Passive investor guide

ALL ABOARD CAPITAL LLC

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This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering may only be made by a Private Placement Memorandum, to which this Investment Summary is attached as an Exhibit. You should read the Private Placement Memorandum (including each of its Exhibits) in their entirety in order to understand fully all of the implications and risks of the offering of securities to which it relates. An investment in the Property should be made only after careful review of the Private Placement Memorandum.

This Investment Summary includes forecasts, projections, and other predictive statements based on assumptions and expectations made by the Manager in light of currently available information, historical property performance, industry trends, market conditions, and information provided by the seller. The Property's actual performance may differ from these projections based on factors outside of the Manager's control. Moreover, past performance is no guarantee of future results; therefore, no guarantee is presented or implied as to the accuracy of specific forecasts, projections, or predictive statements contained herein.

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03

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Sponsor Team

Trey Powell, MD

Managing Partner - Asset Management & Investor Relations
ALL ABOARD CAPITAL, LLC

Trey has been a real estate investor since 2016 and owns an array of assets including single-family homes, over 32,000 sq ft of commercial office space, and short-term rental properties. He is a limited partner in 12 senior living community assets and in 2021 transitioned his focus to multifamily apartments.

Edward Modzel

Managing Partner – Acquisitions and Asset Management
GIMME SHELTER REAL ESTATE SOLUTIONS, LLC

Ed has been a real estate investor since 1981 with a focus on multifamily apartments since 2017. He is currently a general partner in 12 multifamily assets consisting of 1,237 units with another 355 under contract.

Team Experience

Assets currently owned

>1200 units as GP

- Woodlawn Apts – Corpus Christi – 46 unit
- Southlake Coves Apts – Atlanta - 346 unit
- Vineyard Pointe Apts – Atlanta - 108 unit
- Ashgrove Apts - Atlanta - 92 unit
- Amberwood Hills – Lake City, FL 101 unit
- Arbors Apts – Springdale, AR – 72 unit
- Village at Rankin – Greensboro, NC – 130 unit
- Ivy Lane Apts – Bradley, IL – 43 unit
- Mayfair Apts – Smithfield, NC – 8 unit JV
- Ames Manor Apts – Columbia, SC – 64 unit
- Bullock Habersham Townhomes – East Point, GA – 128 unit
- Dodson Courtyard Apts – East Point, GA – 75 unit
- Allison Heights Apts – Concord, NC – 24 unit

Assets currently owned

>1000 units as LP

- Portofino – Mobile, AL – 346 unit
- Cambridge Park/Dewberry Terrace, Charlotte – 64 unit
- The Park at Netherley, Union City, GA – 292 unit
- The Retreat at Lady's Islandm, Beaufort, SC – 185 unit
- The Retreat at Berryville, Berryville, VA – 125 unit
- The Retreat at Carolina Bay, Hartsville, SC – 102 unit
- The Phoenix at James Creek, Cumming, GA – 123 unit
- The Retreat at Fishersville, Fisherville, VA – 83 unit
- The Colonial at Old Camden, Camden, SC – 78 unit
- The Phoenix at Union Hill, Canton, GA – 176 unit
- The Phoenix at Braselton, Hoschton, GA – 153 unit
- The Bluffs at Greystone, Birmingham, AL – 66 unit

Assets recently sold

496 units

- Westwood Park Apts – Houston - 128 unit - GP
- Chateau Pointe Apts - Atlanta - 40 unit - Owned & Operated
- Bent Creek Colony – Atlanta – 88 unit – LP
- Stillwater at Grandview – Greenville, SC – 240 unit - LP

ALL ABOARD CAPITAL LLC

Our Vision

Helping our clients reach financial independence through passive investing, giving them the freedom to do more of the things they enjoy.

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Our Mission

We educate and assist investors to make the most of both their time and money, through passive investment. We acquire and operate commercial real estate assets with value-add opportunities, optimize asset management, and improve the communities we service, thereby providing our investors with tax advantaged forecasted returns.

Our Values

Integrity, Transparency, Trust, Growth

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Every person who invests in well-selected real estate in a growing section of a prosperous community adopts the surest and safest method of becoming independent, for real estate is the basis of wealth.

- Theodore Roosevelt, U.S. president

Apartment Syndications

SYNDICATION

We buy large apartment buildings through a structure called "Syndication".

APARTMENT BUILDINGS

Syndications - are a group of individuals pooling their money & resources together to purchase an investment. In this case... Apartment Buildings

LIMITED PARTNERS

Passive Investors are called Limited Partners

GENERAL PARTNERS

Active operating sponsors are called the General Partners. Responsible for asset acquisition, management, and business plan execution

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What does a typical deal look like?

