



DEROSA GROUP

TRACK  
RECORD



# DEROSA

# CAPITAL 10

<b>LOCATION</b>	Lexington, Kentucky
<b>DURATION</b>	In Progress
<b>TYPE</b>	Garden Lowrise
<b>DESCRIPTION</b>	222 Residential Units
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	15.62%
<b>PREFERRED RETURN</b>	6%
<b>FUNDS RAISED</b>	\$2,500,000
<b>INVESTOR SHARE</b>	70% of all profits



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# DEROSA

# CAPITAL 9

<b>LOCATION</b>	Lexington, Kentucky
<b>DURATION</b>	In Progress
<b>TYPE</b>	Garden Lowrise
<b>DESCRIPTION</b>	160 Residential Units & 6 Storefronts
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	15.98%
<b>PREFERRED RETURN</b>	6.00%
<b>FUNDS RAISED</b>	\$2,200,000
<b>INVESTOR SHARE</b>	70% of all profits





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# DEROSA

# CAPITAL 8

<b>LOCATION</b>	Fayetteville, North Carolina
<b>DURATION</b>	In Progress
<b>TYPE</b>	Buy, Fix, Hold, Sell
<b>DESCRIPTION</b>	198 Unit Apartment Complex
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	18.5%
<b>PREFERRED RETURN</b>	8%
<b>FUNDS RAISED</b>	\$3,200,000
<b>INVESTOR SHARE</b>	70% of all profits



DeROSA GROUP

TRACK  
RECORD



DeROSA

CAPITAL 7

<b>LOCATION</b>	Elizabethtown, Pennsylvania
<b>DURATION</b>	In Progress
<b>TYPE</b>	Buy, Fix, Hold, Sell
<b>DESCRIPTION</b>	49 Unit Apartment Complex
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	14%
<b>FUNDS RAISED</b>	\$1,025,000
<b>INVESTOR SHARE</b>	We expect to exceed investor ROI target on this project once it is complete.



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# DEROSA

# CAPITAL 6

<b>LOCATION</b>	Trenton, New Jersey
<b>DURATION</b>	In Progress
<b>TYPE</b>	Mixed Theme Portfolio
<b>DESCRIPTION</b>	32 Mixed Residential & Commercial Units
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	12%
<b>PREFERRED RETURN</b>	6%
<b>FUNDS RAISED</b>	\$650,000
<b>INVESTOR SHARE</b>	Projected investor return is 12% annually over the life of the project including cash flow and the eventual liquidation.



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# DEROSA

# CAPITAL 5

<b>LOCATION</b>	Philadelphia, Pennsylvania
<b>DURATION</b>	3 Years
<b>TYPE</b>	Buy, Fix, Hold, Sell
<b>DESCRIPTION</b>	18 Unit Apartment Building
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	15%
<b>AVERAGE ANNUALIZED ROI</b>	19.4%
<b>PREFERRED RETURN</b>	8%
<b>FUNDS RAISED</b>	\$500,000
<b>INVESTOR SHARE</b>	Return includes quarterly cash flows and profit from the sale.



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## TRACK RECORD

# NORTH HOPE

# STREET PROPERTIES

<b>LOCATION</b>	Philadelphia, Pennsylvania
<b>DURATION</b>	10 Months
<b>TYPE</b>	New Construction
<b>DESCRIPTION</b>	3 Town Homes Lots were purchased shovel ready. Duration includes full development and sales process. Investors were given an 8% preferred return and 12% of profits.
<b>PROJECTED ROI</b>	12%
<b>AVERAGE ANNUALIZED ROI</b>	17.38%
<b>PREFERRED RETURN</b>	8%
<b>FUNDS RAISED</b>	\$290,000





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## TRACK RECORD



# SINGLE

# FAMILY FLIP

**LOCATION**

Bucks County,  
Pennsylvania

**DURATION**

6 Months

**TYPE**

Buy, Fix, Flip

**DESCRIPTION**

Single Family Home (7000 sq. ft.)

**DESCRIPTION  
NOTES**

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.

**PROJECTED ROI**

50%

**AVERAGE  
ANNUALIZED ROI**

106.67%

**INVESTOR SHARE**

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.



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# 3RD STREET

# PROPERTIES

<b>LOCATION</b>	Trenton, New Jersey
<b>DURATION</b>	6 Years
<b>TYPE</b>	Buy, Fix, Hold, Sell
<b>DESCRIPTION</b>	2 Single Family Homes
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	12%
<b>AVERAGE ANNUALIZED ROI</b>	18.03%
<b>FUNDS RAISED</b>	\$50,000





DEROSA GROUP

## TRACK RECORD

# CONCORD

# AVE PROPERTIES

<b>LOCATION</b>	Ewing, New Jersey
<b>DURATION</b>	8 Years
<b>TYPE</b>	Buy, Fix, Hold, Sell
<b>DESCRIPTION</b>	5 Multifamily Buildings
<b>DESCRIPTION NOTES</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.
<b>PROJECTED ROI</b>	18%
<b>AVERAGE ANNUALIZED ROI</b>	40.85%

