



LeavenWealth





**Creating
passive income
with multi-family assets**

**Experienced operators of clean
energy implementation and
affordable housing**

**Trusted partners in
wealth building**

MIDWEST MARKET OVERVIEW – Economics and Stability



Midwest Economic Stability

Midwest GDP Growth
5%

US Avg: 2.1%

Median Income Growth
6.1%

US Avg: 4.7%

1-Year Population Growth
1.2%

US Avg: 0.35%

Median Household Income
\$74,860

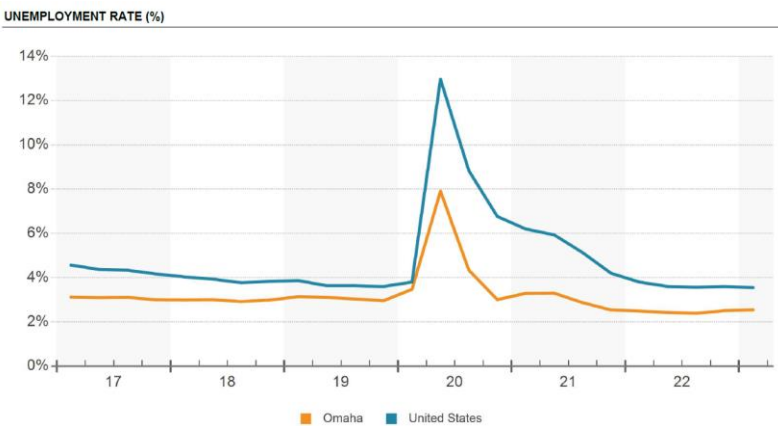
US Avg: \$71,538

Cost of Living Index
89.25

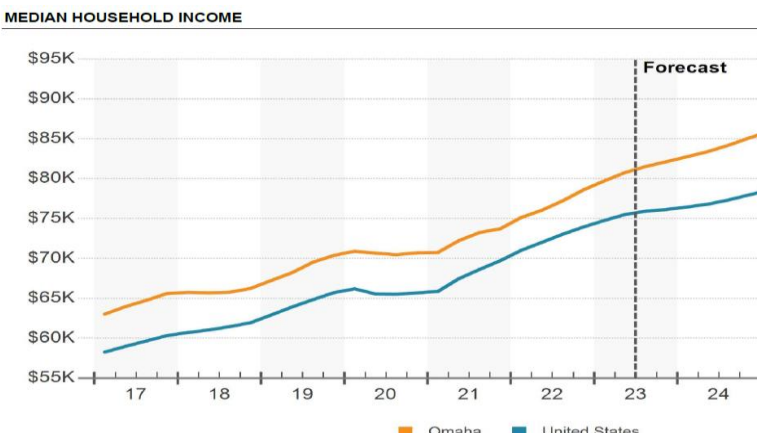
US Avg: 100

Unemployment Rate
2.25%

US Avg: 3.7



2.25% unemployment rate (in currently managed markets) vs. **3.7%** national average. **45%** less unemployment than national average at the peak of COVID.

