

# Jacksonville Portfolio II

Investment Opportunity





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This is a confidential memorandum intended solely for your own limited use to determine whether you have interest in investing in Silversmith Creek and Oasis Club (the "Portfolio").

By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein, together with other additional information submitted to you, is of a confidential nature, and that you will hold and treat it in the strictest confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Think Multifamily or Fincapital Investments, LLC or Donis Investment Group, LLC, nor will you use or permit to be used this memorandum or any part of the contents in any fashion or manner detrimental to or in conflict with the interest of Think Multifamily or Fincapital Investments, LLC or Donis Investment Group, LLC.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Portfolio. It does not purport to be all inclusive or to contain all of the information that a prospective investor may desire. Think Multifamily and Fincapital Investments, LLC and Donis Investment Group, LLC do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, or to the quality or fitness of the Portfolio, and no legal liability is assumed or to be implied, by any of the aforementioned with respect thereto. This memorandum has been prepared solely for informational purposes to assist any interested investor / lender in determining whether to proceed with an in-depth investigation of the Portfolio.

Think Multifamily and Fincapital Investments, LLC and Donis Investment Group, LLC, expressly reserve the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. All arrangements for inspections will be made by Think Multifamily and Fincapital Investments, LLC and Donis Investment Group, LLC. Local management at the Properties should not be contacted by a prospective investor, its agents or designees.





# Investment Highlights



Projected Returns

2x  
Investor Equity  
Multiple

10%+  
Cash on Cash

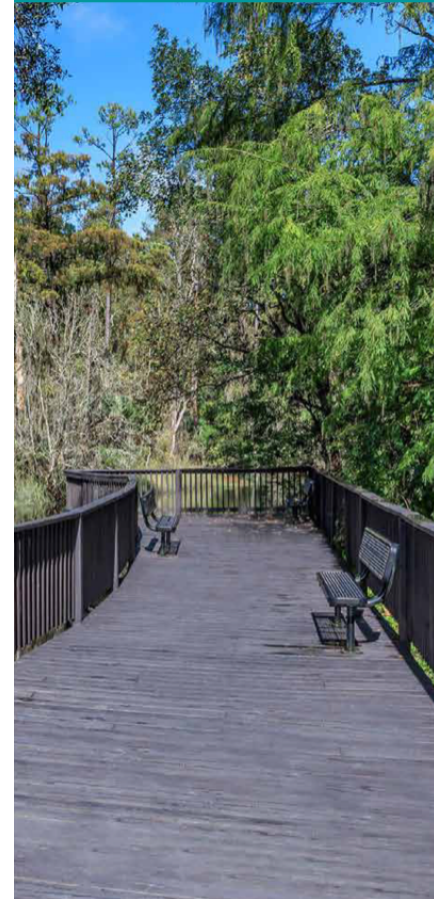
16% +  
IRR

100%+  
Total Return

8%  
Preferred Return

70/30  
LP/GP Split

- ✓ \$75,000 minimum investment
- ✓ 45% Return of capital in Y3 Refinance
- ✓ 5 year hold







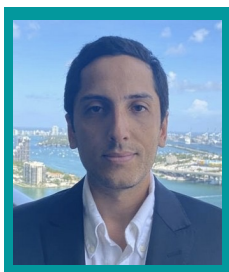
# The Team





### Mark Kenney

Mark is a seasoned real estate investor entrepreneur and founder of Think Multifamily, LLC. Mark started his real estate career over 25 years ago and has extensive experience in property valuation, acquisition, and operations. Mark is invested in over 13,000 units and has a top-notch reputation among the multifamily investment community providing exceptional value to investors and the community. He also founded Simplifying-IT in 2008 which provides its services to Fortune 500 companies.



### Ricardo Sanabria

Ricardo is an entrepreneur, investor, and founder of Fincapital Investment. With over 12 years of experience in Real Estate, Ricardo has a portfolio of 1,500+ units, \$100M assets under management, over 6 states, where he has participated as General Partner/Limited Partner and Asset Manager.



### Jeffrey, Kenneth, and Kerwin Donis

Jeffrey, Kenneth, And Kerwin Donis built a portfolio of cash-flowing rentals and a six-figure business as single-family real estate investors. The Donis Brothers are passionate about helping others reach their financial goals through real estate investing. You can check out their podcast- the Real Estate Monopoly - where they interview professionals who are dominating the real estate industry. Their multifamily portfolio consists of 600+ apartment units across the southeast.



Sponsor Team



DONIS INVESTMENT GROUP

# Asset Management



**Ricardo Sanabria**  
Ricardo is currently responsible for the implementation and oversight of the business plan for five properties, totaling over 630 units.



**Rob Gonzales**  
Rob is a Real Estate Developer who builds Class A+ Multifamily Projects across TX, AZ, CO, TN, and the Carolinas. Over the past 16+ years he has project managed as a Registered Architect, Registered Interior Designer, and Commercial General Contractor. Rob has operated in the capacity of Team Principal/General Partner and Asset Manager (i.e. Operator) in over 1,800+ units across 6 states.

