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BY

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Multifamily Alliance Group, LLC

Investment with Impact.

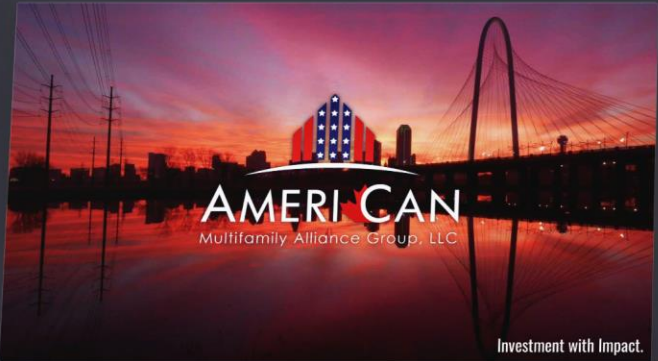


BEFORE

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About Us

AmeriCan Multifamily Alliance Group is a private real estate investment company that has demonstrated consistent success with its unique business model. AmeriCan has several competitive advantages as shown below.
Founded in 2011 as an opportunistic real estate company, AmeriCan has evolved into a laser-focused organization with a track record of successful proven value-add investments.
AmeriCan, which has offices in Dallas, Texas and Calgary, Alberta, strives to optimize investor returns while making a positive social and environmental impact on the communities in which it operates. The company does so by adhering strictly to its core strategy:

- Identify and purchase multifamily properties that match the company's stringent, value-driven criteria.
- Use extensive experience operating in the U.S. to leverage relationships and to ensure that ideal properties are acquired.
- Self-manage the properties to ensure that AmeriCan's business model is executed.
- Establish cash-flowing investments that reward investors with regular dividends and long-term growth.
- Create a Positive Social Impact (PSI) using a focused resident-centered approach.
- Create a Positive Environmental Impact (PEI) through aggressive conservation and sustainability programs.
- Refinance projects to give investors back a large amount of their original investment back. This gives investors the opportunity to realize substantial gains in a relatively short time frame.

[To learn more about AmeriCan, click here.](#)

Since its inception, AmeriCan Multifamily Alliance Group has made strategic acquisitions and investments in high-growth real estate markets. The focus is currently on Dallas, a city with a strong economic engine and great diversity in residential real estate developments.
The company's early success can be attributed to industry-wide relationships, detail-oriented operations and innovative deal structures in complicated transactions. AmeriCan is built on an entrepreneurial investment platform that keeps the company's interests aligned with those of its investors.

Why Invest In Dallas?

- Greater Dallas-Fort Worth's population is projected to increase to nearly 8 million by 2023 an increase of more than double the national average – US Census Bureau
- DFW was one of the country's economic powerhouses of 2019, ranking fourth among 10 US metros that are projected to soar the most in terms of financial stability (Business Insider, 2018)
- Home to 22 Fortune 500 headquarters, Greater Dallas ranked third among US metro areas, behind only New York and Chicago – Fortune Magazine
- 35% of DFW housing units are renter occupied
- Since 2017, over \$30 billion worth of construction projects were underway metro wide.
- Dallas was ranked among the top 10 "US cities that are growing fast, offering jobs, and presenting business opportunities" – Business Insider

Telecom Corridor

- Metroplex ranks 7th in the nation as a high-tech center; 1/3 of all high-tech jobs are in Texas.
- Dallas metro has 224,960 tech employees working throughout 11,010 companies.
- Telecom Corridor, located in the Richardson suburb, is home to the largest concentration of telecommunications firms in the US which includes AT&T, Verizon, Cisco, Fujitsu, and Samsung.

Why Invest In Dallas?

- DFW International Airport
- 4th busiest airport in the US
- 228,000 jobs supported
- \$37B Economic impact
- 69.1M Annual passengers
- Texas has the second-largest pipeline for health care real estate construction in the nation at \$15.8 billion, second only to California.
- Nearly \$8 billion in health care projects are in various stages of development in the Dallas / Fort Worth area.
- No State income tax
- Business and landlord friendly



Investment Strategy



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Investment Strategy



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Acquisition Criteria

Asset must be under performing with the rents under market so AmericanCan can immediately increase rents and therefore, income, with little to no expense.