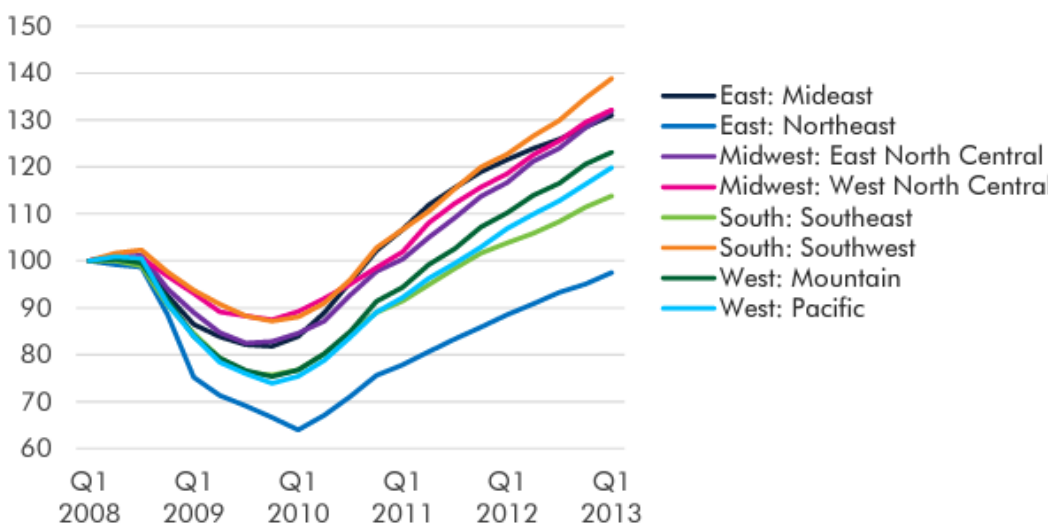


6.1% growth in MHI vs. **4.7%** national average (Omaha).



GFC Performance

NPI Value: 100 = Q1 2008



- The West North Central and Southwest regional divisions had the lowest drops in multifamily property values during the GFC—13.6% and 14.8%, respectively—and the shortest recovery periods of five and four quarters.
- The Northeast (dominated by New York City) was hit the hardest, with multifamily values declining by 36.0%—well above the national average of 24.7%. It took 14 quarters for values to reach their pre-recession peak.

Division	Pre-GFC Peak	GFC Trough	Index Value Change (%)	Post-GFC Recovery	Recovery Period (Quarters)
Northeast	Q1 2008	Q1 2010	-36.0	Q3 2013	14
Pacific	Q2 2008	Q4 2009	-26.7	Q4 2011	8
Mountain	Q2 2008	Q4 2009	-24.9	Q3 2011	7
Southeast	Q2 2008	Q4 2009	-24.3	Q4 2011	8
Mideast	Q2 2008	Q4 2009	-18.6	Q4 2010	4
East North Central	Q3 2008	Q3 2009	-18.4	Q2 2011	7
Southwest	Q3 2008	Q4 2009	-14.8	Q4 2010	4
West North Central	Q2 2008	Q4 2009	-13.6	Q1 2011	5

Source: CBRE Research, NCREIF, Q2 2020.

The Midwest was less volatile, held more value, and recovered quicker than other markets post GFC of 2008.

Division	Average One-Year Total Return (%)	Standard Deviation (%)
Southwest	8.04	5.70
West North Central	6.81	5.90
East North Central	7.03	6.65
Mideast	6.58	7.59
Mountain	5.83	8.11
Southeast	4.19	8.29
Pacific	5.57	9.14
Northeast	2.53	9.62

5.90 and 6.65 standard deviation indicate lower volatility, less risk, and better long-term returns.

MIDWEST MARKET OVERVIEW – Trends and Supply



Midwest Rental/ Occupancy Trends

The stable cap rate in the Midwest region in tandem with consistent rent growth, gives us continued confidence in driving value add real estate transactions.

