



REHOBOTH
PROPERTIES

FOCUSED ON VALUE-ADD

INVESTING STRATEGIES



IMPORTANT LEGAL DISCLOSURES

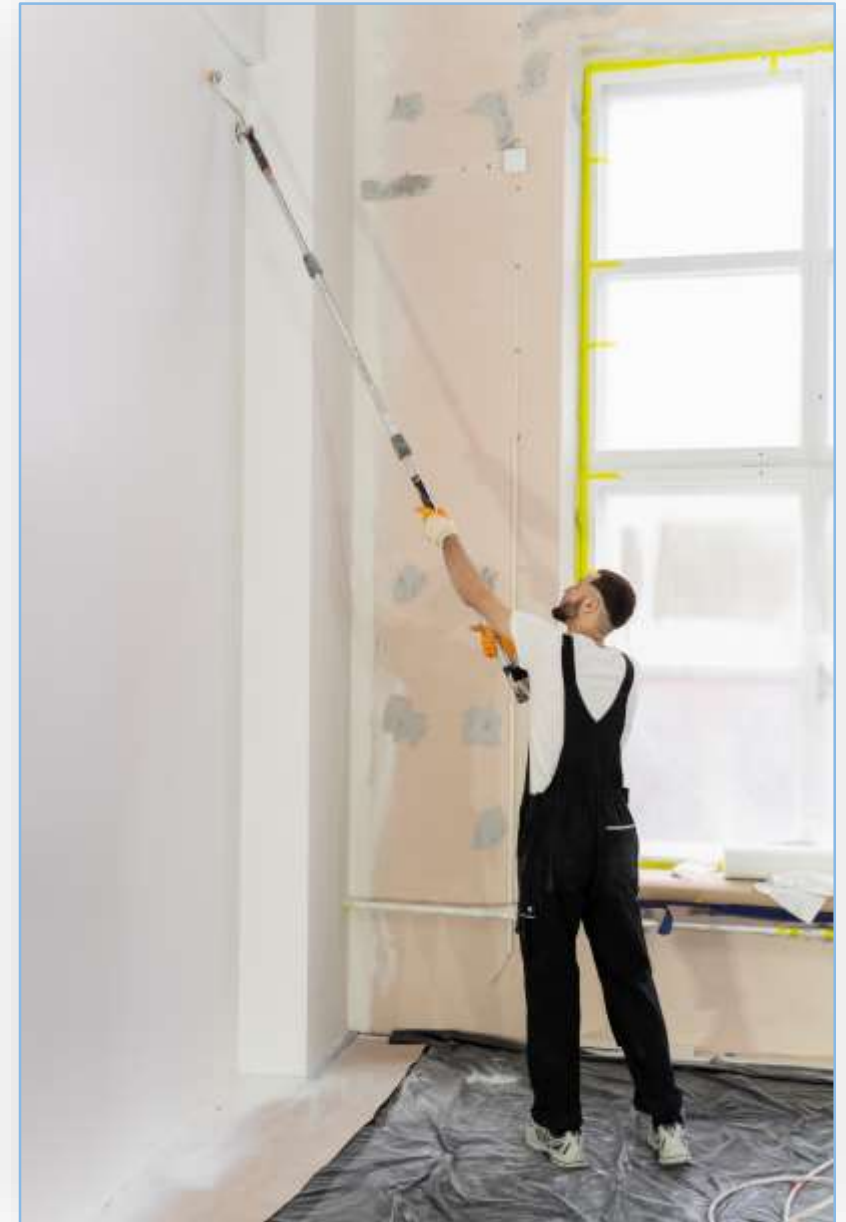
PLEASE

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Any projections contained in this presentation, financial or otherwise, are estimates only, based upon assumptions which may be incorrect, and there can be no assurance as to their accuracy. The achievement of any financial projection may be affected by fluctuating economic conditions, and other factors, and is dependent on the occurrence of future events that cannot be assured.





AGENDA

-  Company Overview
-  Our niche strategy
-  Typical investment Cycle
-  Two ways investors get paid
-  How we protect against a market downturn
-  Why Invest in Apartments
-  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.

