



REHOBOTH  
P R O P E R T I E S

# INVESTING STRATEGIES



# IMPORTANT LEGAL DISCLOSURES

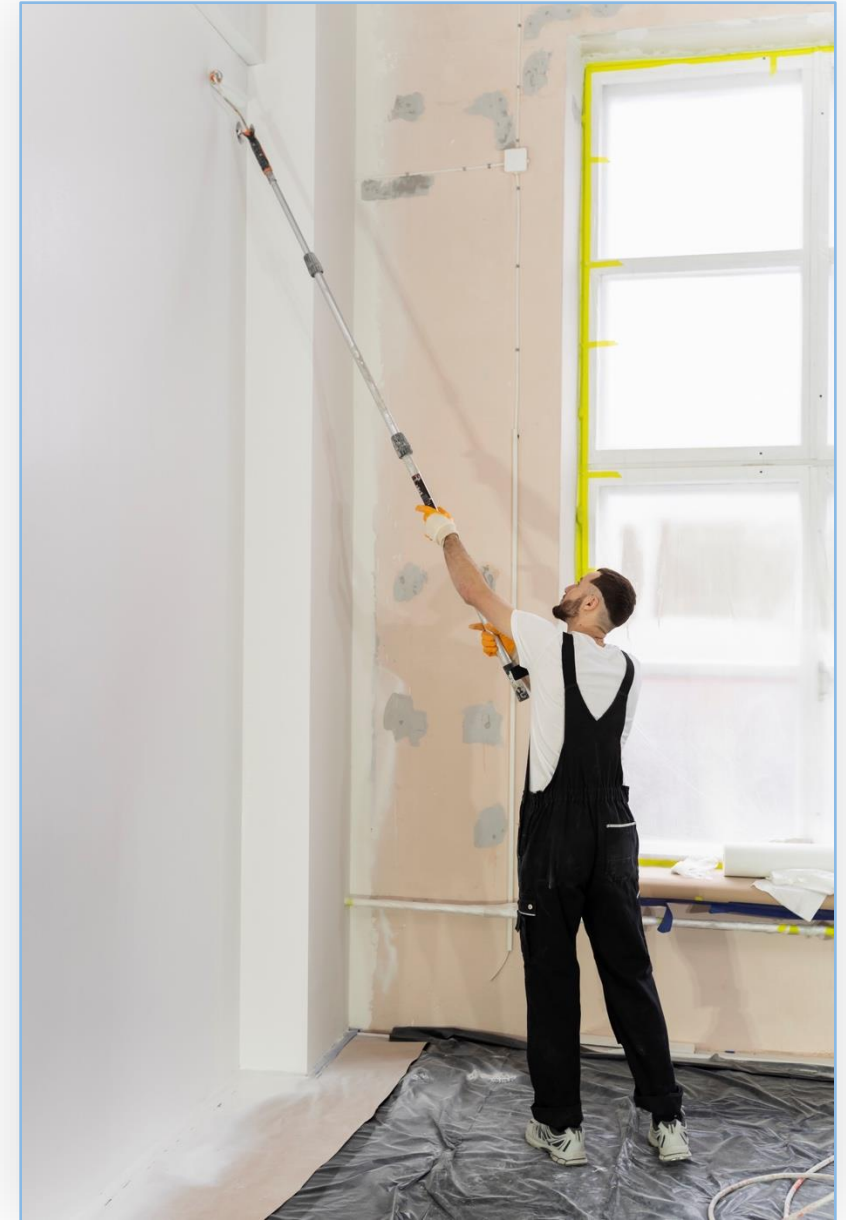
PLEASE READ

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# AGENDA



Company Overview



Our niche strategy



Typical investment Cycle



Why Invest in New Constructions



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.

# NEW CONSTRUCTION INVESTMENT STRATEGY

"REGENERATION THROUGH PRECISION RENOVATIONS" IS OUR MOTTO



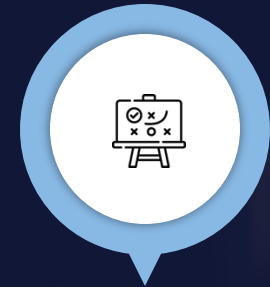
Acquire vacant land with development potential.