Midwest Cap Rate
5.5%

US Avg: 4.72%

1-Year Rent Growth
8.4%

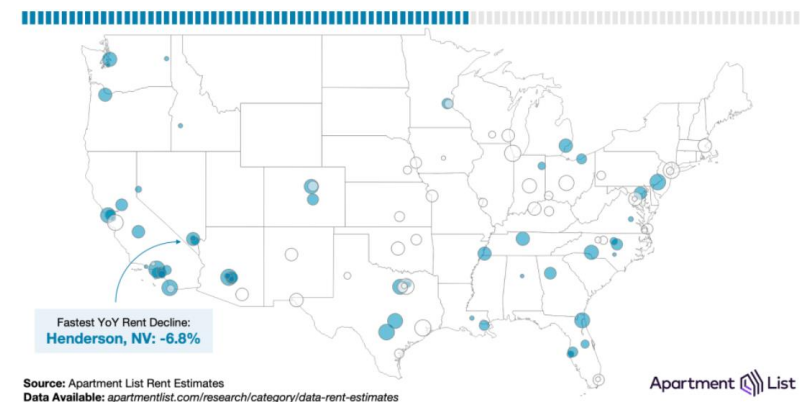
US Avg: 2.4%

Vacancy Rate
4.5%

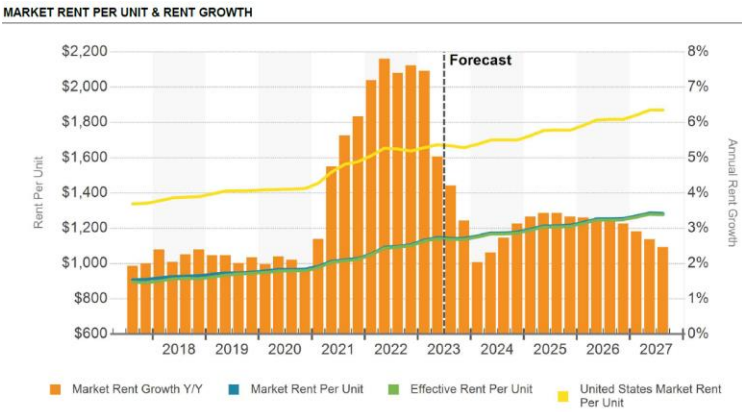
US Avg: 7.2%

Median Asking Rent
\$1,466

US Avg: \$1,950



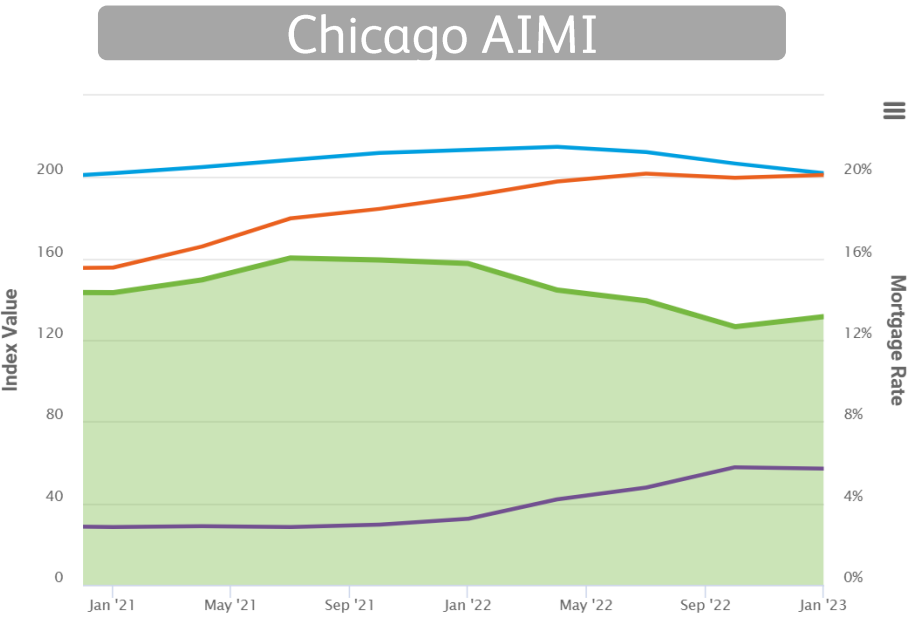
Blue indicates 57 of the 100 largest cities across the US demonstrated a YoY rent decrease.



8.4% rent growth in the Midwest is corroborated by Omaha rent data.



Supply Metrics



The AIMI index considers key economic drivers, such as employment, multi-family permits, net operating income, and property prices.

