

Building a Financial Fortress With Apartment Buildings

RiskMetrics Group

TheCaseSolutions.com

Meet The Team

Lorenz Lutz, President
 Born and raised in the south, Lorenz is a licensed civil engineer and holds a BS in Mechanical Engineering and a Masters Degree in Management from FIU. Lorenz worked and taught Civil and Logistics curriculum for 3 years. After working in his father's world and a pursuit of his passion, he became a full-time Real Estate Entrepreneur. He currently sits on the investment panel of 15,000+ for international investors with projects in Miami, Ft. and Dallas. TX. Lorenz founded BLD Capital Group in 2014.

Joseph Palone, CEO / President
 Joe owns over \$40,000,000 worth of real estate in Houston, Dallas, Fort Worth and Cincinnati. A native Texan, Joe grew up in Fort Worth and graduated from Texas Tech University. He currently sits on the board between Dallas-Fort Worth and Cincinnati. He has been a realtor for his entire career since 2008 and prior to that, he was an agent and president at an award-winning advertising agency. He is also the host of the weekly impact forum, "Business and Real Estate" on Real Estate Investing Advice from where he has interviewed guests such as Barbara Combs and Robert Kiyosaki.

QUESTIONS / ANSWERS

- What is the goal of the program?
- What are the risks?
- What is the exit strategy?
- What are the fees?
- What are the taxes?
- What are the legal requirements?

OUR INVESTMENT STRATEGY

- Identify high-quality properties
- Conduct thorough due diligence
- Secure financing
- Manage and improve properties
- Exit strategy

OUR PROCESS

- Identifying a property that projects to meet our investor's goals.
- Place offer and negotiate sales price.
- Review the deal with our investors within 24-48 hours.
- Investors provide earnest money (100% refundable during due diligence period).
- Perform due diligence process (inspections, on-ground research, etc).
- Renegotiate offer based on findings during due diligence process.
- LLC agreement is created by attorney and signed by the BLD Capital Group team and our investors.
- Get financing approved and close on property.

BLD Capital Group ROLES

- Find third party agents and other methods
- Review deals and identify opportunities.
- Public and private offers
- Coordinate with professional property inspectors.
- Pay attorney fees to create LLC and partnership agreements.
- Travel and perform due diligence on properties and market research.
- Hire and oversee property management company.
- Perform asset management duties.

Investors

- Equity for projects
- Mortgage approval (case-by-case basis)



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Real estate has consistently produced higher returns with a lower risk profile when compared to other asset classes.

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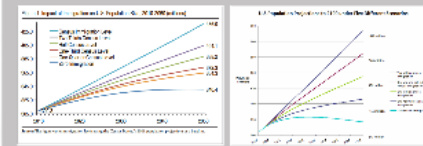


Source: <http://www.case-solutions.com/blog/2013/02/lessons-to-remember/>



U.S. population is significantly increasing. Of the total population growth between 2005 and 2050, 117 million people are attributable to the effect of new immigration.

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Source: <http://www.immigration.org/ice/doc/immigration/immigration-projections-facts>



The U.S. homeownership rate fell to the lowest in more than 50 years as rising prices put buying out of reach for many renters.

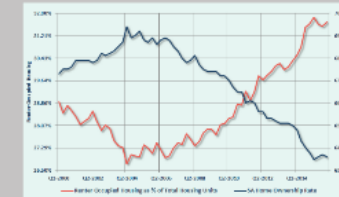


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We are a nation of renters. And it will continue. Big Time.

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Source: RealInvestmentAdvice.com

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Source: <https://www.realcrowd.com/blog/2013/02/reasons-to-invest/>