# Property Management

## ResProp

Residential Property Management

**8,000+**  
units managed  
across two states

**\$2B**  
multifamily assets  
owned and  
operated

**250+**  
professional team  
members

**323**  
current units  
managed from  
our portfolio





# Portfolio Overview



## Oasis Club



242  
Units

92%  
Occupancy

1972  
Year Built

867 SF  
Average unit Size

\$897  
Current avg. asking  
rent per unit

Southside  
Submarket



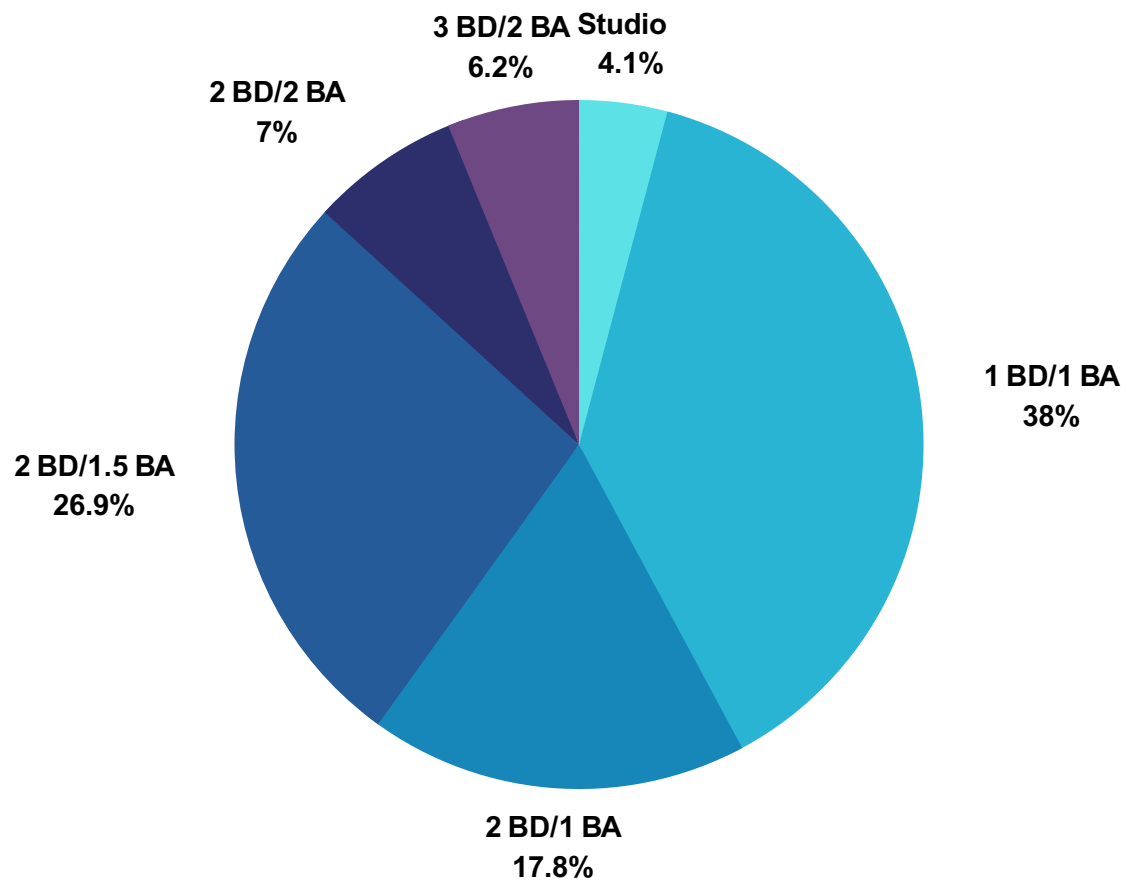
PRIME LOCATION WITHIN SOUTHSIDE MEDICAL HUB

08



Unit  
Mix

Oasis  
Club



UNIT TYPE	UNITS
Studio	10
1 BD / 1 BA	92
2 BD / 1 BA	43
2 BD / 1.5 BA	65
2 BD / 2 BA	17
3 BD / 2 BA	15
Total	242