Chicago's AIMI stood at 142.3 as of the second quarter of 2022, above the 109.4 national index — with its employment increasing 4.5% year-over-year, multi-family permits climbing 32.2%, NOI growing 19.2%, and property prices experiencing a 6.1% annual growth. Giving us further confidence, the Midwest is poised to take advantage of growing demand and lower vacancy rates.

Median Price Per Unit
\$143,400

Midwest Units Delivered
31,629

Omaha Units Delivered
2,198

Sales Volume (Omaha)
\$309m

Units Under Construction
60,957

Omaha Units Acquired
1,613

Company Overview

WHO WE ARE

- LeavenWealth is a privately held real estate investment company with 2,700+ units and \$240,000,000 of assets under management.
- We focus on developing passive income for our investors through the acquisition and management of value-add multi-family properties.

WHAT WE DO

- We help our inventors by acquiring fundamentally sound yet underperforming multi-family assets with the intent to reposition them through efficiency gains, clean energy retrofitting, and market-appropriate renovations.

WHY WE ARE DIFFERENT

- We actively partner with our investors and are investing right alongside them in each property. When possible, we look to
 - install solar energy and water conservation methods.
- In addition, we strive to provide affordable housing throughout our portfolio.

HOW WE HAVE PROVEN IT

- Our investors historically enjoy a 12%+ tax-efficient average return, before capital is returned.*
- We have successfully refinanced 56 previous properties returning 100% of the initial invested capital in an average of 24-26 months.**

DEAL CRITERIA

WE LOOK FOR MOTIVATED SELLERS

These owners are often retiring or interested in selling their properties because they have become overwhelmed by property management.



WE LOOK FOR UNDERPERFORMING ASSETS

These properties are typically under-managed and do not maximize income. Over time many of these owners let the properties decline, and may begin to view them as a burden or too much work.



BUYING BELOW REPLACEMENT COST

We perform extensive due diligence on each opportunity and typically buy below market value, providing equity day one.



Acquisition Strategy

We buy underperforming multi-family properties that have demonstrated strong cashflow but are being held back by poor property management, deferred maintenance, and lower than market income sources.

We target value-add opportunities, and look to appreciate properties through clean energy installation, utility bill backs, and vertical integration of management -- all while creating a welcoming community for our tenants.

LeavenWealth HIGHLIGHTS

EXPERIENCED MANAGEMENT TEAM

A vertically integrated property management team with over 10-years of expertise.

STRONG INDUSTRY FUNDAMENTALS

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

BRINGING VALUE

LeavenWealth brings unique value to investors and tenants when multi-family properties cycle to new owners eager to improve management efficiencies – driving asset appreciation through clean energy sourcing, capital updates, and increased income.

GEOGRAPHIC FOCUS

With a focus on repositioning multi-family complexes in blue-collar, high-potential communities LeavenWealth is uniquely positioned to identify investment opportunities in the Midwest market, where taxes and regulations may be more favorable than other parts of the country.