There must be opportunity to complete our Premium Unit renovation on several units that is supported by rental increases.

There must be significant value add opportunities to increase income by adding:

- Our Impact Program
- Larger yards
- Reserved and covered parking
- Improved amenities
- In-suite laundry



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Social Impact

AmericanCan Multifamily Alliance Group is on a mission to create a Positive Social Impact within our communities. We purchase C class assets which often house families who are lower income and have lived challenging lives. We focus on two community events per month which include Holiday Parties with gifts for the children, Turkey Dinner for Thanksgiving, Halloween Haunted Houses, Back to School Haircuts and Back Packs with BBQ and Bounce Houses, Outdoor Movie Parties, Mother's Day and Father's Day Events to honor the parents, Valentines Parties... the list goes on and on. We also implement learning and health opportunities such as personal growth libraries, Zumba classes, parenting classes, and teen substance abuse prevention. We provide free after school programs, soccer competitions between communities, swimming lessons, and all-day summer programs and tutoring. We focus on new amenities that will bring the community together such as installing grilling areas, soccer fields and playgrounds.

Together with our teams, we brainstorm monthly to bring meaningful, loving events to the communities that impact as many people and age groups as possible. All communities enjoy the same events on the same dates. One of our key hiring criteria is to ensure a new team member is passionate about playing a strong role in creating a Positive Social Impact within the community...

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Environmental Impact

AmericanCan Multifamily Alliance Group also focuses on creating a Positive Environmental Impact within our communities! We celebrate Earth Day at all communities teaching children about sustainability and about loving the earth we live on. Each community plants trees with the families. We engage our residents in recycling and conservation efforts. We change all lighting to LED, install low flush toilets and shower heads and install recycling bins on site...

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New Dallas Opportunity



Bella Vista Park Apartments

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Property Overview

- Year Built: 1988
- Total Units: 158
- Townhouses: 66 two-story (42%)
- Average SF: 882
- Acres: 6.52
- Configuration: 17 buildings
- Net Rentable SF: 139,355
- Construction: 2 story garden style
- HVAC: Individual HVAC units
- Hot water: Central boiler
- Electric: Digital electric meters



Purchase Price:
\$10,600,000

Price Per Unit:
\$67,081

Equity Required:
\$5,845,906

Location Summary

The property is located in Northeast Dallas, with easy access to I-30, I-635, I-45, US-175, US-80, and I-20 which provides residents convenient access to many major employment centers and distribution HUB's.



Bella Vista Park Apartments is located near several area employers such as Amazon, FedEx, Allied Waste Services, Ace Hardware, Borden's Milk, Coca-Cola, and Frito Lay.

Location Summary

Baylor University Medical Center at Dallas



- Only 15 minutes from Bella Vista Park Apartments.
- DFW's health care cluster is considered the second-largest economic driver in the region.
- Includes two highly rated medical schools and more than 80 hospitals.

Dallas Midtown



- Only 30 minutes from Bella Vista Park Apartments.
- \$4 billion development expected to become a major economic driver for the city of Dallas.
- 430-acre project featuring 4 million square feet of office space, 3 million square feet of retail and restaurant space, two hotels, a convention center, a 20-acre park, 16-screen AMC movie theater, and food court.
- First phase completed in 2019. The entire project will take a decade to complete.

Location Summary

- The location is central to many dining, shopping, and entertainment options, including Town East Mall and Tension Park Golf Course. Both downtown Dallas and uptown Dallas are only 10 miles away.
- The property is in close proximity to education centers such as DISD, El Centro College, Eastfield College, Paul Quinn College, and Skyline High School.



Investment Highlights

- **Re-cap of Property:** We have owned and operated this property successfully for 9 years. Therefore, we are very familiar with the property so there are less unknowns than buying a new, unfamiliar property.
- **Normalize Rents and Bring Up to Market Average:** Opportunity to increase long term residents' rents to market average. Also, increase rents as current residents vacate.
- **Premium Unit Renovation Plan:** Substantial opportunity to implement our Premium Unit Renovation Plan to drive rents and value. We plan to complete Premium upgrades to 71 of the 158 units (45%) over a two-year period increasing rents by \$125/unit on average.
- Reserved and covered parking will be added to increase income.
- We will install large, private backyards to 31 units enabling an increase of \$50 per unit per month of rental income.
- Significant opportunities to create a Positive Social Impact to continue to grow resident retention.
- Plan to refinance the property and pay investors back a strong portion of their original investment in 2-3 years.
- Sale for appreciation in 5 years.

