LeavenWealth

REAL ESTATE INVESTMENT GROUP

Creating Passive Income With 20+ Unit Apartment Buildings

Discover how to build wealth in real estate by investing in multi-family real estate with LeavenWealth.

CRITERIA IN SELECTING A DEAL

Niche Acquisition Strategy

Buy underperforming midsized “mom and pop” multifamily properties that have demonstrated strong cash flow but are being held back by poor property management and deferred maintenance.

We target B and C Class properties from 20 to 300 units. We focus on this quantity of units because 20 units are too large for most small investors and 300 units is too small for institutional investors, thus allowing for less competition.

WE LOOK FOR MOTIVATED SELLERS

Who are retiring or interested in selling their properties because they have become overwhelmed by managing the property.

WE LOOK FOR MOM AND POP'S

These properties are typically under-managed. Over time many of these owners let the properties slip and begin to view them as a burden or too much work.

BUYING BELOW REPLACEMENT COST

We perform extensive due diligence on each opportunity and when we buy an underperforming Mom & Pop we are able to buy at wholesale price and below replacement costs.

INVESTMENT HIGHLIGHTS

EXPERIENCED MANAGEMENT TEAM

Our objective is to increase income and decrease the expenses of the property.

STRONG INDUSTRY FUNDAMENTALS

Our firsthand experience allows for strict oversight of each property using our proven systems.

BRING THE VALUE

Value is added when multifamily properties cycle to new owners who can improve them and operate them more efficiently. Tenants can have better homes and investors can enjoy satisfactory returns.

GEOGRAPHIC FOCUS

Reposition of medium-sized apartment complexes in blue-collar communities. Our strategy is to reposition these multi-family complexes in the Midwest where taxes and regulations are not as burdensome compared to other parts of the country.

Company Overview

WHO WE ARE

- LeavenWealth is a privately held real estate investment company with 2,400 units and $190,000,000 of assets under management.
- We focus on developing truly passive income for our investors through the acquisition and management of value-add multifamily properties.

WHAT WE DO

- We help our inventors build a legacy of passive income by acquiring fundamentally sound yet underperforming multifamily assets with the intent to reposition them through efficiency gains and market-appropriate renovations.

WHY WE ARE DIFFERENT

- We actively partner with our investors and are investing right alongside them in each property.
- Additionally, we give our investors the opportunity to scale their wealth by placing their returned capital in subsequent projects, while simultaneously benefiting from the cash flow of their previous investments.

HOW WE HAVE PROVEN IT

- Our investors enjoy a **10-18%* tax-free average return.**
- We have successfully refinanced **52 previous properties returning 100% of the initial invested capital in an average of 24-26 months***

***(Dependent on lifecycle of the project)

PORTFOLIO OF PROPERTIES

WOODS OF RIDGMAR–FORT WORTH, TX
- 235 Unit Multi-Family Property

ESTRELLA AT KIEST - DALLAS, TX
- 232 Unit Multi-Family Property

PARK PLACE–MANHATTAN, KS
- 262 Unit Multi-Family Property

LINCOLN PORTFOLIO–LINCOLN, NE
- 99 Unit Multi-Family Property

THE PRESERVE–SIOUX FALLS, SD
- 72 Unit Multi-Family Property

THE VINCENT–OMAHA, NE
- 48 Unit Multi-Family Property

MIDWEST PORTFOLIO #2
- 60 Units in Omaha, NE and Sioux Falls, SD

MAPLE PARK-SIOUX FALLS, SD
- 77 Unit Multi-Family Property

KEYSTONE APTS–WICHITA, KS
- 180 Unit Multi-Family Property

LANGSTON LOGE–OMAHA, NE
- 80 Unit Multi-Family Property

EAGLE CREEK–BRANDON, SD
- 63 Unit Multi-Family Property

HICKMAN FLATS–DES MOINES, IA
- 203 Unit Multi-Family Property

THE FREDRICK–OMAHA, NE
- 24 Unit Multi-Family Property

CORE APTS–COUNCIL BLUFFS, IA
- 59 Unit Multi-Family Property

TALL OAKS–KANSAS CITY, MO
- 52 Unit Multi-Family Property

HESTON POINTE–TULSA, OK
- 64 Unit Multi-Family Property

COPPERLEAF–OMAHA, NE
- 87 Unit Multi-Family Property

SANDRA ANN–OMAHA, NE
- 26 Unit Multi-Family Property

PATRICK'S PLACE–OMAHA, NE
- 48 Unit Multi-Family Property

MIDWEST PORTFOLIO #3
- 78 Units in Sioux City, IA and Sioux Falls, SD

INVESTMENT CYCLE

1

BUY PROPERTY

WE ESTIMATE THAT WE LOOK AT 50 DEALS TO FIND ONE PROPERTY THAT MEETS OUR BUYING CRITERIA.

