



REHOBOTH
P R O P E R T I E S

FOCUSED ON VALUE-ADD

INVESTING STRATEGIES



IMPORTANT LEGAL DISCLOSURES

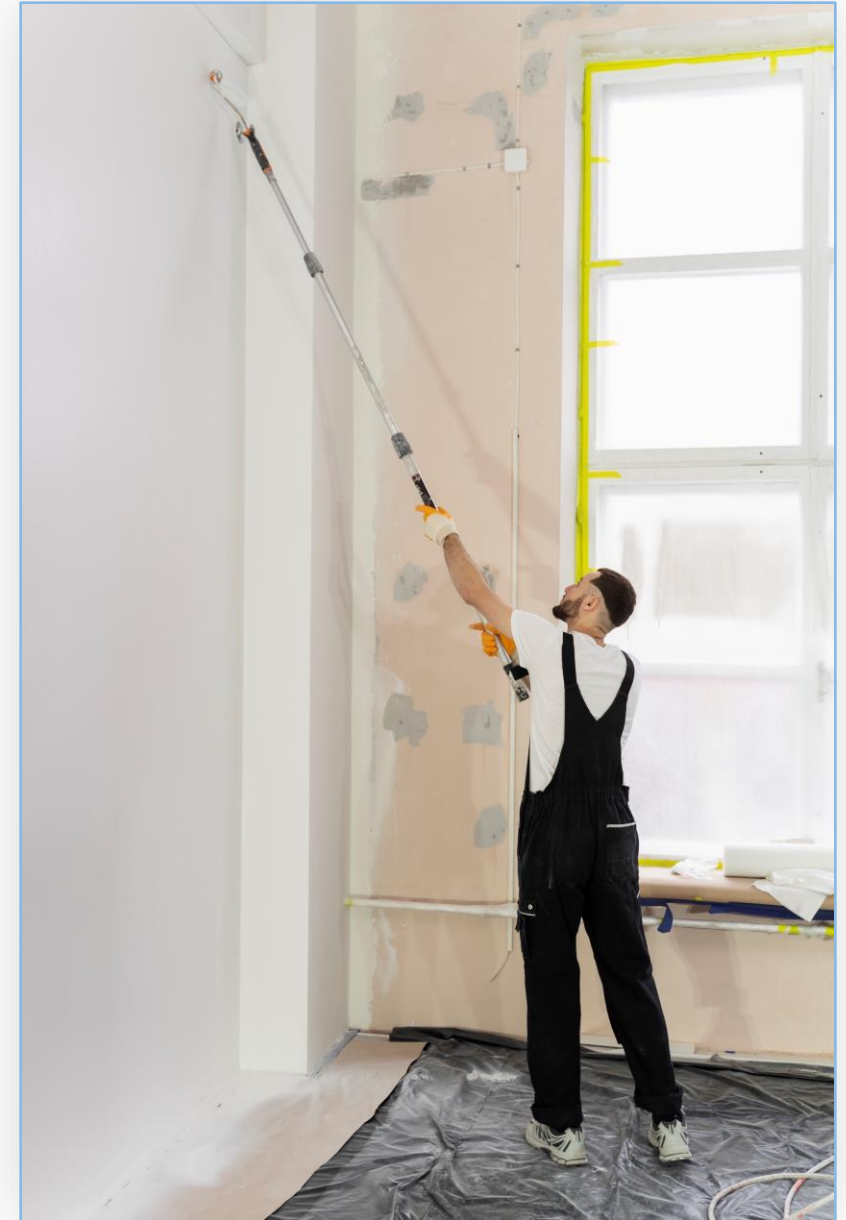
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AGENDA

-  Company Overview
-  Our niche strategy
-  Typical investment Cycle
-  Why Invest in Fix & Flips
-  What are your personal goals
-  Are we a good fit for you?

COMPANY OVERVIEW



Rehoboth Properties LLC is a privately held real estate investment company based in the D.C, Maryland, Virginia area that provides investment opportunities in turn-key multi-family commercial real estate, ground up developments, and value-add renovations.



Our focus is on acquiring, developing, owning, and managing high-quality residential apartment communities that provide our investors with truly passive “hands-off” cash-flow and deal-end cash pay-outs.



Our #1 objective is to protect and preserve investor capital while maximizing cash-on-cash returns.

FIX & FLIP INVESTMENT STRATEGY

"REGENERATION THROUGH PRECISION RENOVATIONS" IS OUR MOTTO



Acquire property with potential for value-add.



Proactively market and sell as many units as possible before construction begins.