MULTIFAMILY ACQUISITION INVESTMENT

"REGENERATION THROUGH PRECISION RENOVATIONS" IS OUR MOTTO

STRATEGY



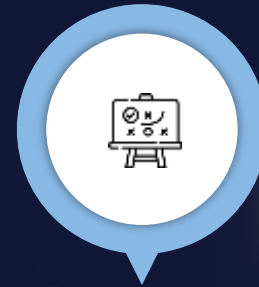
Acquire Class B and C multifamily assets with value-add attributes in thriving neighborhoods and sub-markets



Execute renovation program to increase rents and NOI and thus maximize property value

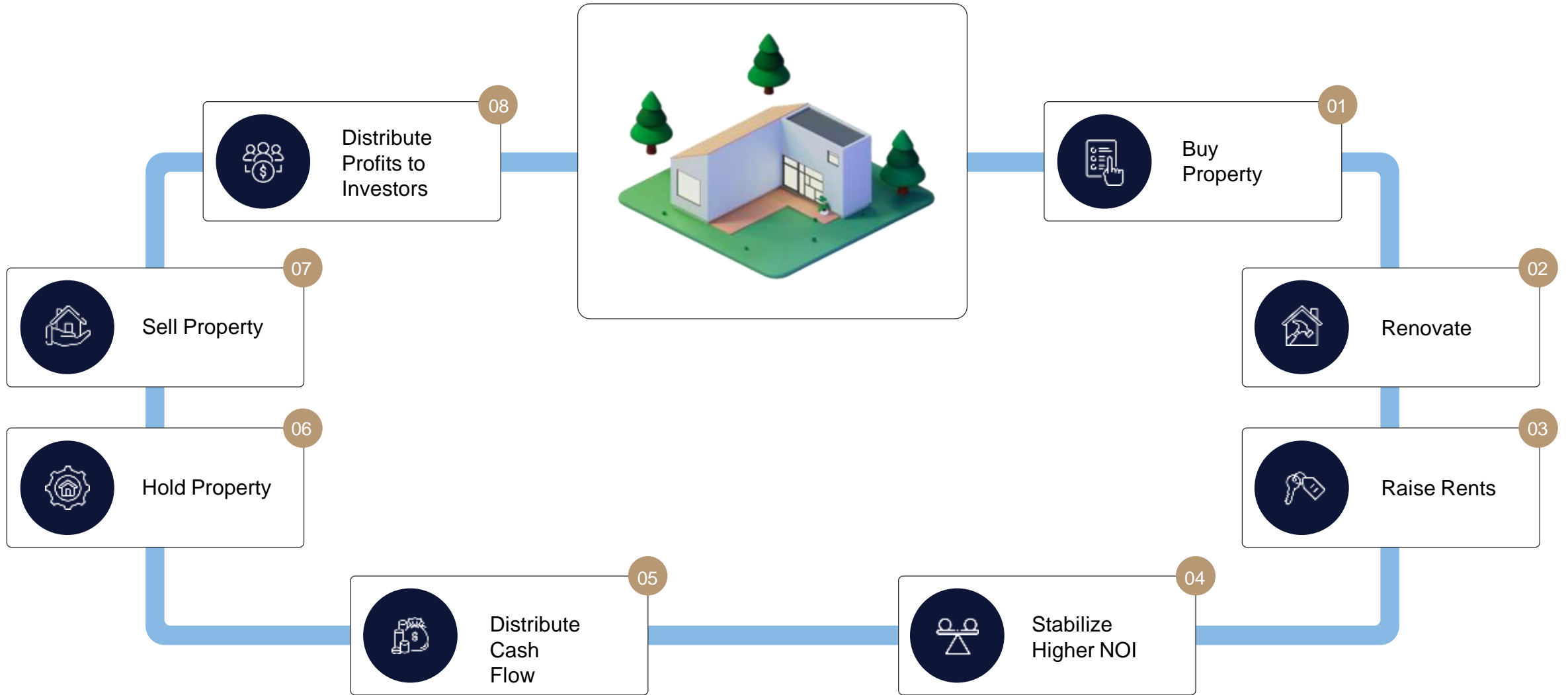


Maximize property operations with superior local property management team



Exit strategy is to sell in 5 years (more or less) once NOI goals are achieved or when sub-market has matured