50+
Units

B-C
Class Properties

A-B
Class Locations

3-5 Year
Hold period

In Growth Markets
Favoring the Southeast, Texas, & Midwest

$50,000
Minimum investment

Return Projections

7-8%
Average Cash-on-Cash (Cash Flow)

17-19%
Average Annual Return (w/Sale or Refi)

15%+IRR
(Internal Rate of Return)

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How it works?

1

Market Research

We research and select markets that demonstrte economic growth- increasing jobs, population, business & government investments.

We source apartment deals in the 50+ unit range, primarly from our broker relationships

2

Due Diligence

After placing the property under contract, we perform a complete physical inspection of the asset.

A complete financial due diligence of all expenses, payrolls, contracts, etc are analyzed and examined.

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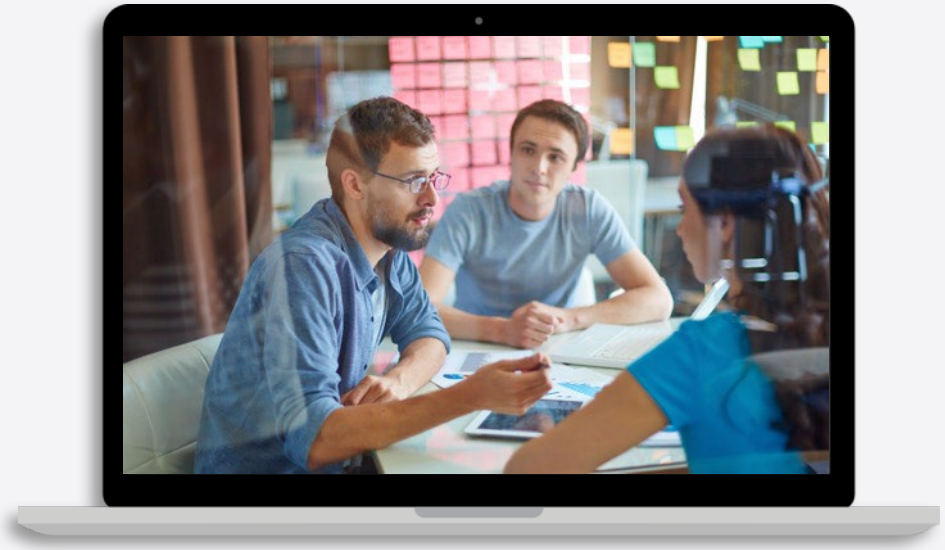
How it works?



3

Negotiations & Financing

We negotiate the best contract terms and agreements
We qualify for loans ourselves or get outside sponsors
We Close & take over the property

4

Management & Operations

We hire Professional Property Management (PM)
Implement Our Value-Add Business Plan
Weekly Meetings | Updates with PM
Issue financial reports Monthly and/or Quarterly
Visit Properties periodically

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How it works?

Passive Investors

We present Apartment Deals to our qualified Investors

We follow all SEC Rules for the offering (506b or 506c)

Our Investors sign the appropriate documents & wire investment funds before the specified deadline.

Investors are sent distributions on quarterly basis

During the Hold Period

Monthly updates about the property & operations

Quarterly Financials and Investor Distributions

1st distributions on a Value-Add deal, typically takes 6 -9 months, during renovations & stabilization.

Cash-on-Cash Returns average about 7-8%

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Exit Strategy

3 to 5 years

The typical hold period is 3 to 5 years

Sell or refinance

We will sell or refinance the property depending on the business plan and/or market conditions.

Large capital event

This produces a large capital event, providing initial investment back to the investor, along with profits from the sale or Equity from a refi

17%-19% return

Total Return projections, including sale, have an Avg. Annual return of 17%-19%

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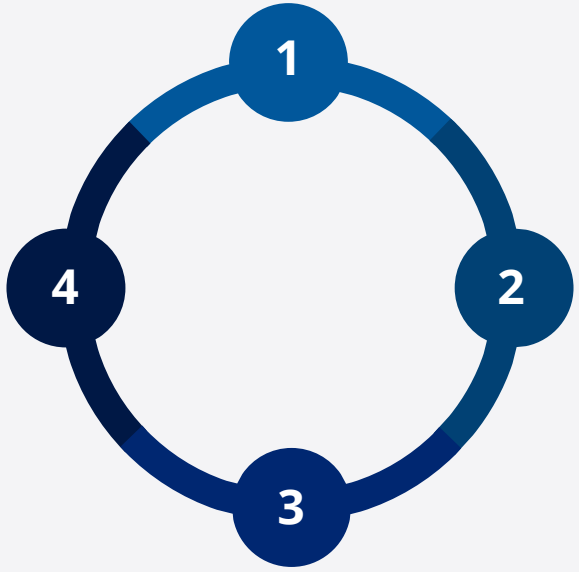
Why Apartments

Income producing asset

We find deals that provide great cash flow for our investors & partners



Tax Benefits

Depreciation - Tax write offs, even when profitable.