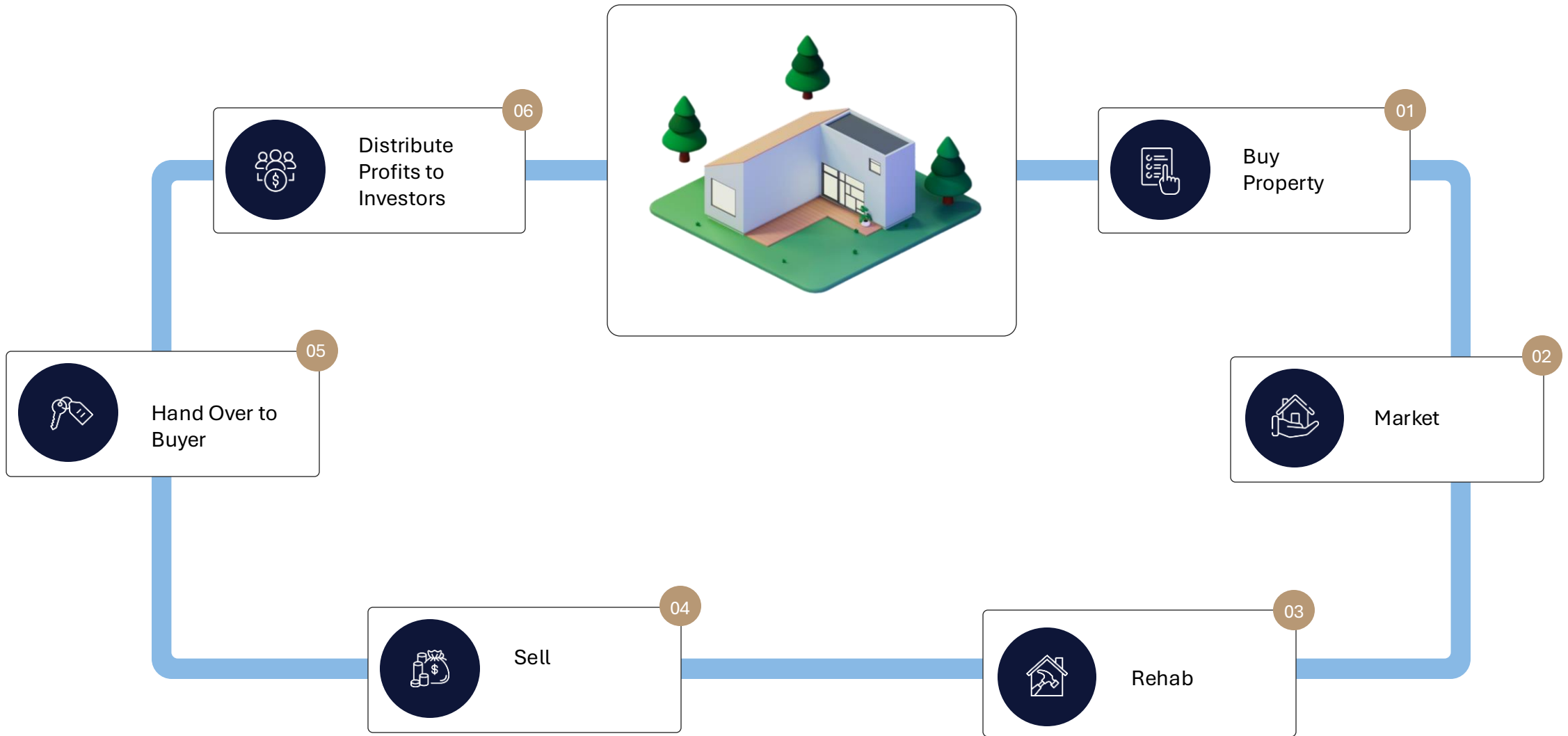


Achieve full construction and unit sales within the projected timeframe (3-12 months)*



Exit strategy:
- distribute profit to investors,
- roll over onto new investments,
- HOLD in the form of rental units.

TYPICAL INVESTMENT LIFECYCLE



WHY INVEST IN FIX & FLIPS

Quick Profit Turnaround

With a well-executed fix and flip, investors can generate significant profits in a short timeframe, often within months, allowing for quick capital reinvestment.

Market Demand

There is a constant demand for move-in-ready homes, particularly from first-time buyers and families, which makes well-renovated properties highly marketable.

Lower Capital Investment

Compared to long-term real estate holdings, fix and flips often require lower upfront capital, making it accessible for investors looking for short-term projects with high returns.

Value Creation

By upgrading outdated or distressed properties, investors can create substantial value quickly, boosting both the sale price and profitability of the project.

Flexibility in Market

Fix and flips allow investors to capitalize on changing market conditions. In hot markets, properties can be sold quickly at a premium, and in down markets, distressed properties can be acquired at a discount for future resale.

WHAT ARE YOUR INVESTMENT GOALS

- › Retirement?
- › Want to work less or have options to work less?
- › College tuition for kids/grandkids?
- › Nest egg for your golden years?
- › Pursue a certain passion of yours?





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