2

IMPROVE & REPOSITION PROPERTY

WE WILL UPGRADE UNIT INTERIORS AND INCREASE CURB APPEAL TO MODERNIZE THE PROPERTY TO HAVE MORE COMPETITIVE RATES WITH OTHER PROPERTIES IN THE AREA.

3

RAISE RENTS

IMPROVEMENTS JUSTIFY THE RENT INCREASE. COMMERCIAL PROPERTY VALUE IS DETERMINED BY THE CASH FLOW IT PRODUCES, WHICH ALLOWS US TO CONTROL (INCREASE) THE PROPERTY VALUE BY RAISING RENTS.

4

IMPLEMENT RULES

RATIO UTILITY BILLING SYSTEM FRACTIONALIZES THE UTILITY PAYMENTS SO THAT TENANTS ARE RESPONSIBLE FOR PAYING PORTIONS OF THE UTILITY USAGE, THIS INCREASES CASH FLOW.

5

INCREASE OCCUPANCY AT MARKET RATE

VACANT APARTMENT WILL BE RENTED AT CURRENT MARKET RATES ENSURING THAT THE PROPERTY IS MAXIMIZING IT'S CASH FLOW POTENTIAL.

6

REFINANCE

THE FINAL STEP IS TO REFINANCE THE PROPERTY TO PULL OUT THE INITIAL CAPITAL INVESTED. THIS IS THEN DISTRIBUTED TO INVESTORS AND MAY BE USED TO REINVEST INTO ANOTHER PROPERTY.

LEAVENWEALTH VISION WINDOW

1 YEAR WIN WINDOW

Partnership

- Committed to Growth Guru Operations System
- Complete Core Processes and Systems for each operating entity-
- Find a Key Finance or CFO Expert

Bricktown Management

- 5 Million in Gross Revenue
- 800 Units
- $150,00 in Profit-Merge into Partnership Family
- Regular and Consistent Marketing

LeavenWealth Capital

- 2,000 Units
- B/C Type Multifamily Properties
- $130,000,000 in Assets

3 YEAR WIN WINDOW

Partnership

- One Office at 38th and Dodge in Omaha
- Have Found “In the Business” Replacements for each partner
- Providing the right “Care Package” for associates and employees
- Foundational Behaviors and Processes are Locked and followed by All

Bricktown Management

- 1,500–2,000 units under Management-$500,000 in Profit

LeavenWealth Capital

- 3,500–5,000 Units
- B/C Type Multifamily Properties
- $380,000,000 in Assets

5 YEAR WIN WINDOW

Partnership

- Offices in 8 States
- A complete “Care Package” and opportunities program for associates and employees
- A Culture of Discipline, Growth, and our Foundational Behaviors
- Have an Investor Relations Position
- Have a Fundraising Position

Bricktown Management

- 4,000 Units
- $600,000 in Profit

LeavenWealth Capital

- 10,000 Units
- B/C+ Type Multifamily Properties
- $650,000,000 in Assets

Partnering with LeavenWealth

SPECIFIC PLAN- LeavenWealth is executing a specific plan for acquiring underperforming mom & pop properties with growth potential throughout the Midwest. These assets will then be repositioned to meet the growing need for safe, clean, and efficient housing for retail and blue-collar works.

GROWING WEALTH- We have learned that buying underperforming multifamily properties is an excellent way to grow wealth. There is a combination of appreciation, monthly cash flow, equity build-up from principal payment, and tax benefits. Our goal is to target properties that are too large for most individual investors and too small for institutional investors.

ATTRACTIVE RETURNS- We strive for a cash-on-cash return of 12% and cap rates of 6%. This high return rate, coupled with the equity built over time, makes our multifamily investing approach an attractive option for any wealth-building strategy.

IF YOU HAVE SIMILAR INVESTING GOALS, WE WANT TO HEAR FROM YOU.

