



# LEVATE PASSIVE INCOME FUND

*An alternative place to park your cash*

**ELEVATE**  
COMMERCIAL INVESTMENT GROUP

Elevating Your Wealth

Confidential Investment Summary

\*Regulation D, 506C

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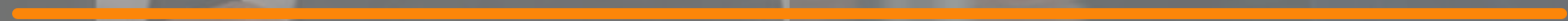
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# WHAT YOU ARE GOING TO LEARN TODAY

- **How the Passive Income Fund pays preferred returns of 14.5% annual return, nearly double the S&P 500 average (with less volatility)**
- **Our investors earn monthly cash flow distributions like clockwork from day 1**
- **Insight into our streamlined approach, handling acquisition, renovation, and property management so you can enjoy passive income without the heavy lifting**
- **Deep dive into properties we own, our processes, and why we think they will outperform**



# UND MANAGER TEAM



# ELEVATE TEAM COMPOSITION

Elevate CIG is a multifamily investment firm with over **\$600M in assets under management**.  
Providing the opportunity to **invest in real estate without the hassles**  
We focus on capital preservation while striving to deliver **strong, risk-adjusted returns**.



**Jorge Abreu**  
CO FOUNDER/CEO



**Eric Bodiwala**  
CO FOUNDER/COO



**Brian Wagers**  
Managing Principal/CIO



**Nick Boden**  
SENIOR ANALYST



**Joel Friese**  
ASSET MANAGER



**Mina Roufail**  
INVESTOR RELATIONS



**Tessa Franks**  
ELEVATE REM - COO



**Mike Davalos**  
ELEVATE REM - CEO

**Luke Stockton**

ACQUISITIONS / CAPEX ESTIMATOR

**Gianna Sena**

OFFICE MANAGER

**Saul Maldonado**

CAPEX MANAGER

**Jude Acosta**

MARKETING DIRECTOR

Years of Experience	Units Acquired	Units Exited	Average IRR	AUM
<b>45+</b>	<b>7,127</b>	<b>1,782</b>	<b>42.3%</b>	<b>\$600MM</b>

Invest with **Vertically-Integrated** Operators... we can spot  
good deals to place debt on

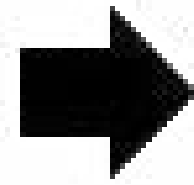


A photograph of a modern apartment complex courtyard. In the foreground, there is a swimming pool with blue water. To the left, several lounge chairs with blue cushions are arranged on a tiled deck. In the center, a wooden deck features a large, light blue outdoor sofa. To the right, a pergola structure is visible. The background shows a multi-story apartment building with a mix of brick and white siding, many windows, and balconies. The sky is clear and blue. A semi-transparent blue banner is overlaid across the middle of the image, containing the text 'INVESTMENT OVERVIEW' in white, bold, uppercase letters. A blue arrow graphic points from the left towards the text. A thin orange horizontal line is positioned below the text.

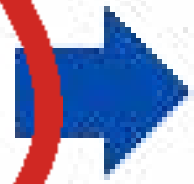
# INVESTMENT OVERVIEW

# Elevate Income Fund

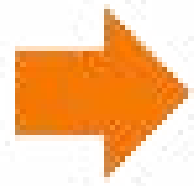
Highest Risk,  
Highest Reward



**Elevate Passive  
Income Fund:  
"The Perfect Mix"**



Lowest Risk,  
Lowest Reward



## Fund Summary

Elevate Income Fund, or MFCI Fund I, originates preferred equity to sponsors of existing real estate assets securing a high position in the capital stack offering monthly cashflow to investors

**Target  
Equity**

**\$5-10M**

**Hold  
Period**

**2 - 4 Years**

**\*Preferred  
Rate of Return**

**14.5%**

**\*Annualized Cash on  
Cash Paid Monthly**

**7.25%**

**Fund Manager will not receive a single dollar until all investors receive their principal plus their annual pref return!**

**We do not get paid until you do!**



# \$100,000 Investment

## \$100,000 Hypothetical LP Investor (Class A)

Capital Outstanding (months)	48
Hypothetical Investment	\$100,000
Total Interest	14.50%
Paid Current	7.25%
Accrued	7.25%
<b>Distributions</b>	<b>\$158,000</b>
<b>Profit</b>	<b>\$58,000</b>
<b>Average Annual Return</b>	<b>14.50%</b>