1031 Exchange - Defer capital gains payments

Equity building

Rental income is paying off the mortgage principal and increasing our equity as we hold the property.

Forced appreciation

Through Operational efficiencies and capital improvements, we increase the value of the property.

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Why Apartments

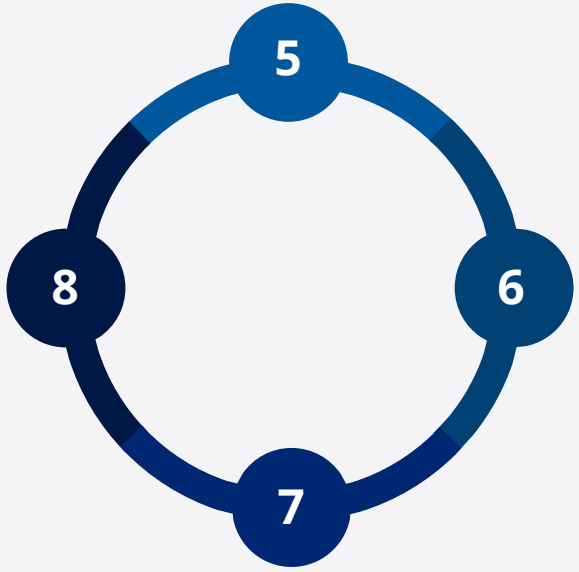
Recession resilience

Historically, the Multifamily space is one of the most recession resistant and most forgiving of all asset classes in an economic downturn.

Invest with retirement funds

Called a Self-Directed IRA.

It allows you to invest in Real estate, Precious Metals, & other assets with your retirement funds.



Inflation hedge

As consumer prices rise so do rents, which increases operating income.

Favorable market trends

The U.S. market is becoming a renter nation. Millennials and Baby Boomers are driving much of this change.

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Target Markets

Texas

Amarillo
Austin
Corpus Christi
Dallas/Ft Wort
Houston
San Antonio

Georgia

Atlanta

Tennessee

Chattanooga
Knoxville
Nashville

Arkansas

Bentonville/
Springdale

Missouri

Kansas City
St. Louis
Springfield

North Carolina

Charlotte
Raleigh
Greensboro

South Carolina

Charleston

Florida

Jacksonville
Orlando
Tallahassee
Tampa/
St. Pete

Arizona

Phoenix
Tucson

Ohio

Columbus

Oklahoma

Oklahoma City

Indiana

Indianapolis

Kentucky

Louisville

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NEVIN PLACE APARTMENTS

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Nevin Place
Property Highlights

Total Purchase Price: **$5,000,000**
Rehab Costs: **$500,000**

of Units
55

Built
1998

Mix
1 BD/1 BA 4
2 BD/1 BA 47
3 BD/2 BA 4

SQ Footage
± 780
± 906
± 1212

HVAC
Individually Metered

Hot Water
Individually HWT

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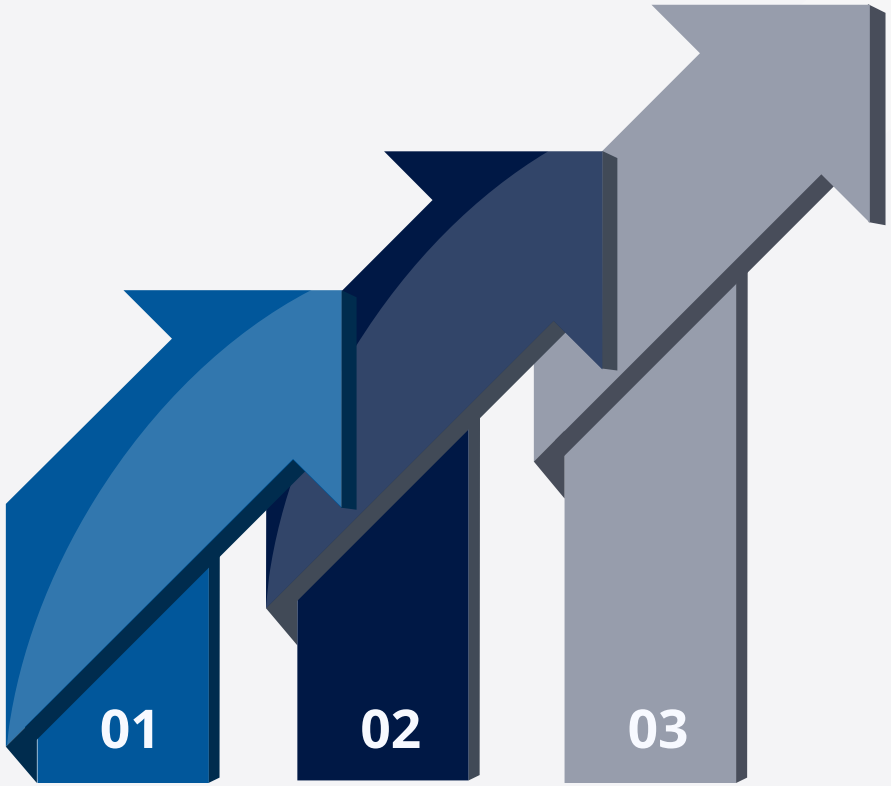
The Business Plan