# Amenities



Playground



Two swimming pools



Two Laundry Centers



Club House



# Silversmith Creek

140  
Units

97%  
Occupancy

1971  
Year Built

869 SF  
Average unit Size

\$908  
Current avg.  
asking rent per  
unit

Southside  
Submarket



Unit  
Mix

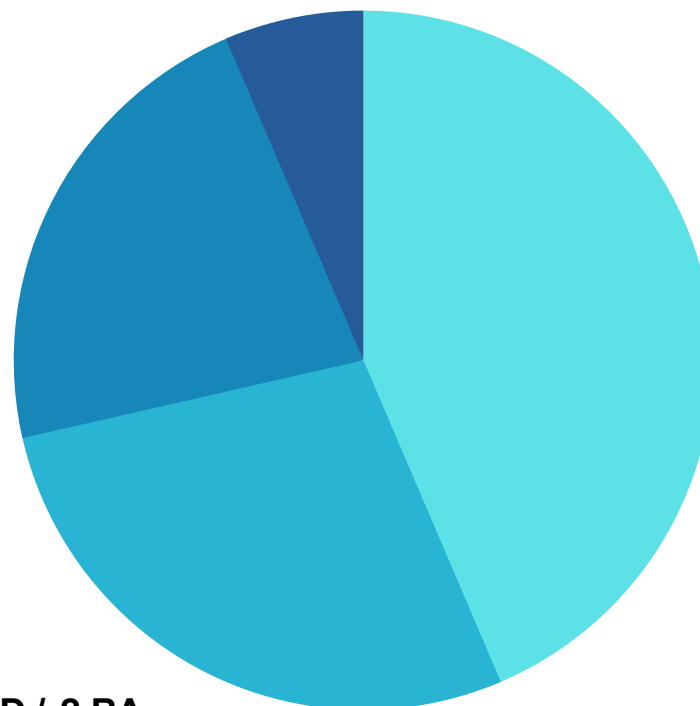
Silversmith  
Creek

12



1 BD / 1  
BA  
43.6%

3 BD / 2  
BA  
6.4%



2 BD / 2 BA  
(L)  
22.1%

2 BD / 2 BA  
(S)  
27.9%

UNIT TYPE	UNITS
1 BD / 1 BA	61
2 BD / 2 BA (S)	39
2 BD / 2 BA (L)	31
3 BD / 2 BA	9
Total	140





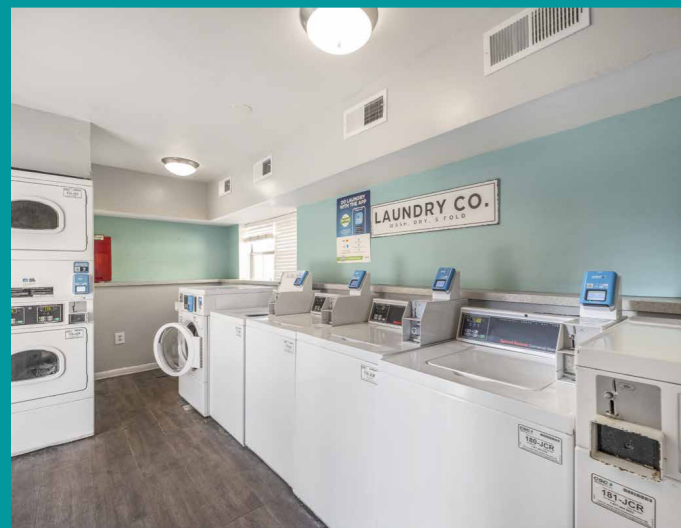
Playground



Swimming Pool

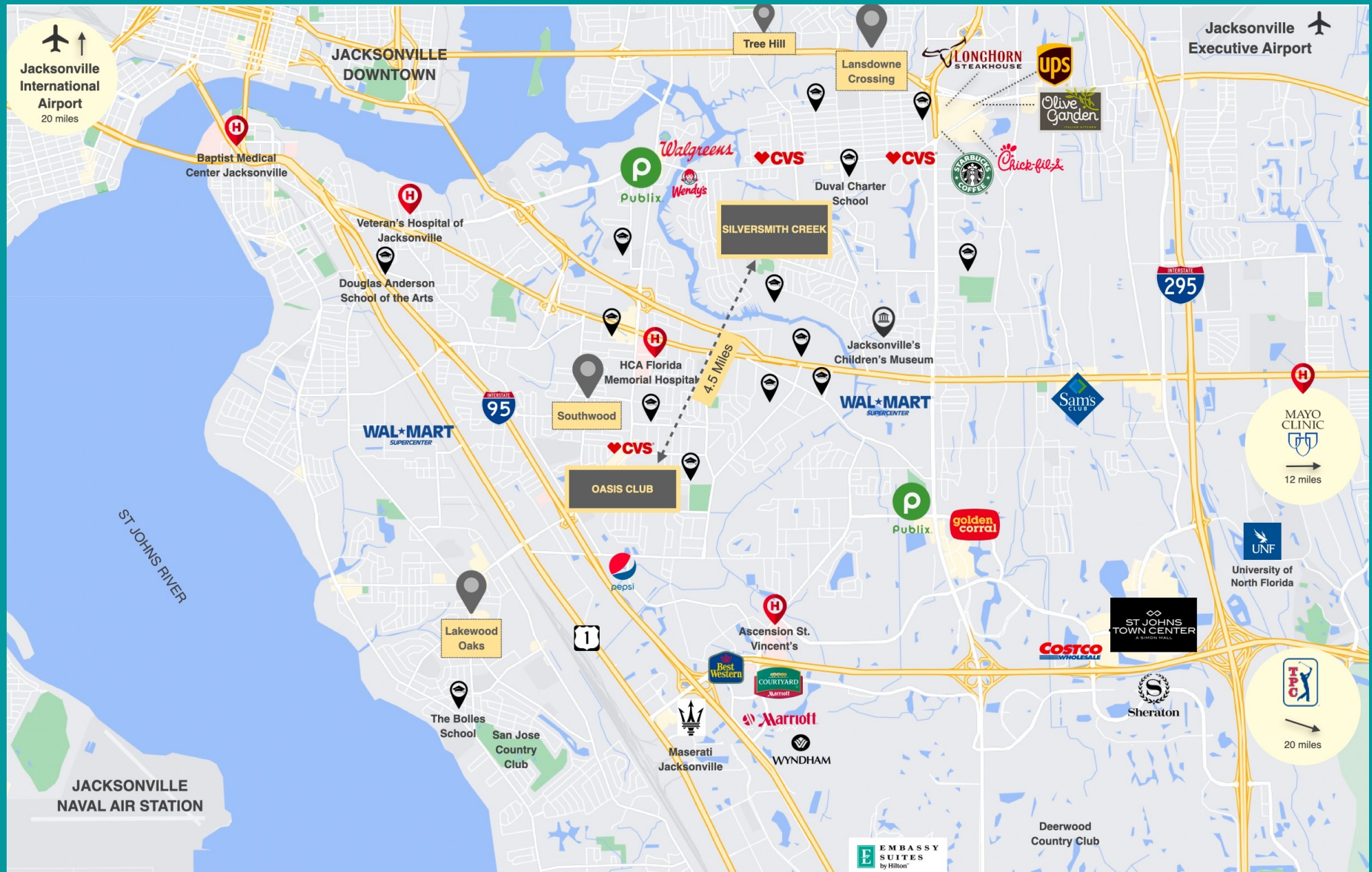


Fitness Center



Laundry Center









# Market Overview

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Jacksonville,  
FL



## ● ○ Jacksonville, FL

### Supernova City

Urban Land Institute  
Emerging Trends in RE Report  
2022



#1

Most populous city in FL  
– 16M MSA

12th

Largest city in the U.S.

Top 25

Best Places to Live  
U.S News & World Report

#3

Fastest Rising U.S.  
Rental Markets  
Jacksonville Business Journal

#3

Best City for Job  
Seekers  
MoneyGeek

#2

Best State for  
Business ( FL)  
Chief Executive Magazine

Top 25

Hottest Housing Markets  
Jacksonville Business Journal

#1

Largest urban park  
system in the nation



- **Jacksonville** average rent: \$1,434
- Avg. Renovated Rent at our current properties in **Jacksonville** \$1,349
- **Cost of living**: 7% less than national average
- Average vacancy rate: **5%**
- 12-month asking rent growth: **18%** (Costar March 2022)
- World-class health care system: 20+ hospitals and a growing bioscience community
- Leading transportation and distribution hub in the state
- **Fortune 500** companies Headquarters