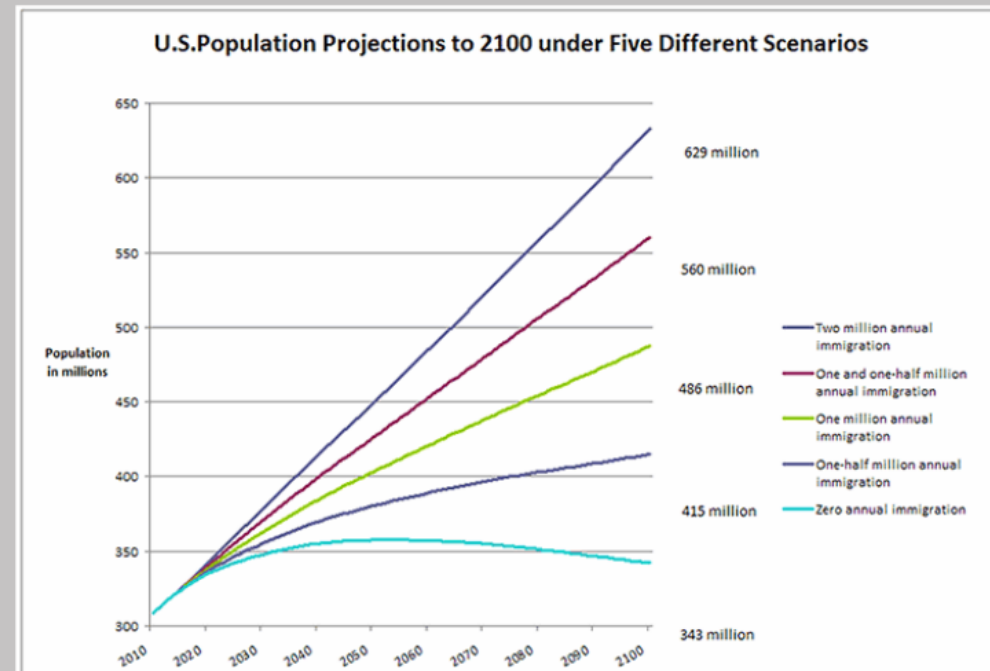
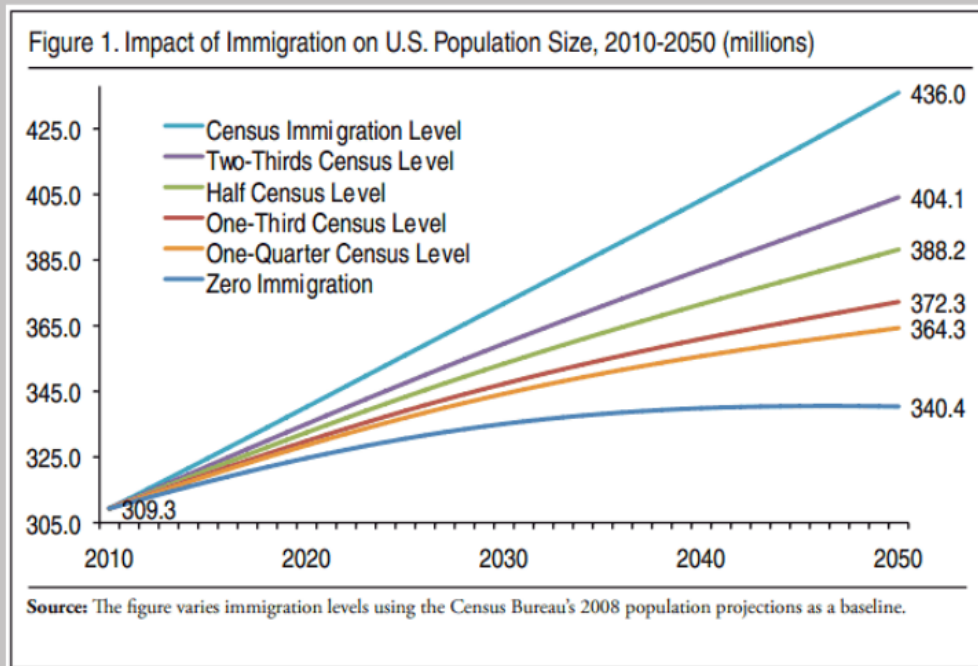
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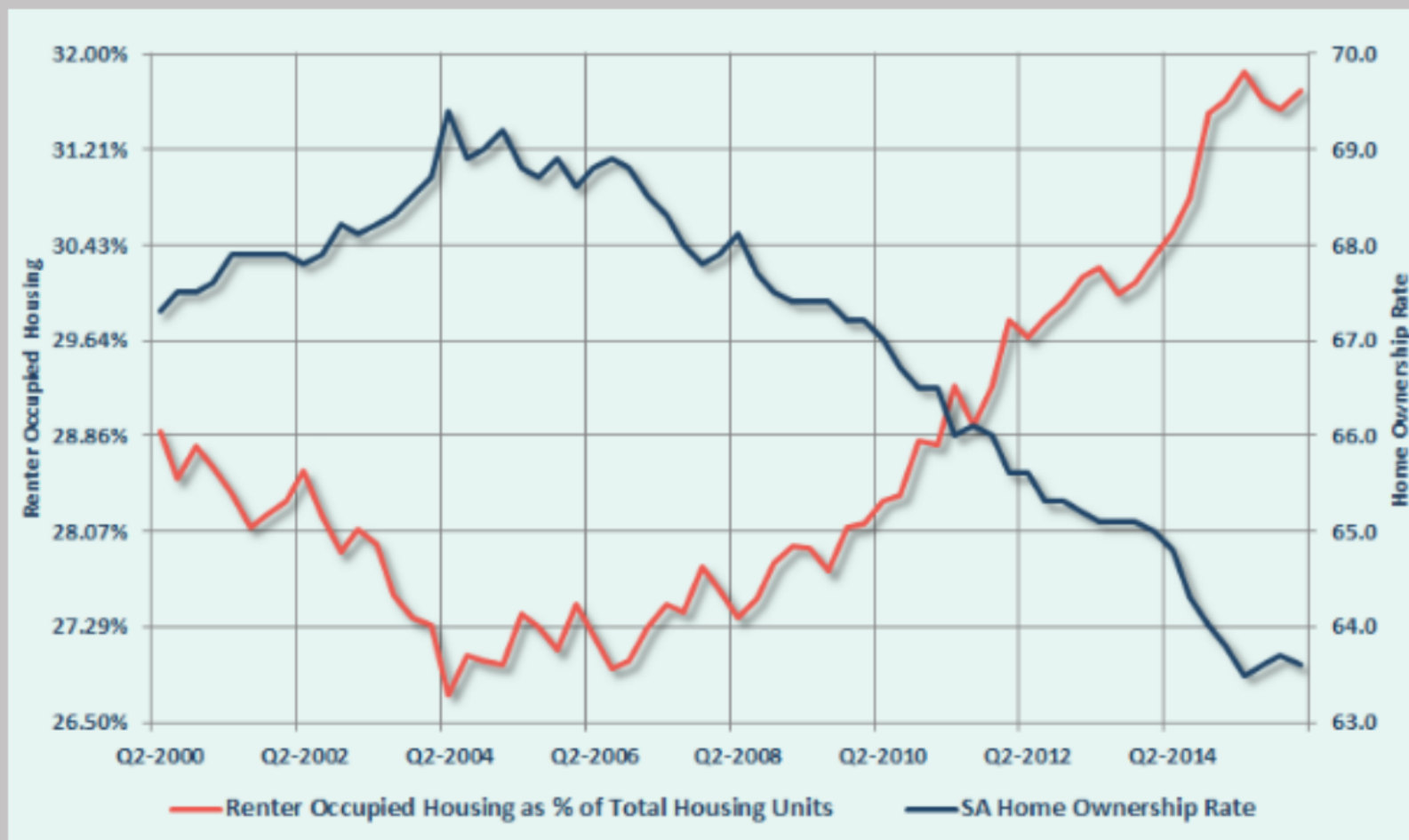
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Source: <http://www.immigrationeis.org/eis-documents/us-demographic-projections-future>

