



**VINYL PLANK
FLOORING**



**NEW WINDOW
COVERINGS**



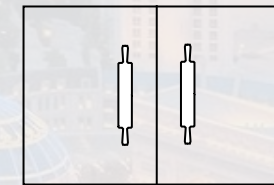
NEW APPLIANCES



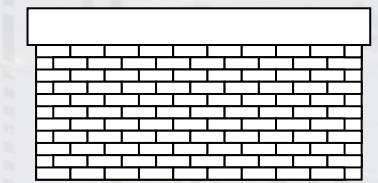
**REMODELED
BATHROOMS**



**RESURFACED
COUNTERTOPS**



**NEW KITCHEN
HARDWARE**



NEW INTERIOR PAINT

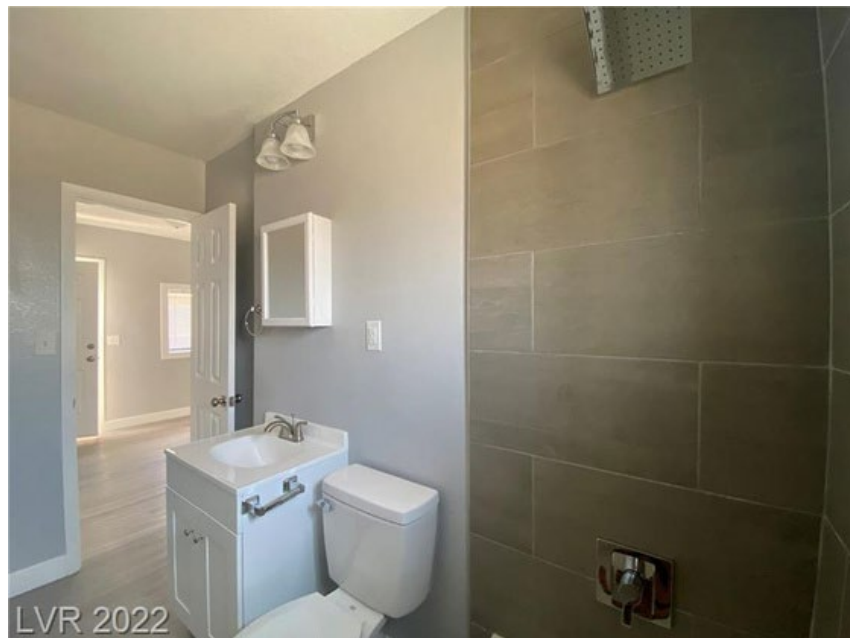


INTERIOR UPGRADES

All properties have been recently rehabbed and follow a common design theme. All units consist of gray exterior paint with red doors.



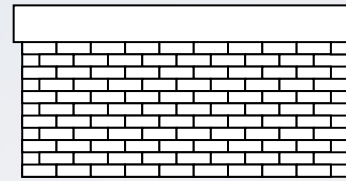
The interior of the units consist of new gray plank flooring, white cabinets, gray granite countertops, gray tile and freshly painted gray walls.



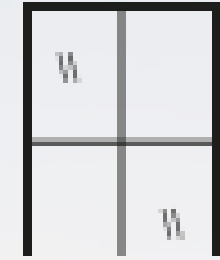
All units provide a clean, modern, desirable living space and atmosphere for residents to experience tranquility and comfort.