Jacksonville, FL

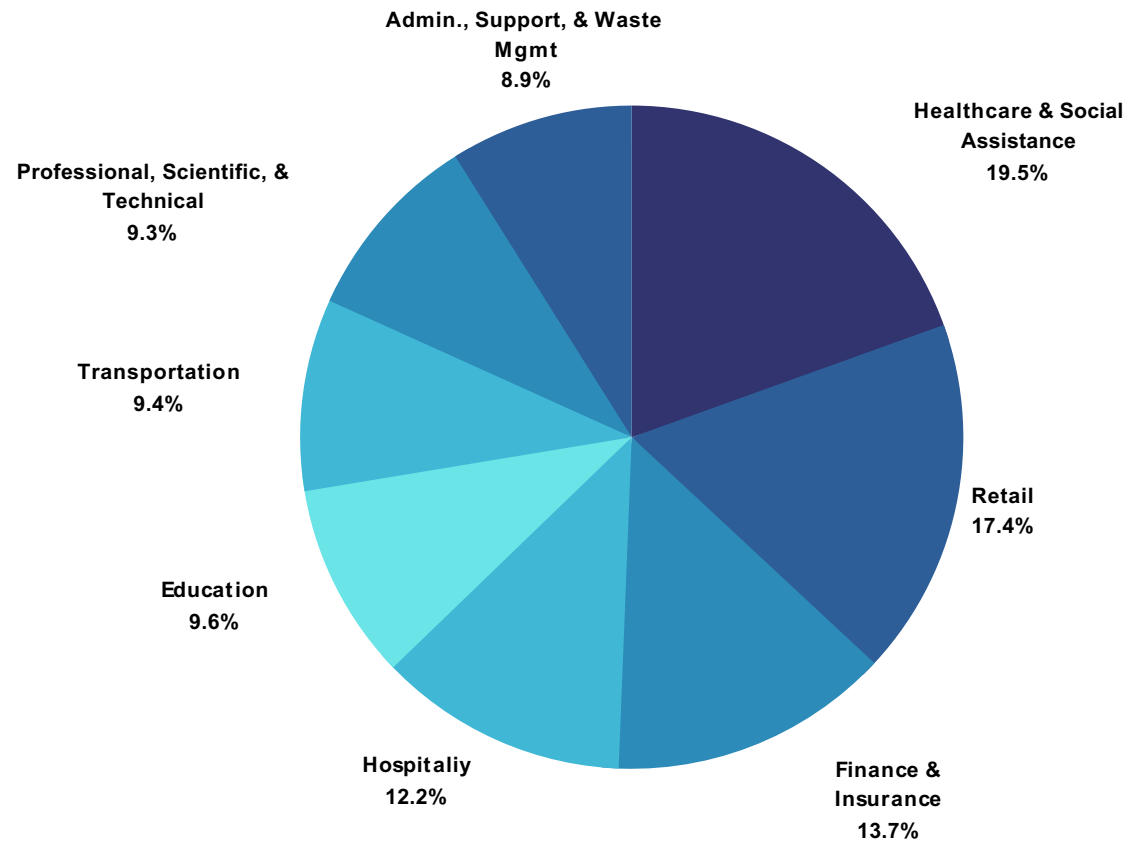


## Top Industries

44.4%

Predicted future  
job growth over  
next 10 years

(U.S. average: 33.5% )



## ● ○ Submarket: Southside

19%

12 Mo. Asking Rent  
Growth

\$1,419

Average Monthly Rent

5%

Vacancy Rate

\$167,000

Avg. Price Per Unit

\$231,543

Average Home Value  
(1-mile radius)

CoStar March 2022



Images: visitjacksonville.com

# Business Plan







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## Value-Add Strategy:

### Interiors:

Our plan is to renovate 80% of the units or 305 units over a period of 24–36 months.

### Exteriors:

Improve existing amenities and add additional ones like playgrounds, dog parks, BBQ areas, etc.

Total CapEx: \$3.3M (\$10,819 per unit)

Operational efficiencies: sharing staff from our other properties in Jacksonville.

Continue value-add renovation program (\$3.2M+ spent to-date) and new ancillary income.

Interior  
Renovations

Silversmith  
Creek



Add backsplash



Replace white appliances  
with black appliances



Resurface vanity,  
countertop & bath tub



Replace carpet  
and flooring

**\$2.4M**  
Interior CapEx  
Budget

**80%**  
Units to be  
renovated

**\$7,800**  
Avg. cost  
per unit

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Interior  
Renovations



New fixtures



Resurfaced countertops

Oasis  
Club



Replace / resurface  
cabinet fronts



New cabinet handles

**\$2.4M**  
Interior CapEx  
Budget

**80%**  
Units to be  
renovated

**\$7,800**  
Avg. cost  
per unit



## Water Conservation Program

Installation of new low flow toilets, which will allow savings and add value to Oasis Club.

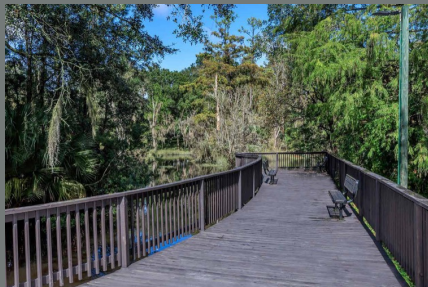
Currently implementing this program at Lakewood Oaks.



