

### Fund Data:

**Series 4:** Up to \$100,000,000  
**Minimum Investment:** \$25,000  
**Type:** Private Placement  
**Term:** 48-72 months  
**Holdings:** Diversified, Debt-Free  
 Real Estate Holdings

### Investor Benefits:

- ✓ Fixed Annual Rate of Return; 8% for Growth or 8% for Monthly Income.
- ✓ Monthly dividend payments commence in 30 to 45 days
- ✓ Strategy objectives that align with an “Investors First Approach”.
- ✓ Principal paid-in-full upon maturity of term chosen
- ✓ Investment secured by tangible real estate (no leverage)

### EquiAlt Fund is:

- ✓ ERISA Compliant
- ✓ Self-directed IRA compatible
- ✓ 401k compatible *\*Restrictions Apply*

**With a proven track record and more than 100 years combined experience,** EquiAlt specializes in the acquisition, sale and management of real estate. Focusing primarily on acquiring distressed single-family and multi-family dwellings in Las Vegas, Tennessee, and Florida. Markets; for both income and equity. We acquire properties in these markets that can benefit most from our resident-centered focus, strong local management, and deployment of our privileged enterprise methodology and technology. EquiAlt currently manages four successful private placement funds.

### About

- EquiAlt’s management has directly acquired over \$200 million dollars and liquidated over \$300 million dollars in distressed real estate since 2008.
- EquiAlt and it’s funds are 100% debt-free and never leverage an asset(s).
- Our average acquisition is between 25% - 50% under market value
- Our fundamental philosophy is based upon alignment of interest with investors.

### Investment Strategy

Acquire high income producing, single-family properties, significantly under market value (typically distressed properties).

- Rehab properties (typically within 28 days, if applicable).
- Structuring an attractive return with emphasis on monthly income generation, risk mitigation through third party auditing, and debt free consistency.
- Sell assets, at a significant profit individually or as packaged “blocks” of assets to institutional investors.

### Asset Acquisition Sourcing

- Trustee Sale Properties
- Bank Sale Properties
- Tax Sale Properties
- Tax Certificates
- Trust Deeds
- Privileged Sourcing

*\*Acquisitions verifiable through county assessors*

## Returns Based On A \$100,000 For Growth or Monthly Income

|        | Annual Returns | Monthly Payments | Years     | 2017    | 2018    | 2019    | 2020    |                                                          | Total  |
|--------|----------------|------------------|-----------|---------|---------|---------|---------|----------------------------------------------------------|--------|
| Growth | 8%             | N/A              | Growth    | \$8,000 | \$8,000 | \$8,000 | \$8,000 | *Principal + earned interest returned upon term maturity | \$132K |
|        |                |                  | ROI %     | 8%      | 8%      | 8%      | 8%      |                                                          | 132%   |
| Income | 8%             | \$667            | Cash Flow | \$8,000 | \$8,000 | \$8,000 | \$8,000 | *principal returned upon term maturity                   | \$132K |
|        |                |                  | ROI %     | 8%      | 8%      | 8%      | 8%      |                                                          | 132%   |

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**100+**  
Years Of  
Combined  
Experience

**\$100M+**  
Assets Under  
Management

**Proven**  
Track Record

As seen on:



## Management Team

### Brian Davison: CEO

With more than a decade of CEO experience, he has proven to be a strong and visionary force. With a skill set that includes notable achievements in Business Management, Marketing, Sales, Deal Structuring, Operations, and Consulting; Brian has first-hand experience in institutional and private lending that highlight his management ability, analytical skills and strong overall business growth.

### Barry Rybicki: Managing Director

Cell Phone: (602)769-4266

With a combined decade-plus direct experience of CEO and President experience; Barry has extensive experience in institutional lending and marketing. He has a strong background in commercial lending, portfolio management, acquisition analysis and contract negotiation.

Barry has held Bankers Licenses in Arizona, Minnesota and Wyoming, and a Finance Lenders License in California. He has also had professional affiliations with the National Association of Mortgage Brokers as well as the Arizona Association of Mortgage Brokers.

## Testimonials

"This is the group to invest with. EquiAlt has delivered well beyond my expectations."

**Darren D. - Investor**

"I cannot speak highly enough about Brian and his team. I used my clients self-directed IRA to invest and they were there to walk me through the entire process."

**Chris G. - RIA....**

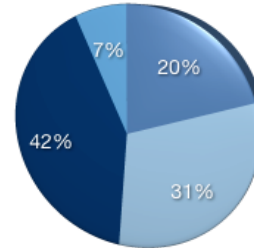
For more information visit us at:

[www.EquiAlt.com](http://www.EquiAlt.com)

## Equity Value Investing Approach

Representation is based on a liquidated real estate rental market of 750 billion.

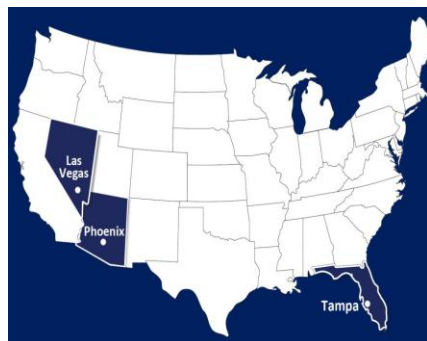
● 30-60 day Del. ● 90+ day Del. ● Foreclosure ● Bank Owned



Equity Value Investing 2.0

- Assets are bought significantly under current value**, target acquisition price is typically 25% to 50% of current market value, significantly more equity than the average distressed units. Properties are purchased individually to increase the equity on acquisition as bulk buying masks the laggards in a group. This practice significantly reduces principle risk and allows for much higher than normal ROI from the market rents compared to actual cash outlay.
- Asset are quickly brought to cash flowing** (28 day average). Upon acquisition every property is re-addressed for any necessary rehabilitation to stabilize, repair or upgrade the property to bring it to highest and best use or most marketable.
- Assets are targeted toward specific end users:**
  - Aging baby boomers, manageable size property, SFR freedom, SFR quality, a more stable fixed income renter.
  - Echo Boomers are the next significant generational consumer wave; more rent type options; rent, rent to own, lease option, financed, all for the future first time homebuyers.
- Assets are non-leveraged**; properties carry no debt burden. This allows for higher yield to investors and increased management flexibility.
- Greater control and transparency than debt products**; assets are wholly owned, managed with no leverage. Investor's principle is not brokered or lent on someone else's asset allowing for active management and better results in down markets.
- Multiple exit strategies.** Units exist in the market as fully repaired, modernized functioning cash flowing assets. These can be sold individually in traditional channels like the Multiple Listing Service or in blocks to family or institutional investors.

## Target U.S. Markets



*"We focus in these markets because of our teams' extensive experience and the abundant opportunities to acquire distressed and below market assets that we believe enhances investors' risk/reward profiles." – Brian Davison, CEO, EquiAlt*

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