**UPGRADED
LANDSCAPE**



NEW PAINT



NEW WINDOWS

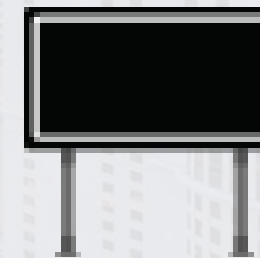
EXTERIOR UPGRADES



**MODERN CENTRAL
ENTRYWAYS**



ENCLOSED WALKWAYS



NEW SIGNAGE



AMENITIES



12 Properties



Community
Rooms



Renovated Units



Resident
Offices



Numerous Laundry
Facilities

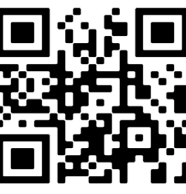


Resident
Security



USE OF FUNDS: RENOVATIONS & REPAIRS BUDGET

\$685,675	Interior Updates
\$200,750	Exterior Painting
\$30,000	New Onsite Rental Offices
\$103,980	Exterior Upgrades and Amenities
\$870,000	Repairs - Electrical, Plumbing, Windows and Roofing
\$46,172	Security Installation, Gates, Signage and Key System
\$566,000	Operational Reserves for unknown deferred maintenance
\$367,678	Transitional Living Permits, Property Updates and Licensing Fees
\$2,870,255	TOTAL ESTIMATED BUDGET



MEET THE TEAM



ROB & CLAUDIA ROWSELL

Key Principals



- Entrepreneurs who owned and operated 5 successful Auto Repair facilities in San Diego, CA. The 1st of which was purchased in 2004. They exited those businesses with the successful sale of all 5 locations in May of 2021. (17 yrs)
- They started their RE Investing careers by receiving real estate investing education from Wealth Intelligence Academy (Robert Kiyosaki 2007) and RE Mentor (David Lindahl 2009)
- Both Wealth Intelligence Academy and RE Mentor “Hall of fame” inductees. (2009 & 2018)
- Via 1031 exchanges, transferred most of their real estate holdings in CA into the Missouri, Texas, Illinois and Oklahoma markets to take advantage of the equity that had accumulated since purchase.
- Oversight of Asset Management of current RE portfolio, with Team, to ensure the Business Plan is in place and performing as projected.
- Involved in many non-profit organizations, both physically assisting in the efforts of the cause of the organization and offering business guidance from experience to the Board of Directors.
- Being the “Hands and Feet of Christ” to show our gratitude for what He’s done for us is our biggest accomplishment.



ROB & CLAUDIA ROWSELL

Key Principals



PORTFOLIO

- Baldwin GA / 75 units / April 2023
- Lubbock TX / 100 units / Dec 2022
- McCallen, TX / 34 units / Oct 2022
- Las Vegas, NV / NNN Comm. / May 2022
- San Antonio, TX / 203 units / Apr 2022
- Longview TX / 72 units / Dec 2021
- LaPorte/Plym., IN / 1048 units / Dec 2021
- Houston, TX / 144 units / Oct 2021
- Chattanooga, TN / 44 units / Sept 2021
- Weslaco, TX / 40 units / March 2021
- Oklahoma City, OK / 105 units / Dec 2020
- College Station, TX / 60 units / Sept 2020
- Brownwood, TX / 104 units / Sold 2022
- Texarkana, TX / 60 units / Nov 2019
- Texarkana, TX / 193 units / Nov 2019
- St. Louis, MO / 32 units / Oct 2019
- Santee, CA / NNN Comm. / Sept 2018
- St. Louis, MO / 102 units / Oct 2017
- Granite City, IL / 96 units / Dec 2017
- San Antonio, TX / 283 units / Sold 2019
- Bedford, TX / 284 units / Sold 2012



NICOLE CAPRA

Consultant



Nicole Capra's journey into the world of business and entrepreneurship began during her college years. She graduated from the University of Nevada, Las Vegas with a Bachelor's Degree in Business Administration, specializing in International Business Relations, while also immersing herself in studies at the American University of Rome. Following her college education, Nicole embarked on a career in aviation, ultimately achieving the distinction of becoming the youngest female commercial pilot at her airline. After 12 years of flying, she decided to retire her wings and redirect her focus towards her local community.

In 2012, Nicole founded a non-profit organization that offers an innovative solution to incarceration by providing multi-family housing options. As the Executive Director, she has spent the past decade collaborating with Real Estate Investors and the non-profit sector to offer both housing and employment opportunities to hundreds of individuals reintegrating into the community. Nicole also dedicated several years to establishing second-chance employment opportunities within the community, working closely with incarcerated individuals. Her efforts culminated in the establishment of her own second-chance employment agency. Along the way, she acquired substantial expertise in the legal and zoning regulations governing transitional living facilities, and she built strong relationships within the prisons, courts, and parole & probation departments.

