

Mission First REI

Our Mission is You



Who Are We

Mission First REI is a private real estate investment firm focused on the acquisition and operation of quality income-producing multifamily properties and cash flowing assets within strategic growth markets throughout Texas and the Southeast. With a focus on both wealth preservation and capital appreciation, our team of skilled and credentialed professionals offers superior service and extreme attention to detail.



Benefits of Investing in Real Estate



Increased economies of scale and efficiency compared to single family rentals.



Monthly cash flow and debt paydown.



The ability to force appreciation through improving the operating performance of the property.



Tax advantages of depreciating real estate through cost segregation studies.



The U.S population is moving from a nation of buyers to a nation of renters.

Investment Lifecycle

Mission First REI starts with building relationships in economically stable markets and constructing a deal flow of under valued assets.

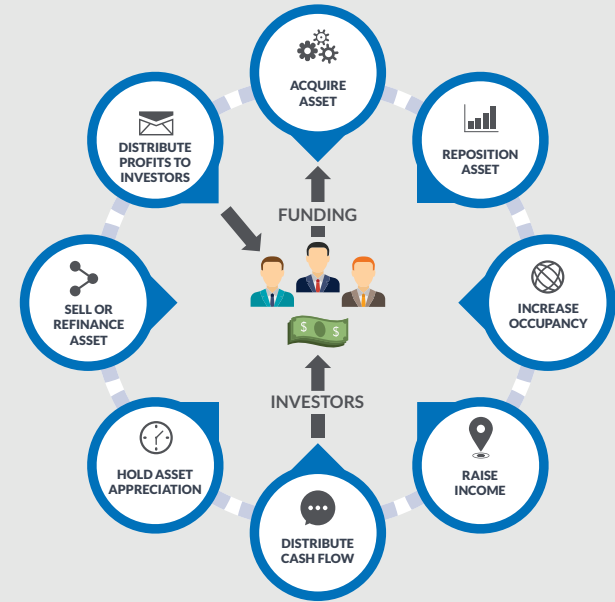
Our team then begins it's rigorous due diligence process at this point. We understand not all "deals" are deals.

After our Mission First REI team has discovered all characteristics of the property and projected it's reposition and profits to meet minimum requirements, then comes seller negotiations.

Upon acquiring the asset for under value we begin our proven methods of repositioning and increasing income.

Once the asset stabilizes (typically within year one), investors will receive monthly cash flow. While the asset grows from forced appreciation it will also see natural appreciation moving towards the equity sale event at the end of the cycle.

**TARGET
3 TO 5
YEARS**



Each business plan is property specific; targeted capital improvements and strong hands-on management throughout the hold period to maximize asset value and investor returns.

Meet the Team



Ron Gage

Asset Management

With over 18 years of real estate investing experience Ron's portfolio has transitioned from single family rentals to multi-family investments. In his investment career he has acquired and/or exited almost 400 units in 4 southeastern states.



Tam Gray

Acquisitions and Operations Management

He began his working career in wealth management while also serving 13yrs in the Army National Guard. Taking on his first residential investment in 2013, he is now syndicating and investing full time.



Charlie Golson

Acquisitions

He has over 25 years experience with the same company where he has been tasked as project manager for the majority of that career. In 2006, he began investing in real estate including new home construction, flipping, property management, and land acquisitions.



Board of Advisors

Mission First REI's board of advisors consist of Chad King of Titan Capital Group, LLC and Jason and Pili Yarusi of Yarusi Holdings, LLC. Chad King currently has 647 units totalling \$67 Million under management. Yarusi Holdings is a multifamily investment firm with over \$160 Million under management consisting of over 1400 units.

These advisors combined with their vast networks provide Mission First REI with additional resources for deal analysis, capital, and deal structuring that provides our team a competitive advantage.



www.titancapitalgroupllc.com



www.yarusiholdings.com

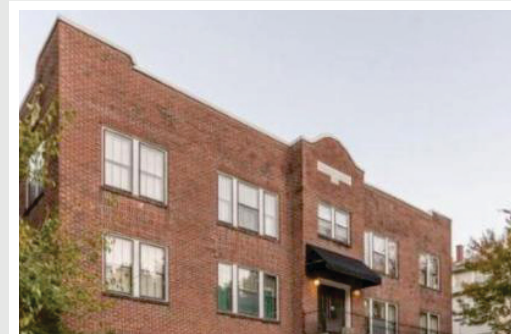


SAMPLE OF CURRENT PROPERTIES



The 902 Murfreesboro, TN

2,000 + Units



Valley View Apartments Little Rock, AR



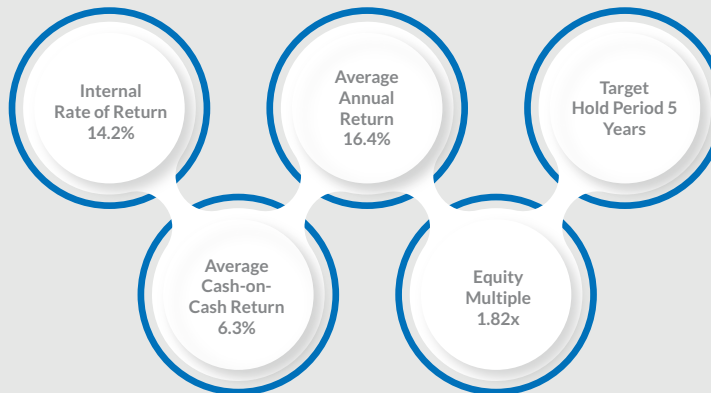
Hampton Apartments Greenville, NC

Sample \$50,000 Investment | Riverview Apartments [75-units]

| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Return \$ | Return % |
|-----------------------------------------------|----------|---------|---------|---------|---------|----------|-----------|---------------------|
| Investment | \$50,000 | - | - | - | - | \$50,000 | - | - |
| Cash on Cash Return | | 7.38% | 5.69% | 5.96% | 6.23% | 6.48% | - | - |
| Cash flow to investor | | \$3,689 | \$2,844 | \$2,979 | \$3,115 | \$3,239 | \$15,866 | - |
| Net Proceeds / Profits From Refinance or Sale | | | | | | \$25,095 | \$25,095 | - |
| Total Return on Investment | | \$3,689 | \$2,844 | \$2,979 | \$3,115 | \$28,334 | \$40,961 | 81.91% |
| | | | | | | | \$50,000 | original investment |
| | | | | | | | \$90,961 | Total Return |

Keys to Success

- Property in path of progress
- Population and job growth
- Income growth
- Competitive schools
- Value add opportunity
- Miss managed asset



Buy Box

- B- to C class properties
- 30 - 150 doors(+/-)
- Cap Rate 6%+ going in
- 5 to 10 Million (15M if value is there)
- Seeking value adds that allow force appreciation
- Not afraid to renovate, but not looking for distressed
- Economic area that can support the reposition or has projected economic upswing
- 30/60 - due diligence and closing

Asset Classes:

- Multifamily
- Mobile Home Parks
- RV Parks
- RV Storage
- Self Storage

Contact Us:

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www.MissionFirstREI.com

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