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Source: Realinvestmentadvice.com



TARGET MARKETS

BLD Capital Group focuses on the acquisition of multi-family properties in MSA's (Metropolitan Statistical Areas) with three main characteristics:

1. Growth of Real GDP – The MSA must not only be growing, but this growth must be consistently above average.
2. Low Vacancy Rates – Ideally less than 7%
3. Moderate Cap Rates – MSA's that have average to slightly higher than average cap rates allow us to show attractive returns to our investors from day one.

Other Considerations:

- Submarket must have high barriers to entry and a population growth sufficient enough to absorb scheduled future supply.

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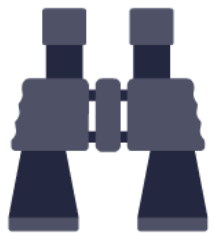


INVESTMENT ID AND ANALYSIS

Identifying sound value-add investment opportunities with excellent revenue growth potential is one of the primary goals.

Advanced market research from a high level in combination with a detailed bottom-up analysis of the properties and due diligence process allow us to uncover the underlying value of every potential investment opportunity.

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100

Sourcing



30

Underwriting



10

Offers



1

Acquisition



ACQUISITION

At BLD Capital Group we consider and implement creative acquisition strategies:

- Direct purchase with commercial financing
- Master Lease with Option to Purchase
- Seller Financing
- Joint Ventures
- Others

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