## Yearly

Year	0	1	2	3	4	Total
Contributions	(\$100,000)	\$0	\$0	\$0	\$0	(\$100,000)
Total Interest		\$14,500	\$14,500	\$14,500	\$14,500	\$58,000
Current Interest Paid		\$7,250	\$7,250	\$7,250	\$7,250	\$29,000
Accrued Interest		\$7,250	\$7,250	\$7,250	\$7,250	\$29,000
Accrued Interest Paid		\$0	\$0	\$0	\$29,000	\$29,000
Principal Returned		\$0	\$0	\$0	\$100,000	\$100,000
<b>Cash Flow</b>	<b>(\$100,000)</b>	<b>\$7,250</b>	<b>\$7,250</b>	<b>\$7,250</b>	<b>\$136,250</b>	<b>\$58,000</b>
<b>Total Distributions</b>					<b>\$158,000</b>	<b>\$158,000</b>

## Monthly

Month	0	1
Contributions	(\$100,000)	
Total Interest		\$1,208
Current Interest Paid		\$604
Accrued Interest		\$604
Accrued Interest Paid		\$0
Principal Returned		\$0
<b>Cash Flow</b>	<b>(\$100,000)</b>	<b>\$604</b>

# INVESTOR RETURNS

## Option 1: \$100K investment

- 14.5% preferred return
- 7.25% current / 7.25% accrued

## Option 2: \$500K investment

- 16% preferred return
- 8% current / 8% accrued

## Option 3: \$1MM investment

- 18% preferred return
- 9% current / 9% accrued

# EXAMPLE OF A FUNDED DEAL

Below is the structure of a deal that this fund has invested into. We were able to negotiate with the senior lender to put the fund in a desirable position.

*The income fund will sit just under 65% LTC in the deal capital stack (shown below) that it is investing into which helps to de-risk the investment.*

**57% Existing Debt: \$32,000,000**

**64% Income Fund: \$4,100,000**

**76% Existing Debt: \$6,277,340**

**100% Existing Equity: \$13,511,995**



# WHY WE LIKE THIS OPPORTUNITY

**Provides stable monthly Cash Flow to investors compared to an equity investment which may not.**

**Beat high yield savings accounts/CDs and put your money to work.**

**This fund will be placed lower in the capital stack which provides higher security.**

**Hedge against inflation. Last year rate of inflation reported was 8.6%**

# Investment Fund Criteria

- Experienced Deal Sponsors
- Growth Markets
- Clear Path Forward & Business Plan



# Choosing the Right Sponsor

## **Proven Track Record:**

Well Performing Assets Under Management.  
Successful Exits from Other Assets  
Strong Team

## **Vetting Process:**

Background Checks  
Verify Net Worth & Liquidity  
Personal Gurantees  
Credit History