Recognizing the transformative potential of accessible housing, Nicole obtained her real estate license and now continues to commit her life's work to housing initiatives that benefit the Las Vegas community. Her mission is to create lasting social impact in her community through financially viable real estate endeavors.

One of Nicole's most recent projects, 3 KEYS Communities, is set to launch in November 2023. This project will utilize 223 apartment units to offer a total of 332 housing spaces, catering to various groups within the community. Approximately 95 beds will be allocated to Transitional Living Facilities specifically designed to support individuals transitioning out of incarceration or on the path to recovery. The remaining 185 units will be made available to Clark County and its various community partners, addressing the pressing issue of homelessness among local residents.



HITOMI YASUDA

Investment Risk Analyst



With over 25 years in international sales, product management and merchandise planning experience, Hitomi Yasuda has always had an entrepreneurial spirit with a strong work ethic and an analytical mind. For the past 5.5 years, she has supported several partnerships where she has underwritten 1,500+ multifamily and commercial office building syndication deals ranging in size from \$1.5mn to large portfolios of 800+ units valued at \$103mn in OH, KY, IN, MO, OK, VA, GA, AR, TX and FL. Her focus has mainly been in B/C class, stabilized assets that have light value play opportunities.

She is very savvy and relentless in gathering and interpreting incomplete data from Rent Rolls and Profit and Loss statements from both unsophisticated Mom and Pop owners to the most highly organized Family Offices and REITs. She is very conservative in her underwriting, always putting the Investors first and making sure they are well-protected regarding their returns over the 5 to 7-year projected hold period. She also cares about the residents and their communities.

She understands the importance of the collective Team. In the different MSAs, she has spent time studying and researching the markets and has been able to build a strong network of relationships with Brokers, Lenders, Property Managers, Insurance Agents, Inspectors and Attorneys and has participated in many site-visits, both in-person and virtually. She holds a BS and PhD in Textile & Apparel Management and a DipCIM in Marketing.

“You are what you seek.”



MITCH SNYDER

Construction Coordinator



Mitch is drawn to serve, inspire, and to support others in realizing the path to their own success. He is a team player, driven entrepreneur, and family man. Born and raised in Alaska, Mitch grew up in a blue-collar family with a passion for sports. That passion led to an opportunity to play college basketball in Washington State and North Dakota at the NAIA level.

Mitch has a wide-ranging background from health and wellness to general construction, and real estate. In college he majored in Exercise and Sports Science, however it was his experiences in residential construction and remodel that eventually helped him recognize a different calling and his desire of owning real estate through fix and flip properties, rentals, and Multifamily investing.

Since 2018 Mitch has been focused on the business aspects of single family and multifamily real estate and developing deep investor relations. In 2021 Mitch accepted a working internship with POWERTEAM International to hon his skills in sales and marketing. Through this opportunity he has built close connections and relationships with real estate investors and high-net-worth individuals. Mitch is excited to be a part of the 3 Keys Communities vision and bring his experience and connections to the 3 Keys Communities Team.



KIM BRUGGEMAN

Lighthouse Management Solutions



Kim Bruggeman is responsible for the development and operational oversight of Lighthouse Management Solutions' multi-family and student housing portfolio. She brings over 19 years of Asset Management experience in the commercial real estate space. Encompassing over 25,000 units nationwide, Kim has been directly involved in multi-family real estate investing, ownership, syndications, asset management, property management, court-appointed receivership, auditing and management for underperforming assets throughout the United States for Fannie Mae, numerous large lenders, special servicers, and private investors.

