

Columbus, Ohio Investment Opportunity:

Delivered Vacant for Superior Repositioning and Value-Add Opportunity

- Formerly a Private For-Profit College
- 32 Two-Bedroom Two-Bath Apartment Units
- 29 Garages with Additional Storage Space
- 6,840 sq. ft. Commercial/Office/Common Space
- 2 Common Rooms for Resident Use or Repurposing
- Additional Lot for Potential Future Revenue or Sale

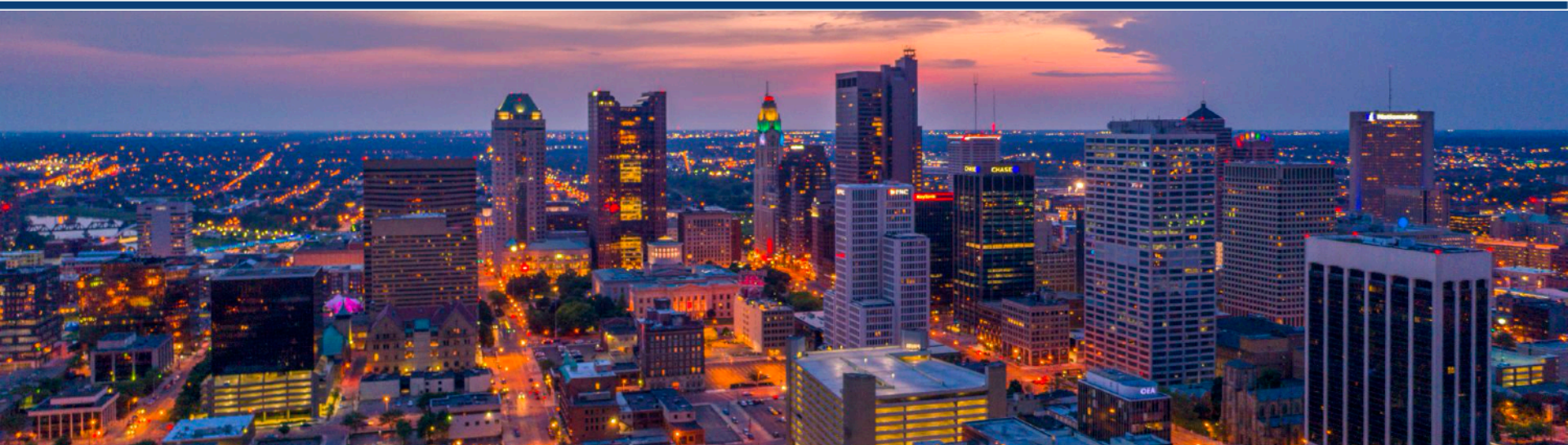


Investing in Multifamily for: Growth. Income. Diversification. Tax Benefits.

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- A nighttime photograph of a city skyline, likely Chicago, featuring the Willis Tower and other skyscrapers illuminated against a dark blue sky. In the foreground, a bridge with multiple arches spans a body of water, with the city lights reflecting on the water's surface.
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1. About Us



Overview

Tidegate Capital specializes in acquiring and managing Class B and C value-add multifamily real estate on behalf of individuals, family offices, and institutions.

Post acquisition, we execute a systematic rehabilitation plan coupled with a hands-on approach to site management. This results in increased underlying value by way of improved occupancy, operational efficiency, and enhanced cash flow.

Our approach incorporates the use of independent bookkeepers, tax advisors, and legal professionals to provide additional expertise, insight and scale

Tidegate Capital is guided by the expertise of five advisors, each with extensive experience in business management, start-ups, real estate investments and technology

Extensive real estate, asset management, and portfolio management experience

We invest only in select markets based on our proprietary top-down analytical modeling.

Headquartered in the Boston MSA - in Duxbury MA

2. Opportunity: Somerset Place

Preliminary Projections

The Bradford School, to be known as Somerset Place, represents an extremely unique opportunity to invest in a significant value-add property in one of the country's most exciting markets, Columbus, OH.

