



Firm Overview

The Ballinger Fund (“the Fund”) seeks to take advantage of the high demand for rental apartments. The Fund is a U.S. focused real estate private equity and debt fund which will make direct investments in real estate.

Fund Strategy

- The Fund will focus on growing areas where demand is expected to increase
- The Fund will target stabilized properties
- The Fund will prioritize properties with existing assumable debt and/or significant seller financing to minimize the need to access capital markets during potential downturns
- Initial focus will be Florida and Texas
- These apartments/townhomes will be managed by professional property management companies

Management Biographies

Brenda R. Dusek, Fund Manager

Ms. Dusek is President and 100% owner of Dusek Network, Inc. (Licensed Real Estate Broker). With over 20 years of executive experience with companies from startups to Fortune 100, including Saturn (General Motors), Masco, TRW and ITT, she has held positions such as Commercial Mortgage Broker, Quality Director, Purchasing Director, Managing Director and President. Purchasing responsibilities included \$200 Million, with purchasing joint authority for \$1 billion.

Her professional affiliations include American Society for Quality (Fellow, Certified Quality Engineer, Certified Manager of Quality and Organizational Excellence, Certified Six Sigma Black Belt, various Board positions including Treasurer), Society of Automotive and Aerospace Engineers (SAE), Inforum, Turnaround Management Assoc. (TMA), American Assoc. of Private Lenders (AAPL) (Certified Private Lender Assoc. (CPLA)) and MI Real Estate Investors (MREI). Ms. Dusek has an MBA – Finance from Western Illinois University.

Richard F. Dusek, Member

Mr. Dusek has over 20 years of technical and executive experience from startups to Fortune 100 including General Motors, Ford Motor Company, Renault, McDonnell Douglas Aircraft and Aerospace and was on the Board of Directors of an International auto supplier. His responsibilities include Engineering Director, Division Director, and President. His professional affiliations include SAE, MREI, and AAPL(CPLA). Mr. Dusek has a BS in Aeronautical Engineering Technology from Southern Illinois University.

Fund Terms

- **Structure** Limited Liability Company
- **Projected Accredited Investor Return** 6%+ Pref
5%Debt
- **Management Fee** 1.5%
- **Targeted Equity** \$10 million
- **Minimum Commitment** \$50,000
- **Investment Period** 10 Years Pref
4 Year Min Debt
- **Asset Type** Multi-family
Residential

Premier Service Providers

- **Legal** SEC Attorney – Sherman Law Offices
www.ShermanLawOffices.com
- **CPA** Rehmann
www.rehmann.com
- **Fund Administration** Redwood REA
www.redwoodrea.com

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