## Exterior Renovations



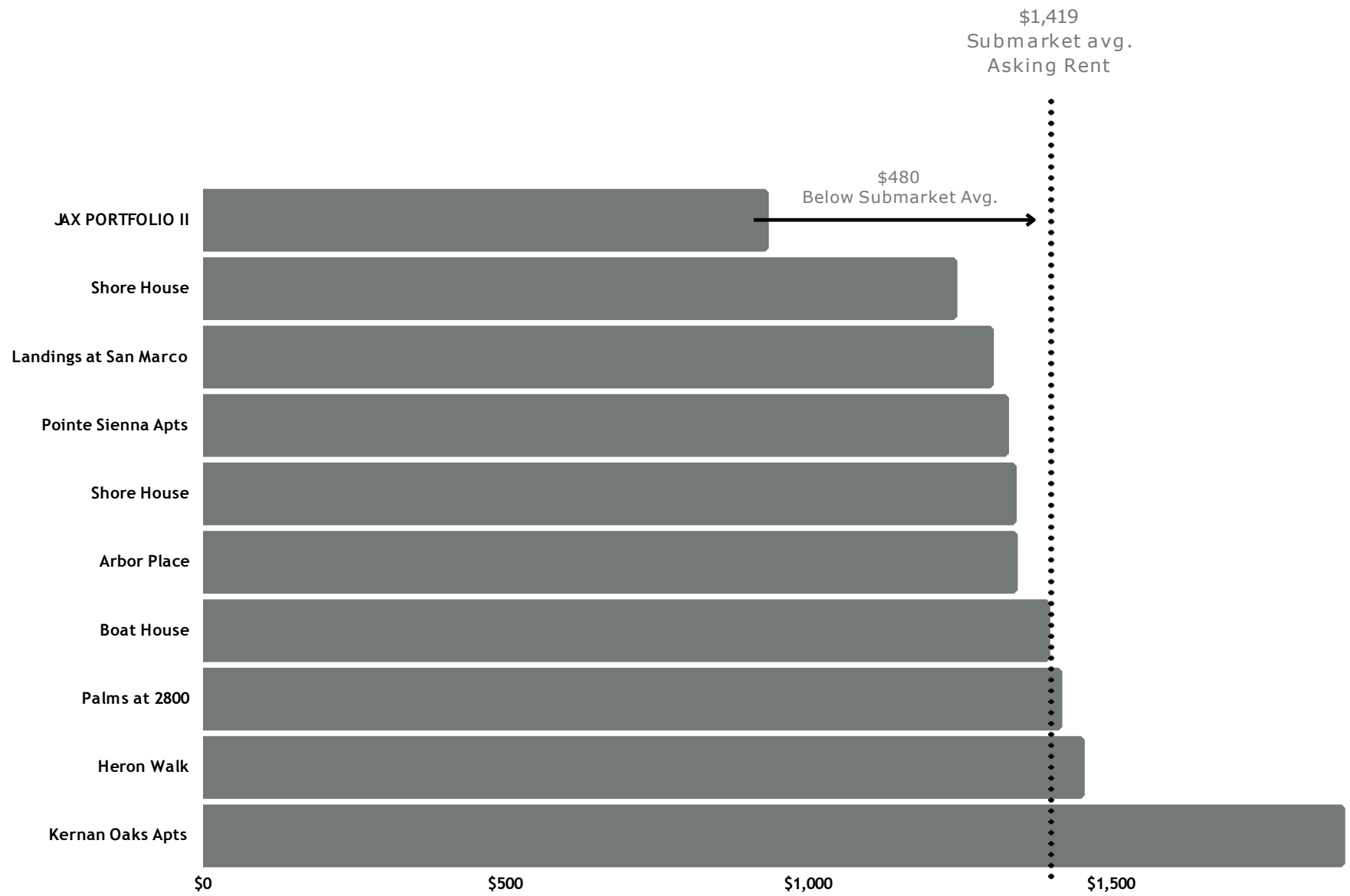
Oasis Club:  
Upgrade parking lot  
Enhance roof top area (leasing office)  
Additional playground  
New pool furniture