PROPERTY MANAGEMENT



Structure



Units Managed

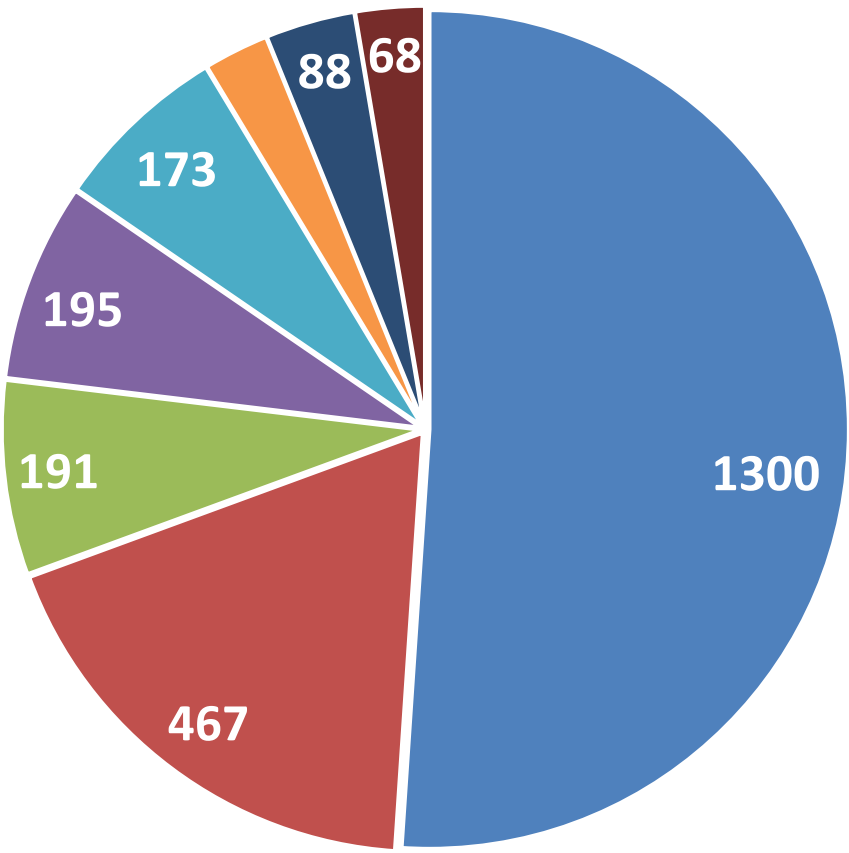
Units Managed

LeavenWealth manages 1,300 units of our 2,700-unit portfolio. Vertical integration allows us to:

- Implement efficiency software, streamlining tenant data, maintenance, and workflow
- Execute our value-add business plan with precision and control of the asset
- Automate critical functions, saving resources that can be redeployed to benefit the property

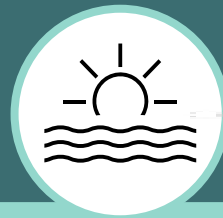
LeavenWealth includes 22 associates in Property Management and 10 associates in Asset Management, with over 10-years in the business of management properties in the Midwest.

We developed our management arm as a necessity to better execute our property life cycles in MSAs near our home office in Omaha, NE. As we expanded our footprint, our understanding of effective asset management has allowed us to create working partnerships with experienced 3rd party property management partners including: Cushman, J&M Realty, RPME, Reside, First Commercial, CJ Properties, and Concorde.