Before

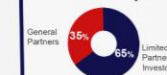


After



Deal Structure

Ownership



6% Preferred return to LP Investors:

You get paid 6% annually and get all your equity back before anyone else gets paid!



Upon refinance,

All funds received go to pay back LP investors on their original equity first!



Upon the sale of the property, LP Investors receive the balance of their original investment prior to distribution of profit. Then profit is split 65/35 favoring Limited Partner Investors.

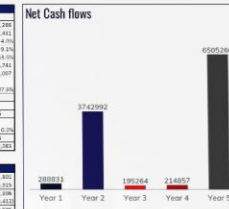
Value-Add Business Plan

Business Plan	Annual NOI	Increased Value @ 5.5% Cap Rate
Normalize Rents (Loss to Lease & Vacancy, Net of Expenses)	\$ 129,918	\$ 2,362,147
Premium Interior Upgrades (71 units)	\$105,360	\$1,915,636
Covered Parking (11 stalls @ \$55/mo.)	\$7,260	\$132,000
Reserved Parking (25 stalls @ \$35/mo.)	\$10,500	\$190,909
Private Backyard (31 units)	\$18,660	\$339,273
TOTAL INCREASE	\$ 271,698	\$ 4,939,965
Purchase Price		\$ 10,600,000
Equity Required		\$ 5,845,906



Industry-Leading Returns!

Summary of Investment Returns					
	Year 1	Year 2	Year 3	Year 4	Year 5
Net Cash Flow	\$ 288,811	\$ 2,742,892	\$ 285,284	\$ 214,817	\$ 4,320,299
Adjusted LP Cash Distributions	\$ 288,811	\$ 2,742,892	\$ 285,284	\$ 214,817	\$ 4,320,299
Capex and Com	4.0%	5.1%	4.3%	3.7%	4.0%
Adjusted Cash-on-Cash	4.9%	9.3%	7.9%	6.8%	9.3%
Contribution of Cash Flow as % of Equity	4.9%	29.0%	7.9%	6.8%	29.0%
Physical Problems	\$ -	\$ -	\$ 284,553	\$ 202,308	\$ 10,008,741
Net Cash Flow plus Principal Payments	\$ 288,811	\$ 2,742,892	\$ 285,284	\$ 214,817	\$ 4,320,299
Effective Internal Rate of Return (est. approximation)	6.5%	60.2%	8.2%	6.7%	87.5%



Investment Opportunity

Between
3.3% - 8.3%
Targeted annual cash flows

Projected
70%
Return of capital by Year three

Up to
32.7%
Annualized adjusted returns targeted



Bella Vista Creek Case Study

Consistent, Strong Cash Flow And Appreciation!

Bella Vista Creek completed a major value add renovation and was refinanced paying investors back 71% of original capital! It is a stabilized asset with current equity over \$10M and provides consistent cash flow to investors!

Units:
272

Built:
1985-1987

Construction:
2 and 3 story garden style buildings

Unit Mix: **1- and 2-bedrooms apartments**



Bella Vista Pointe Case Study

Huge Value Add

Bella Vista Pointe was purchased at 44% occupancy. We "cleaned house" and dropped the occupancy to approximately 30%, then renovated, began our Impact Plan, carefully qualified new residents and stabilized the asset. Throughout this process, investors were paid back 87% of their original investment and have gained huge equity! This asset is being refinanced again in order to pay investors back more than 100% of their original investment! It has also provided consistent, strong cash flow to investors.

Units:
188

Built:
1985

Construction:
2-3 story garden style buildings

Unit Mix:
1 & 2 bedrooms



Bella Vista Sol Case Study

Investors Enjoy 82% of Capital Returned and Strong Cash Flow!