Three Phase approach to attaining market rents, stabilizing, cash flowing, and exit.



01

Renovate, Improve Management, and Stabilize
3 years allotted to make physical changes and stabilize under property management.

02

Refinance
With multiple years of seasoning, the primary refinance debt target is agency debt. From this point, with a potential return of 65%+ investor capital, forecast returns could double in addition to tax depreciation benefits until exit. Property cash flows year one!

03

Capital Event
We will utilize capital events (sell or refinance) to attain and eclipse our targeted returns metrics based on market conditions.

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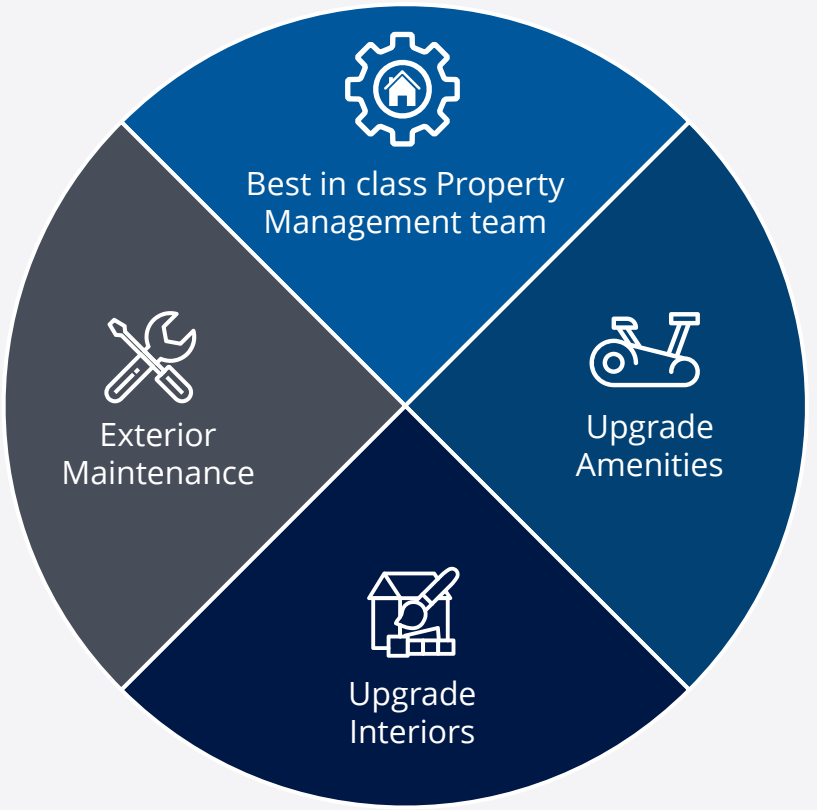
Execution Plan

FORCED APPRECIATION

Nevin Place Apartments will be sought after in this neighborhood. Our resident retentions will be high and our residents AND investors will benefit from all of the improvements.