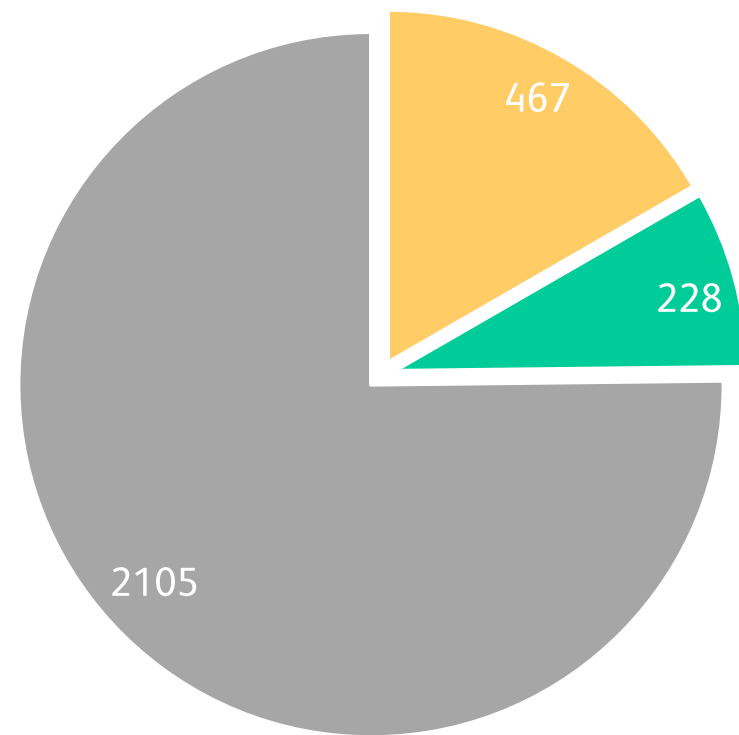


■ LeavenWealth ■ Cushman ■ J&M Realty ■ RPME
■ Reside ■ First Commercial ■ CJ Properties ■ Concorde

Growth Opportunities



Renewable Energy Focus



- Solar Installed
- Solar Planned
- LeavenWealth

Of the 2,700 units that **LeavenWealth** owns, 467 have solar installed with another 228 planned. By the end of FY 23, 26% of our units will be powered by sustainable clean energy.

We are committed to being on the forefront of owning and operating multi-family assets that are powered by renewable energy. We see this as a huge growth sector as legislation paves the way for better implementation. We will actively seek partnerships and opportunities to drive sustainable profitability.



Affordable Housing

LeavenWealth has experience navigating the complexities of the affordable housing sector, including:

- Compliance with operating LIHTC facilities
- HUD financing and associated contract compliance
- Units rented for below 80% AMI in:
 - Dallas, TX
 - Tulsa, OK
 - Des Moines, IA
 - Omaha, NE



We see affordable housing as a growth opportunity, one that brings stable returns with growing demand. With increased legislative focus, we've identified this as a sector ripe with increased tax benefits.