TYPICAL INVESTMENT LIFECYCLE



CASH FLOW DISTRIBUTION

2 WAYS



Annual
Cash Flow



Investors receive
"preferred return" checks
every quarter



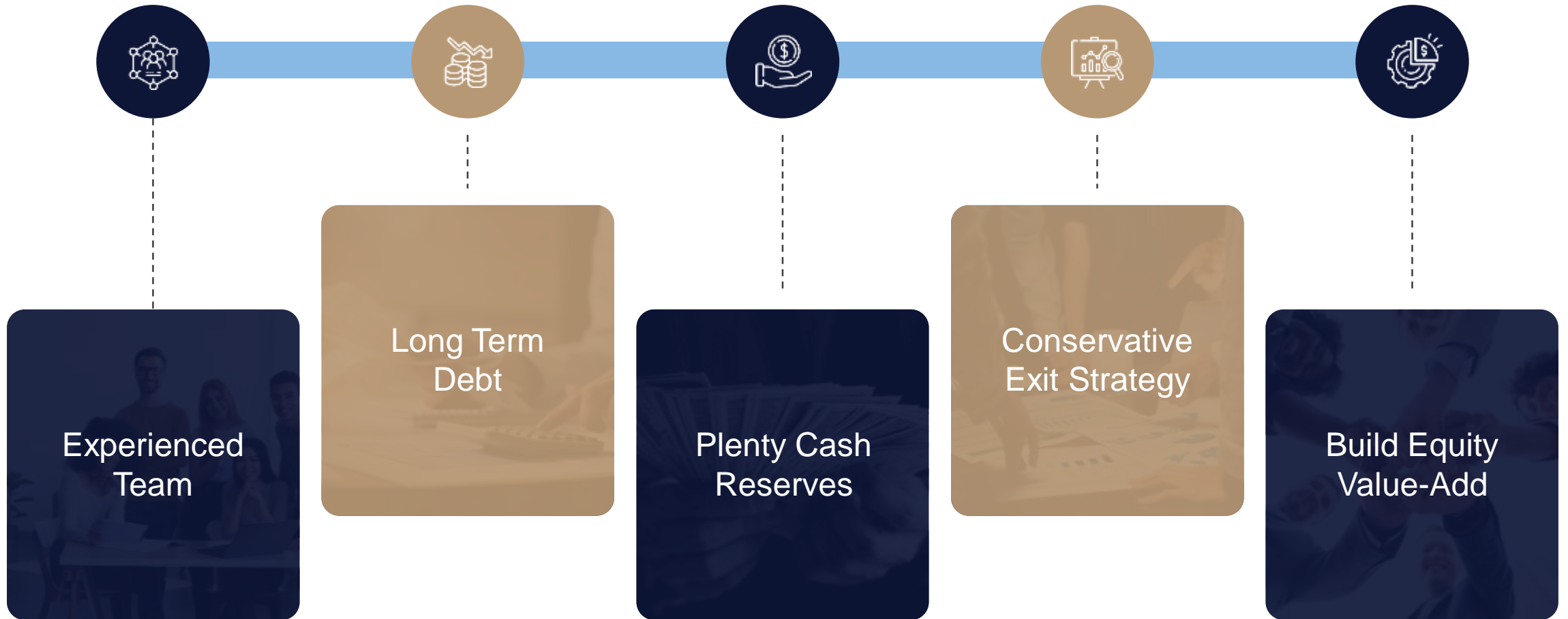
Distribute Profits
to Investors



Investors receive
portion of profits when
property is sold

HOW WE PROTECT AGAINST A MARKET DOWNTURN

5 WAYS



WHY INVEST IN APARTMENTS

Dependable Income

Generating steady, strong, increasing, and partly tax-sheltered cash flow is the by-product of a well-run strategy for apartment building investing.

Asset Appreciation

By raising rental income on a consistent basis, making property improvements, being located in the best cities, and employing top-notch property management, your apartment building value can multiply over time.

Capital Preservation

It is said that 90% of the Forbes 400 index of the world's wealthiest people either made or retained their wealth through real estate. But not just any real estate. These people own high-quality, income-producing real estate, like apartment communities.

Generational Wealth

Superior returns due to a property's combination of stable revenue (from rents), capital gains (resulting from increased property values), principal paydown (from renters paying down loans) and tax savings.

Demand

There is still an unfulfilled demand that is expected to be with us for a long time. Seventy-five million millennials plus another 75 million baby boomers is our "ace in the hole" – that's our pool of renters. The apartment building investment business is poised to perform better than any other asset class because of this strong and predictable demand. More people are renting today than at any time in the past 51 years.

One Deal Is All It Takes

One well-executed apartment building investment can change your financial life and your family's for the rest of your lives. Producing what is called "generational wealth" is what apartment building investors have been doing for decades.

WHAT ARE YOUR INVESTMENT GOALS

- › Cash Flow?
- › Retirement?
- › Concerned about job downsizing?
- › 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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