Through her vast experience, she realized the significant gap in missing knowledge, detailed processes, and truly experienced operators surrounding a solid Asset Management/General Partner infrastructure, as well as a lack of transparency and communication with investors, unknowingly increasing their risks. All too often, coming in after the investment was distressed, developed a sincere passion within Kim to use her experience for a purpose; to help others do it right from the beginning and achieve ultimate success in the real estate industry. With this, she created a progressive educational course series, Bridging the Gap, she provides individual and group mentoring through, The LAMMP (Lighthouse Asset Management Mentorship Program), shares her expertise with others when asked to speak at industry conferences or on podcasts and webinars, created a blog on Facebook, The Diary of a Real Multifamily Asset Manager, as well as hosts Multi-Family leadership groups, #bethelight; all uniquely crafted to enrich others in the field of Asset Management from the pre-acquisition through disposition process.

Additionally, Kim has co-founded 3P Investment Group and Greenstone Multifamily, together providing a vertically integrated approach to investing, acquiring, and operating value-add assets in high-growth submarkets throughout the US. She strives to use her *Passion* on and for *Purpose*, to create *Profit* in the lives of others, in the communities they invest in, for their partners and investors, as well as to create relational and generational wealth.

Ms. Bruggeman specializes in minimizing risk and optimizing the overall value of the investment model, its assets, and the supporting operational teams.

Kim's nineteen-year tenure includes creating solid financial and operational plans which collaborate with the Cap Ex plans, raising property NOI, stabilizing occupancy above 90%, extensive lease-up experience, and turnaround success in value-add rehab and repositioning distressed or underachieving properties within 12-18 months for all multi-family asset classes and various community sizes and styles, throughout multiple market cycles.



FULL-SERVICE PROPERTY MANAGEMENT



NV RE Lic#: B.0014399



A CULTURE OF COMMUNITY & CARING

The story of Coach Crete's dedication to caring and community began decades ago with Dave and Aylin's incredible commitment to each other.

The college sweethearts defied the odds, years of unpredictable separations caused by Dave's top-secret assignments with the U.S. Air Force and even the will of the Federal government to pursue love, marriage and their destiny of a fulfilling life together.

But that's a long story for another time. Ask them about it when you meet. For now, there are other stories about Coach Crete to tell.

DEDICATION TO COMMUNITY AND CIVIC SERVICE

Dave's civic involvement began when he served on the regional planning and zoning commission while living in Phoenix, AZ. The experience enabled him to learn all about the real estate game and jump-started his new career as a real estate broker and agent. He continued in Las Vegas, NV where he was instrumental in building a new local school.

After his honorable discharge from the Air Force, Dave focused on serving Las Vegas U.S. military veterans and various veterans and law enforcement organizations. Two of Dave and Aylin's children are Metro Las Vegas police officers. Their motorcycle club also raises funds to support important veteran and law enforcement causes.

 **2001**
Rookie Season

 **40+**
Combined Industry Experience

 **\$500M+**
Career Property Sales

 **2500+**
Satisfied Clients

Aspire Realty Group is a privately held organization that manages multifamily properties in Las Vegas started in 2001. We are one of the largest multifamily management companies in Nevada, with an accomplished healthy combined team tenure of decades of experience and executive leadership in the multifamily business. Our clients include private partnerships, international investors, insurance companies, lenders and high net worth individuals.

Our commitment to our onsite teams is to provide devoted dedication to assist developing leaders that are prepared to advance to the next level within their career. We have created a perfect balance to deliver advanced customer service to our residents and investing clients simultaneously. We continually exceed owner expectations and raise the standard of property management services.

Our attractive portfolio consists of over 40+ properties with a mixture of weekly and conventional site management. We understand the focus with generating more income, and less unnecessary expenses, and have a proven track record of results to stand behind our guarantee to keep your bottom line balanced. We set ourselves apart from other management companies through state-of-the-art technology, customized reporting, in-house marketing, a proprietary maintenance program, plus diversity and inclusion. Specializing in maintaining stabilized assets while limiting unnecessary exposure during rapid growth in the Las Vegas Market.

To Learn More
About This Deal Go To

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This Opportunity Is For
Accredited & Non -Accredited Investors