PORTFOLIO OF PROPERTIES

PARK PLACE - 262 UNITS
- MANHATTAN, KS

WOODS OF RIDGMAR-235 UNITS
- FORT WORTH, TX

ESTRELLA AT Kiest - 232 UNITS
- DALLAS, TX

HICKMAN FLATS - 203 UNITS
- DES MOINES, IA

Midwest Portfolio #1 - 264 UNITS
- WICHITA, DES MOINES, KANSAS CITY

LINCOLN PORTFOLIO - 99 UNITS
- LINCOLN, NE

MIDWEST PORTFOLIO #4 - 97 UNITS
- OMAHA, MANHATTAN, SIOUX CITY, SIOUX FALLS

COPPERLEAF - 87 UNITS
- OMAHA, NE

CHAMPION VILLAS - 83 UNITS
RAPID CITY, IA

LANGSTON LOGE - 80 UNITS
- OMAHA, NE

MIDWEST PORTFOLIO #3 - 78 UNITS
- SIOUX CITY, IA & SIOUX FALLS, SD

MAPLE PARKS - 77 UNITS
- SIOUX FALLS, SD

THE PRESERVE - 72 UNITS
- SIOUX FALLS, SD

HESTON POINTE - 64 UNITS
- TULSA, OK

EAGLE CREEK - 63 UNITS
- BRANDON, SD

MIDWEST PORTFOLIO #2 -60 UNITS
- OMAHA, NE & SIOUX FALLS, SD

MIDWEST PORTFOLIO #5 - 147 UNITS
- LINCOLN, MANHATTAN, SIOUX FALLS

TALL OAKS - 52 UNITS
- KANSAS CITY, MO

THE VINCENT - 48 UNITS
- OMAHA, NE

PATRICKS'S PLACE - 48 UNITS
- OMAHA, NE

BG FLATS - 42 UNITS
- RAPID CITY, IA

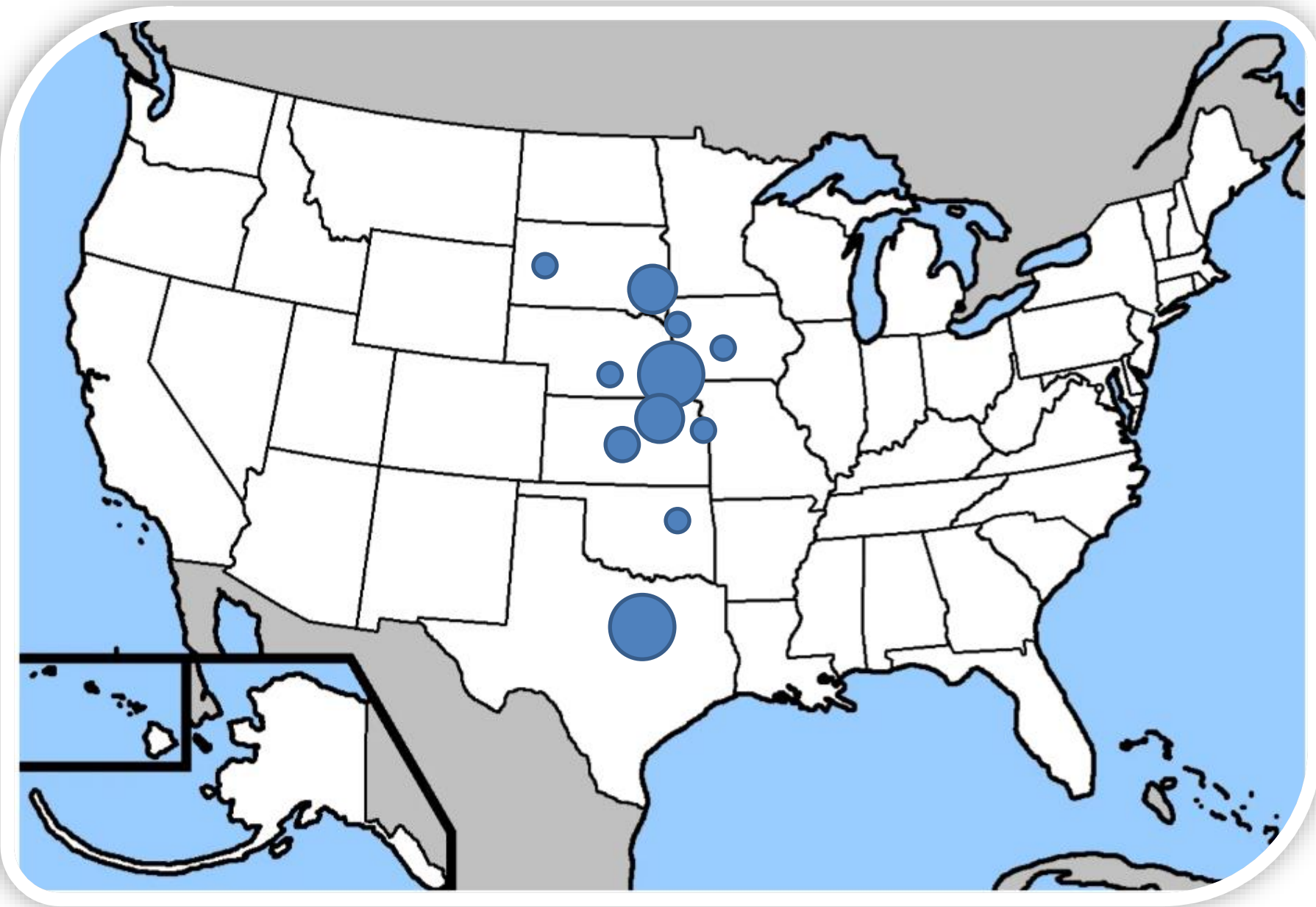
LIONS GATE- 38 UNITS
- NEWTON, IA

SANDRA ANN - 26 UNITS
- OMAHA, NE

THE FREDRICK - 24 UNITS
- OMAHA, NE



CURRENT PORTFOLIO PERFORMANCE



City	# of Units	Asset Value	Project CoC Performance
Omaha	579	\$58,070,000	7-12%
Sioux Falls	369	\$27,585,000	7-12%
Rapid City	123	\$24,000,000	8%
Des Moines	287	\$25,795,000	7-8%
Lincoln	166	\$14,000,000	7-8%
Kansas City	88	\$9,000,000	7-12%
Sioux City	71	\$4,250,000	7-8%
Manhattan	306	\$16,800,000	7-12%
Wichita	180	\$5,500,000	7%
Tulsa	64	\$5,000,000	6-8%
Dallas / Fort Worth	467	\$50,000,000	Stabilization Period

*Returns are dependent on where units are in the project life cycle.