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

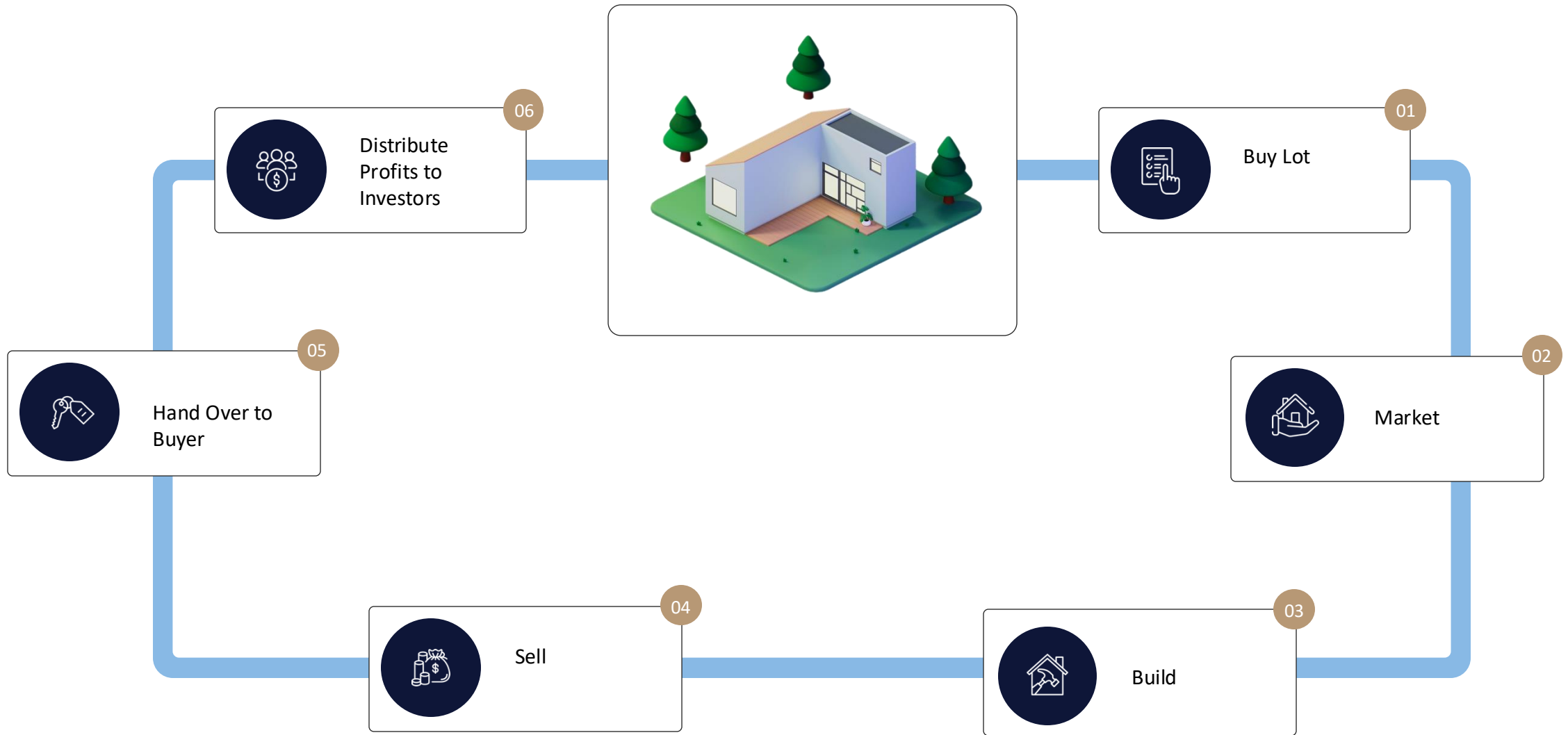


Achieve full construction and unit sales within the projected timeframe (6-18 months)\*



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

# TYPICAL INVESTMENT LIFECYCLE





# WHY INVEST IN NEW CONSTRUCTIONS

## Customization and Design

Building from the ground up allows full control over the design, layout, and quality of the property, ensuring that it meets the latest market demands and maximizes appeal to potential buyers or tenants.

## Higher Profit Margins

New construction projects can offer larger profit margins as there are no pre-existing structural issues, and the property can often be sold or rented at a premium due to its modernity and efficiency.

## Appeal to a Broader Market

Brand-new properties often attract higher-quality tenants or buyers who are willing to pay a premium for the latest features, modern layouts, and improved amenities.

## Meeting Demand for New Inventory

As older buildings age, there is increasing demand for newly constructed properties, especially in growing markets. Ground-up developments can fill gaps in inventory, particularly in areas where housing or commercial space is scarce.

## Potential for Bulk Sales

Investors can capitalize on the opportunity to develop multiple units or properties simultaneously, allowing for bulk sales or leases, which can lead to increased overall revenue and reduced marketing costs, maximizing profitability in high-demand markets.

## Diverse Market Opportunities

Ground-up construction allows investors to tap into various market segments, such as single-family homes, multi-family units, or commercial spaces, catering to different demographics and maximizing profit potential based on current demand trends in the area.

# 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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