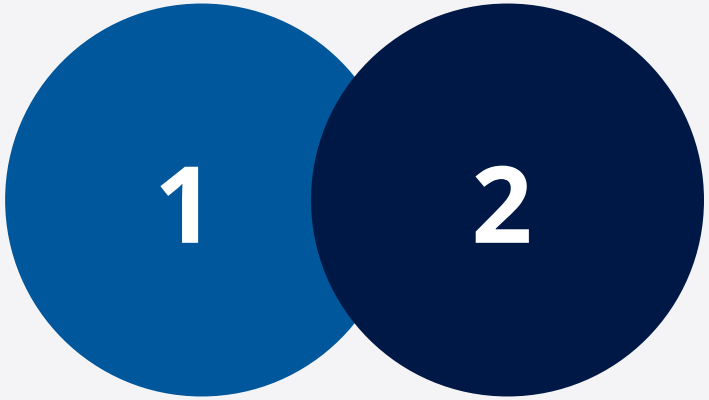


Exit Strategies

The Sponsorship Team will continually assess market landscape and carefully consider any opportunities to return investor capital and maximize returns. However, investors should expect a minimum five-year hold period when deciding to make an investment.

Cash Out Refinance

In approximately years 2-3, there could be a cash out refinance to increase cashflow and return a portion of investor capital. Proforma does not include any refinance assumptions.



These strategies are potential exit strategies, which will be dependent on market conditions.

Full Disposition of Property

In approximately 5 years or less, there will be a full disposition of the property with a return of investor capital and profit based on investor capital.

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Capital Stack

Purchase Price
$5,000,000

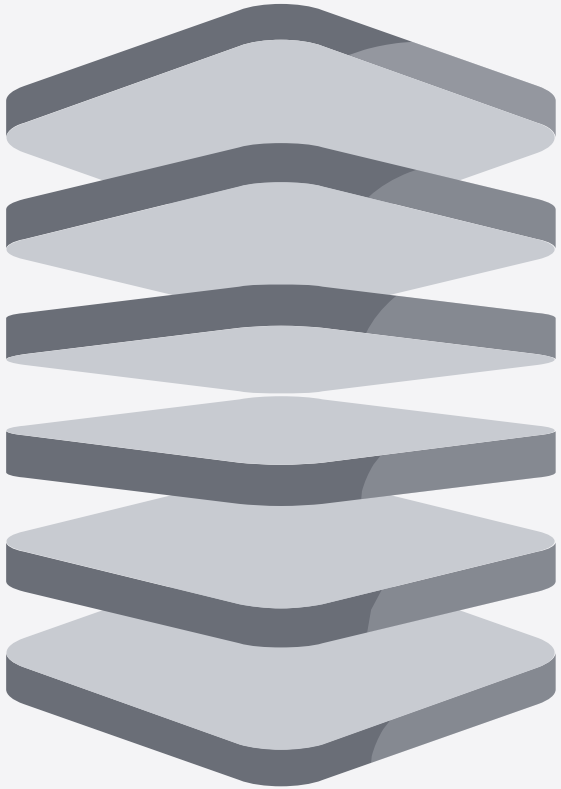
Renovations
$500,000

Closing Cost
$120,357

Acquisition Fee
$100,000

Reserves
$100,000

Total Cost
$5,820,357



Debt
$ 3,750,000

Capital Raise
$2,070,357

Total Sources
$5,820,357

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Tax Benefits

Cost segregation study
Planned for 1 year
- Will accelerate income tax depreciation
- Used to shorten useful life of assets under accelerated depreciation
- Reduces taxable income by taking the maximum deduction permissible

Bonus depreciation

Deductions to improve investors returns
- Plan to take all depreciation benefits in first eight years through cost segregation
- Capital Expenditures will be depreciated

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Disclaimer: we are not tax professionals and you should always consult with your cpa or tax professional before making any decisions to invest. Everyone's situation is unique, and you should seek consultation as to how this may effect your specific situation.

Investment Highlights

9%
Cash on Cash

17%
ARR

15%
IRR

7%
Preferred Return

1.85x
Equity Multiplier

Project Fees

Acquisition: 2%
Asset Management: 1.5%

Minimum Investment

$50,000

70/30 Equity Split
7% Preferred Return

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Projected Returns for Investors

Example based on $50,000 Investment

	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Cash on Cash %	6.73%	8.03%	9.10%	10.28%	10.62%
Cash on Cash Distributions	$3,365	$4,013	$4,552	$5,142	$5,302
Return of Initial Capital					$50,000
Proceeds from Sale					$20,309
Total Returns					**$92,689**

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Typical Project Timeline

1-3 MONTHS
Identify Property

60 Days after LOI
Investment Funds Due
Within 7 Days of Approval

30 Days after LOI
PSA, Due Diligence,
Inspections, Appraisals,
Financing

90 Days after LOI
Target Closing Projected
Date of Fully Funded
Subscription

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Next Steps

- Ask Questions
- Attend the Webinar for future investment opportunities
- Be prepared when the opportunity comes
- Schedule a call

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Thank you

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Schedule a Call

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