INVESTMENT CYCLE



BUY PROPERTY

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

IMPROVE & REPOSITION PROPERTY

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

RAISE RENTS

WE MAKE IMPROVEMENTS THAT JUSTIFY RENT INCREASES. PROPERTY VALUE IS DETERMINED BY THE CASH FLOW IT PRODUCES, WHICH ALLOWS US TO CONTROL (INCREASE) THE VALUE BY RAISING RENTS TO MARKET RATES.



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.

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.

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.

Partnering with LeavenWealth

✓ PROPERTY and ASSET MANAGEMENT EXPERIENCE – LeavenWealth is vertically integrated. We self-manage 1,300 of our 2,700 units. Our entire team includes 22 members of the property management team with over 10 years of experience, and 10 members of the asset management team. In addition, because we know and understand property management, our asset management and oversight of third-party property managers is smooth and robust. We know all aspects of the management and investment, because we partake in both.

✓ MORE THAN INCOME – We partake in necessary steps to increase income in traditional manners, however, we are also experienced in clean energy through solar installation, as well as water conservation through low flow plumbing mechanisms. Finally, we work to make housing affordable in all of our locations. We offer affordable housing and assistance programs in all 7 states we own and operate our investment properties.

✓ ATTRACTIVE RETURNS- We strive for a cash-on-cash return of 12%+ tax efficient returns. This high return rate, coupled with the equity built over time, makes our multi-family investing approach an attractive option for any wealth-building strategy.

LeavenWealth 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 helped acquire 2,700 apartment units worth \$240 million throughout the Midwest. 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
Business Development*

Collin is co-founder and director of business development for LeavenWealth. He directs the day-to-day operations of investments. Collin brings over 10 years in multi family and three years' experience of investing in the alternative asset classes. Collin is also the owner of Brick Town Management, a property management company in Omaha. Collin's experience has helped LeavenWealth acquire it's \$240 million in AUM and 2,700 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.

LeavenWealth Team Cont.



JASON BELT

*Director of Capital
Resources*

Jason directs capital funds sourcing for current and future investment opportunities with LeavenWealth. Jason works closely with investors, communicating their wants and needs into effective capital deployment. Jason's efforts have helped drive \$120mm in acquisitions in 20 months since raising for LeavenWealth. He brings 8 years of decorated sales and marketing experience which has helped streamline the investor journey. Jason's master's degree in public policy aids LeavenWealth's foresight in identifying markets conducive for growth based on local, regional, and national legislation.



MITCH HAGEN

Director of Finance

Mitch oversees financial reporting and analysis of LeavenWealth and related businesses and investments, including operational and strategic decision-making. He is a CPA 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 \$750+ million.

Our Trusted Partners



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 multi-family 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.



OWEN BARRETT

*Underwriting and
Analysis Specialist*

Owen leads the underwriting and analysis for potential acquisitions for LeavenWealth. Owen graduated Magna Cum Laude with a BS in Finance and Economics from Bentley University. He started his professional career in the financial world. Owen evaluated companies based on unique facts and circumstances, including performance, size, maturity, governance structure, and advised institutional shareholders on ballot measures and made recommendations that served their best interests. Since college, Owen has started and exited two companies. He lives in San Diego with his wife and two daughters.



CONTACT US TO BEGIN BUILDING WEALTH



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