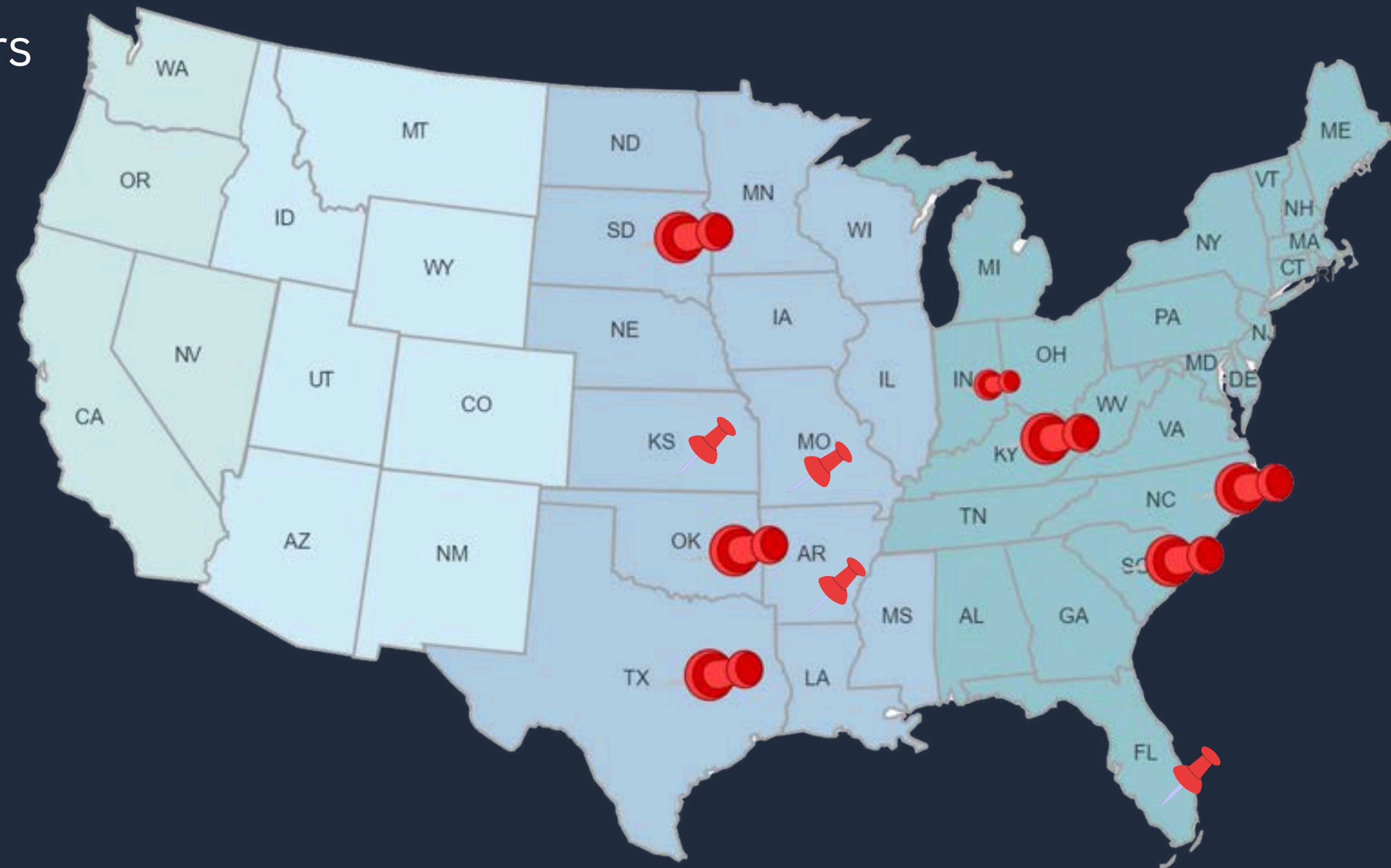
# Market Focus

## Growth Potential:

Strong Population Growth Over Past Few Years  
Job Growth  
Strong School Ratings  
New Developments/Infrastructure

## Friendly Markets:

Business Friendly  
Landlord Friendly



# Strong Business Plan with Risk Mitigation

## Business Plan:

- A clear path to exit/refinance in next 2-4 years.
- Detailed business plan that is feasible and attainable.
- Conservative underwriting assumptions.

## Risk Mitigation:

- Personal Guarantee from borrowing sponsors.
- Trigger Points & Control of Property
  - Bad Boy Carveouts
  - Execution of Business Plan
  - Payment Default





# READY TO TAKE ACTION?

Click below to secure your spot today! Or Schedule a call to discuss further!

[INVESTOR PORTAL](#)

[Book A Call](#)



Contact us with any questions

[Info@ElevateClG.com](mailto:Info@ElevateClG.com)

# FAQ

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## **When do I start receiving cash flow distributions?**

Monthly beginning the first month after initial funding

## **What happens if the deal sells or gets refinanced in year 2 or year 3 ? (vs the intended 4 years)?**

The fund would have the discretion to reinvest those funds or return the capital invested plus the additional accrued interest to date.

## **What happens if borrower does not pay?**

All placements will come with personal guarantees. Our ultimate goal is not to take over or enact personal guarantees but we have the legal backing to do so.

We would exercise our takeover rights and become the managing member. We would implement our asset management

## **What fees is Elevate charging?**

Elevate is paid the difference in the spread between what the borrower is being charged and the preferred return to the investors. All returns to investors are net of any fees.

## **How safe is the investment?**

Although no investment is guaranteed, as shown on page 6, this capital takes a lower spot in the capital stack which gives it a priority over other equity (but below senior debt)