Our Team

CHRIS POMERLEAU

Co-Founder & Director of Investment Strategy

As co-founder and director of investment strategy, Chris oversees the acquisitions of assets and business development activities. He also directs the overall investment strategies of LeavenWealth. Over the past seven years, he has acquired 2,400 apartment units worth $190 million within a three-hour radius of Omaha. Prior to his entrepreneurial activities, Chris served in the United States Army. He played college football at Augustana College, where he graduated with his bachelor's in sociology. Furthering his education, he completed both his M.S. in Negotiation and Dispute resolution and his J.D. at Creighton Law School. He is a proud father to two children, with his wife, Shivani.

COLLIN SCHWARTZ

Co-Founder & Director of Operations

Collin is co-founder and director of operations for LeavenWealth. He directs the day-to-day operations of investments. Collin brings over three years' experience of investing in the alternative asset class. Collin is also the owner of Brick Town Management, a property management company in Omaha. Collin has over $190 million in assets under management and 2,400 units throughout the Midwest. He is also the creator of the largest real estate meet-up in Nebraska. He is a father to three children, with his wife, Emily. Collin graduated from Bellevue University with his MBA in finance.

Our Team Cont.

JASON BELT

Director of Capital Resources

Jason directs capital funds sourcing for current and future investment opportunities with LeavenWealth. In his role, Jason works closely with investors, communicating their wants and needs into effective capital deployment. Jason directs capital funds sourcing for current and future investment opportunities with LeavenWealth. In his role, Jason works closely with investors, communicating their wants and needs into effective capital deployment.

RUTH NWATURUOCHA

Director of Asset Management

Ruth oversees the financial analysis and operational performance for over $190 million in assets, including budgeting, forecasting, net operating income and stabilization. She is also the director of property management at Brick Town Management. In this role, she helps educate, establish, and implement organizational strategies, goals, and objectives to ensure efficient operations.

REBECCA KISICKI

Director of Marketing and Public Relations

Rebecca oversees all marketing and public relations efforts for LeavenWealth. She focuses on day-to-day marketing needs and social media. She comes from two years of experience running a full-service public relations agency. She has fine-tuned her skills in professional opportunities, development, and networking. Rebecca attended the University of Nebraska at Omaha with a bachelor's degree in public relations and communications.

MITCH HAGEN

Director of Finance

Mitchell oversees financial reporting and analysis of LeavenWealth and related businesses and investments, including operational and strategic decision-making. Mitchell oversees financial reporting and analysis of LeavenWealth and related businesses and investments, including operational and strategic decision-making. He is a certified public accountant and has specialized in the real estate industry. His client and investor experience include individual, business, trust, and estate tax and wealth management consulting; mom-and-pop shops to groups with over 2,000 rental units; 30+ state operations; annual revenues of over $750 million.

Our Team Cont.

NICK BRUHN

Acquisitions Specialist

Nick creates new investment opportunities for our partners by sourcing and analyzing new and existing real estate markets and underwriting potential property acquisitions. For the past two years, Nick has assisted LeavenWealth with investor relations, asset management, and marketing. Prior to joining LeavenWealth, Nick spent four years in multifamily property management and development. Nick is originally from Sioux Falls, South Dakota, graduated from the University of Nebraska-Lincoln with a bachelor's degree in marketing and management, and now resides in Omaha, Nebraska.

SAM TEWES

Acquisitions Specialist

Sam Tewes is an acquisition specialist with LeavenWealth. He has expanded LeavenWealth's asset footprint into multiple midwest markets and continues to source deals in priority demographics. Sam brings two years of personal investment experience, with positions in multiple projects throughout the Midwest. He has sourced over 400 doors and $20mm in assets for LeavenWealth. Prior to his entrepreneurial efforts, Sam studied business management at Wichita State University, where he also played baseball. Following his collegiate career, he played professionally for 5 years with the St. Louis Cardinals and New York Mets.

MEGAN RICHARDSON

Risk Management and Investor Relations Advisor

As the Risk Management and Investor Relations Advisor, Megan is responsible for the overall management of the company's insurance and risk management programs. She also supports LeavenWealth’s fundraising efforts with a focus on investor relations related to active and prospective investments. Megan has more than 10 years of experience in the commercial insurance and risk management industry, specifically in property and casualty insurance for large healthcare systems.

CONTACT US TO BEGIN BUILDING WEALTH

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