



# TRACK RECORD SUMMARY

PROJECT	LOCATION	DURATION	TYPE	DESCRIPTION	PROJECTED ROI	AVERAGE ANNUALIZED ROI	PREFERRED RETURN	FUNDS RAISED	INVESTOR SHARE
<b>DEROSA CAPITAL 10</b>	Lexington, Kentucky	In Progress	Garden Lowrise	<p><b>222 Residential Units</b>  Purchased a 222 unit residential complex in Lexington, KY. Property consists of 1 and 2 bedroom units. The team is renovating the property with new amenities including a grilling area, soccer field, and playground. Additional renovations include unit upgrades and a utility savings plan.</p>	15.62%	N/A	6.00%	\$2,500,000	70% of all profits
<b>DEROSA CAPITAL 9</b>	Lexington, Kentucky	In Progress	Garden Lowrise	<p><b>160 Residential Units &amp; 6 Storefronts</b>  Purchased two apartment complexes in Lexington, KY consisting of 160 residential apartments and 6 storefronts. This is a value add opportunity including addition of amenities, unit upgrades, and expense reductions.</p>	15.98%	N/A	6.00%	\$2,200,000	70% of all profits
<b>DEROSA CAPITAL 8</b>	Fayetteville, North Carolina	In Progress	Buy, Fix, Hold, Sell	<p><b>198 Unit Apartment Complex</b>  Property was in extreme disrepair at the time of purchase. Team improved tenant relations and performed extensive renovations \$10,000 per unit invested. Investor profit will be achieved by cash flowing the site after renovations. The team's plan is to refinance or sell the property based on the new net operating income.</p>	18.5%	N/A	8%	\$3,200,000	70% of all profits
<b>DEROSA CAPITAL 7</b>	Elizabethtown, Pennsylvania	In Progress	Buy, Fix, Hold, Sell	<p><b>49 Unit Apartment Complex</b>  Acquired and renovated a 49 unit converted factory. Rebranded the property with a new name "The Lofts at Savoy." The team increased rents to the market value and the property is cash flowing. The property was purchased for \$3,350,000 and was recently appraised for \$4,300,000. The team is negotiating with a local builder to develop 33 more units on land owned by DeRosa Capital 7.</p>	14%	N/A	N/A	\$1,025,000	Projected investor return is 12% annually over the life of the project including cash flow and the eventual liquidation.
<b>DEROSA CAPITAL 6</b>	Trenton, New Jersey	In Progress	Mixed Theme Portfolio	<p><b>32 Mixed Residential &amp; Commercial Units</b>  Acquired and renovated scattered site residential and commercial properties located close to the Trenton Transit Center. Larger projects are being developed in that area that will create long term appreciation and rent growth.</p>	12%	N/A	6%	\$650,000	Projected investor return is 12% annually over the life of the project including cash flow and the eventual liquidation.

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<b>DEROSA CAPITAL 5</b>	Philadelphia, Pennsylvania	3 Years	Buy, Fix, Hold, Sell	<b>18 Unit Apartment Building</b> Northeast Philadelphia building that was 50% leased at time of purchase. The team renovated vacant units, leased at market rent, and turned the asset around into a cash flowing asset.	15%	19.4%	8%	\$500,000	Return includes quarterly cash flows and profit from the sale.
<b>NORTH HOPE STREET PROPERTIES</b>	Philadelphia, Pennsylvania	10 Months	New Construction	<b>3 Town Homes</b> Lots were purchased shovel ready. Duration includes full development and sales process. Investors were given an 8% preferred return and 12% of profits.	12%	17.38%	8%	\$290,000	N/A
<b>SINGLE FAMILY FLIP</b>	Bucks County, Pennsylvania	6 Months	Buy, Fix, Flip	<b>Single Family Home (7000 sq. ft.)</b> Major renovation of a very large single family home consisting of 6 bedrooms and 6 1/2 bathrooms. Renovations consisted of new kitchen layout, baths, flooring, paint, finished basement, and exterior repairs.	50%	106.67%	N/A	N/A	DeRosa Group and two additional partners provided \$180,000 of equity. Project was performed with the owner's cash and a bank loan, no investor capital was needed.
<b>3RD STREET PROPERTIES</b>	Trenton, New Jersey	6 Years	Buy, Fix, Hold, Sell	<b>2 Single Family Homes</b> These two properties were purchased, renovated, leased and then refinanced. This project was the classic "BRRRR strategy." Money raised was \$50,000 and that was reinvested after the refinance. These properties cash flowed for 6 years and then were sold at a profit.	12%	18.03%	N/A	\$50,000	N/A
<b>CONCORD AVE PROPERTIES</b>	Ewing, New Jersey	8 Years	Buy, Fix, Hold, Sell	<b>5 Multifamily Buildings</b> This project began with two 4 unit buildings on one block. Over a period of eight years, the team acquired three other buildings on the same block. The buildings were renovated and leased at market rent. The properties were refinanced to recover equity and ROI was increased over the long term. The entire portfolio of 20 units was sold as a package. The ROI includes cash flow during the investment life plus profit on sale.	18%	40.85%	N/A	N/A	N/A