Bella Vista Sol was renovated and refinanced in 2019 paying investors back 82% of original capital and continues to only hold 53% debt! We are currently implementing our value-add program in order to increase value even further and pull more than 100% of investor capital within two years. Bella Vista Sol has become a stable asset with strong, consistent cash flow.

Units:
200

Built:
1968

Construction:
2 story buildings

Unit Mix: **1, 2- and 3-bedroom apartments and townhouses**



Testimonials

"I have been associated with AmeriCan Multifamily Alliance Group for many years on three projects. With all the projects I have found Mad and Patrick adept at purchasing distressed properties for ridiculous low prices and converting them with proper rehabilitation and ethical management practices into healthy and profitable properties."

DK

"As an investor in an apartment complex acquired and managed by Mad and Patrick, I have been impressed by their professionalism and their ability to recognize and make improvements to the property that appear to have significantly increased its value. They continue to manage the property effectively, maximizing the revenue from it for the benefit of the owners prior to an eventual sale."

PH & BH

"We have been investing with American Family Alliance for several years now and feel we can completely trust both Madeleine and Patrick's abilities and effectiveness to the projects at hand. Their due diligence on the project analysis is excellent and communication is always open. With the refinancing phase of the project, we received the majority of our initial investment back and are now receiving quarterly positive cash flow distributions. We would not hesitate to invest again with AmeriCan Multifamily Alliance, whenever the next opportunity arises."

DD & LD

"We have been very pleased with the success of our investments with the AmeriCan Multifamily Alliance Group. The team are very active and hands-on, and they are careful to look into their projects and investments in great detail."

CS

"I met Madeleine at the Real Estate Investment Network about 15 years ago and I have always known her to be very knowledgeable and passionate about real estate. I have also known her as very ethical and we trust her with our real estate investments. We have learned the same about Patrick as well. We have been investing with AmeriCan Multifamily Alliance Group for approximately eight years now in Texas."

JD

"I am invested in Madeleine and Patrick's U.S. based projects. Even with Madeleine's knowledge, expertise and quality of real estate investment opportunities, I was still a conservative investor at first. For their first Dallas based project, I watched carefully on the sidelines and saw how well this investment went. I then invested in subsequent projects with them. I can't say enough about how wonderful they are in selecting great investment opportunities and working so hard to deliver results. I look forward to a continued wonderful investment relationship for many years to come. Thank you sincerely Madeleine and Patrick!"

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Team



Patrick Gergen
Co-Founder & CEO of
AmeriCan Multifamily Alliance
Group, LLC
and Co-Founder & CEO of Bella
Vista Management LP



Madeleine (Ficaccio) Gergen
Co-Founder & President of
AmeriCan Multifamily Alliance
Group, LLC
and Co-Founder & President of
Bella Vista Management, LP



Martha Roque
Operations Manager



Tess Stracomi
Controller



Robert Gonzalez
CPA



Donna Carter
Mortgage and Refinance
Specialist



Lucy Roque
Impact Manager

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Risk Factors

Investment in the Partnerships involves a high degree of risk and is suitable for sophisticated investors who can withstand the loss of their entire investment requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Partnership. No assurance, representation or warrant can be given that the Partnership's investment objectives will be achieved or that investors will receive a return of the capital.

An investment in Units is subject to risk.
Standard risks applicable to investments of this nature include:



No market for Units: There is currently no resale market for the units, and it is not guaranteed that any market will develop. The Units are not transferable without the approval of General Partner and in compliance with applicable securities laws and regulations.



Vacancy rates: The apartment building business relies on a steady supply of good quality tenants. A shortage of quality tenants due to an economic downturn or job losses in a given marketplace could result in higher than expected vacancy and lower than expected revenue.



No guaranteed return: The projected returns described in this investment Summary are not guaranteed. An investment in Units is not suitable for investors who cannot afford to assume significant risks in connection with their investments.



Tax matters: Investors should consult their own tax advisors for advice with respect to the tax consequences of an investment in the units based on their particular circumstances.



The Partnership: Intends to acquire units in a Delaware Limited Partnership (the "LP") and the Partnership will own units in the LP. In the event of a refinancing of the property, the Partnership will be entitled to participate in the net proceeds of the refinancing on a pari passu basis. For more information, investors are advised to review the agreements governing the relationships described herein.

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