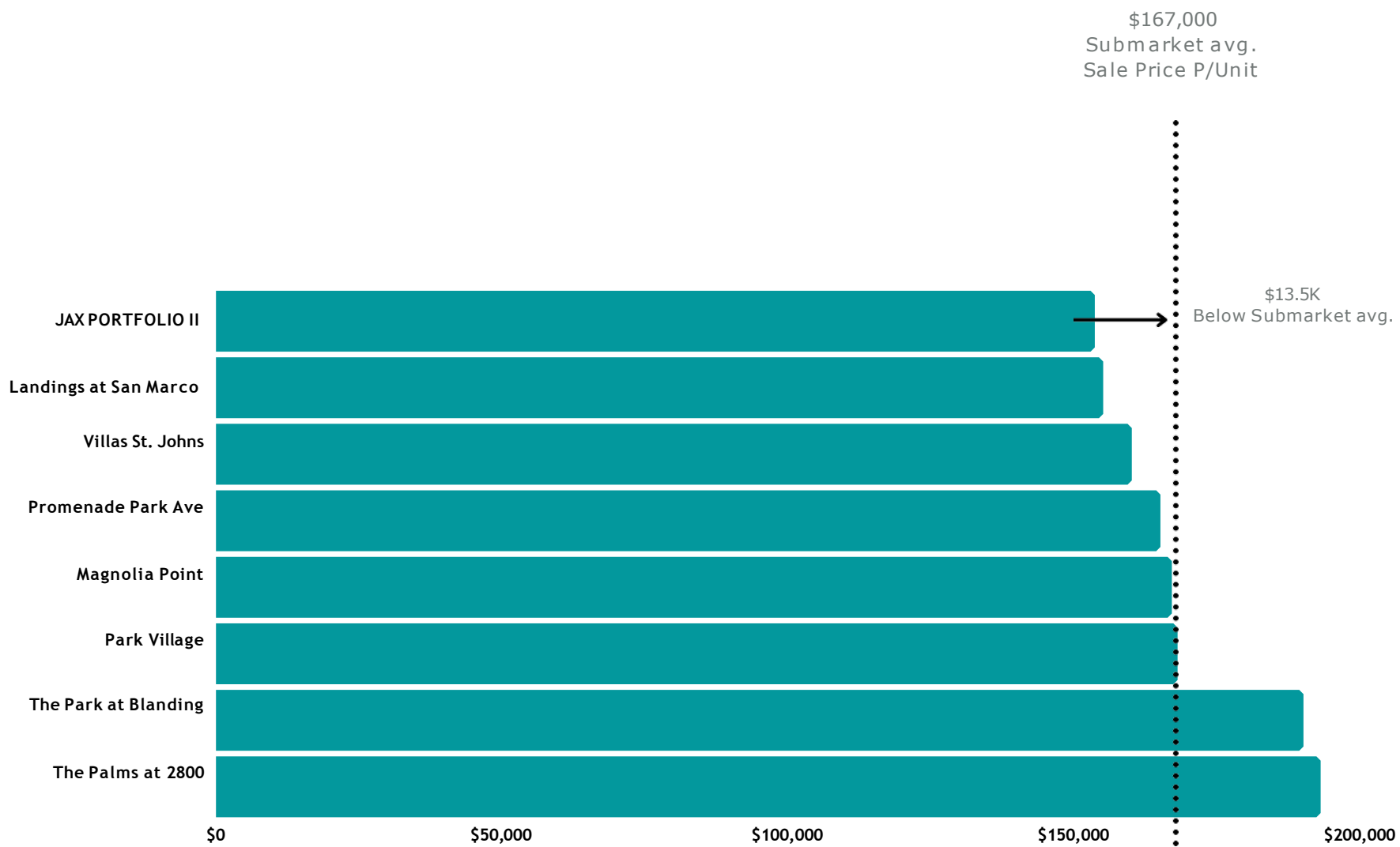
Silversmith Creek:  
Enhance dock area



Both properties:  
Add BBQ areas  
Picnic tables  
Dog park & dog stations







Sale  
Comps

Jacksonville Portfolio  
II



# Investment Details



## Investment Details

### Financing

Bridge Loan

75% LTC

2 year term + 1 ( 12 month extension)

4.5% rate with 3 yrs I/O

One-time Acquisition Fee: 2%

Asset Management: 2%

SOURCES		USES	
		Purchase Price	\$58,650,000
Senior Debt	\$47,531,969	Closing Costs	\$2,544,570
Equity	\$19,858,850	Acquisition Fee	\$1,173,000
		CapEx	\$3,300,000
		Contingency	\$300,000
		Working Capital	\$353,880
		Interest Reserves	\$1,069,469
Total	\$67,390,819	Total	\$67,390,919



2x  
Investor Equity  
Multiple

10%+  
Cash on Cash

16%+  
IRR

100%+  
Total Return

## Managed downside risk

Breakeven Occupancy: 66%

## Tax Benefits

Cost segregation identifies property assets that would typically be depreciated over a 27.5 year period and reclassifies them to shorten the depreciation time for taxation purposes, which reduces current income tax obligations.

For a \$100K investment, Bonus depreciation of \$121,000+ distributed over 5 years:

- \$80K+ in 2022
- Remainder over 5 years hold

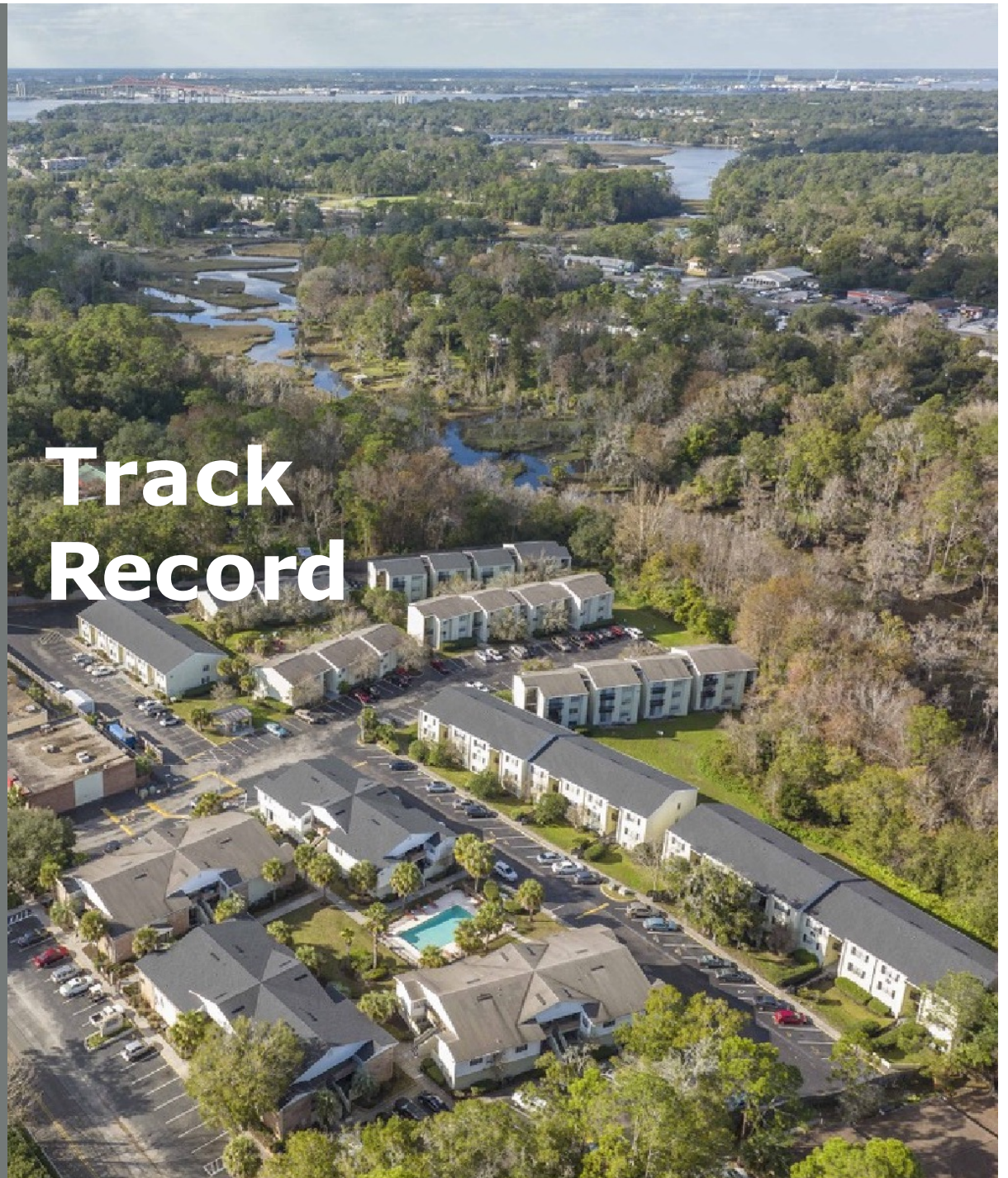
Investment  
Details



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# Track Record



# THINK MULTIFAMILY

\$700M+  
Assets Under  
Management

10,000+  
Units

27  
Markets across 11  
states

25+  
Years of Experience





# Next Steps



# 1 Visit Investor Portal

Register or sign in to

[www.donisinvestmentgroup.com/jacksonville-portfolio](http://www.donisinvestmentgroup.com/jacksonville-portfolio)



# 2 Review and Sign Investment document (Private Placement Memorandum)



# 3 Invest Wire the funds Before deadline

**THINK**  
MULTIFAMILY



- Minimum investment amount: **\$75,000**
- Investments will be accepted on a **FIRST COME, FIRST SERVED** basis upon completion of PPM and wiring of funds.
- **Accredited/Non-accredited** investors allowed - IRA, Solo 401K, eQRP, Trusts, and LLCs are being accepted.

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This is not a general solicitation. Please do not forward the email you receive with investor document instructions.



● ○ ————— Investor Portal

The screenshot displays the 'THINK MULTIFAMILY' investor portal. On the left is a navigation menu with options: Invest, My Investments, Updates, Distributions, Documents, Profiles, Account, and Log Out. The main content area features an 'Investment Opportunity' card for 'Jacksonville Portfolio II'. This card includes two photos of a multi-story apartment building, a location pin for 'Jacksonville, FL', and a table of key financial metrics. At the bottom of the card are three buttons: 'Invest Now' (highlighted with a large blue circle), 'View Details', and 'Invest' (highlighted with a smaller red circle). A dotted line connects the 'Invest' button to the 'Invest Now' button.

Metric	Value
Offering Size	\$19,920,630
Minimum Investment	\$75,000
Cash on Cash	-10%
Total Return	100%
Target IRR	16%

Next Steps

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## Financial Reports

You will receive monthly updates about the operational and financial performance of the property.



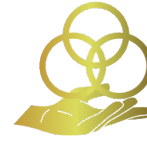
## Distributions

We anticipate quarterly distributions beginning after 6 months (accrues Day 1).



## Communication

We will maintain ongoing communication with you.



DONIS INVESTMENT GROUP

**This investment opportunity is on a  
FIRST COME, FIRST SERVED basis.**

Note: Space is **LIMITED**

**NEXT STEPS:**

1. Go to  
[www.donisinvestmentgroup.com/jacksonville-portfolio](http://www.donisinvestmentgroup.com/jacksonville-portfolio) to submit your interest
2. Click link to investor portal
3. Complete paperwork and wire funds

Questions?

Contact us at

[Jeffrey@donisinvestmentgroup.com](mailto:Jeffrey@donisinvestmentgroup.com) or call  
(919) 599-2484.

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