Tidegate Capital placed under agreement Dec 30, 2019
Due Diligence phase through January 31, 2020.
Expected close date February 15 and February 29, 2020

Total Project Cost: Approx \$3,400,000 inclusive of:
\$2,655,000 Acquisition price
Over \$600,000 Capital Improvements:

- Delivered vacant - allows for quick strategy execution
- Units will be renovated and upgraded to appropriate market standards
- Main lobby and hallways will be modernized
- Commercial spaces will be refreshed and configured with long-term leases to attract stable tenants
- Exterior work will include landscaping, signage, entry portico, parking lots
- 2 common spaces to be refitted. One used as workout facility and the other as media room with billiards, etc

- Projected net-to-investor IRR for 1 year hold: 27%

Exit Strategy: The primary objective will be disposition after the 1 year lease-up and stabilization period. Institutional investors have come to view the positive fundamentals of Columbus' apartment market and its yields as a solid investment market.

Optionality: Should market fundamentals not support a sale, the implementation of a long-term loan with an expected 80-100% return of capital; investors retain same ownership proportion in the property. Cash flows will be distributed quarterly. Sale to occur when market conditions return to a favorable status.

- Projected net-to-investor IRR for 3-7 year hold: 17-20%



2. Opportunity: Somerset Place

Somerset Place is conveniently located off of Stelzer Road, a major North / South artery connecting Easton Town Center and John Glenn International Airport.

The Easton Town Center at 2.9mm sf is 1.5 miles away and employs over 25,000 people. In addition to 3 hotels and 40 restaurants there are over 225 retail stores including Walmart, Target, and Costco, among others. These employees, along with personnel from the airport, will be our target audience.

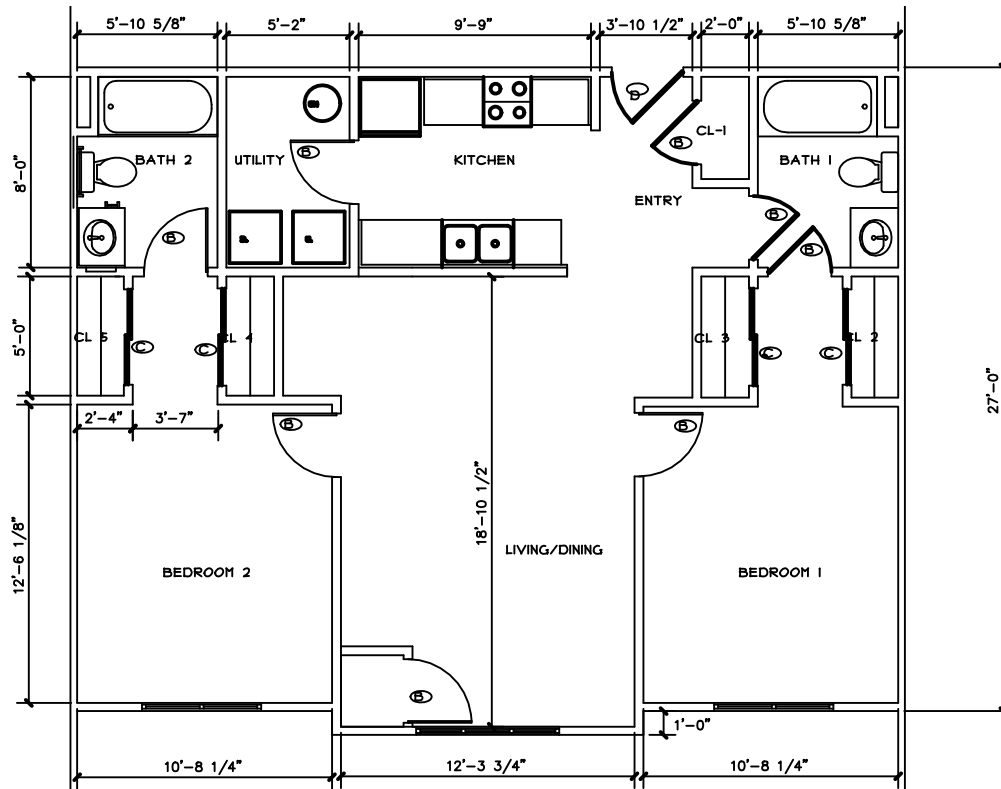
Given those tremendous numbers we expect the 32 units of residential space to be in high demand.

Additionally, we have underwritten the commercial space at \$9/ft. Based on conversations with local property management and brokers that appears to be a lower-end reasonable number. The space will have new carpeting, paint and be well suited for numerous firms; easy access to I-270 and I-670 are also very positive location factors.



2. Opportunity: Somerset Place

FLOORPLANS



TYPICAL 2 BR UNIT
958 SF - GBA
916 SF - NRA

Features

- Full-sized washer and dryer in each unit
- Individually metered electric / heat / AC
- Central fire alarm
- Sprinkler system
- Two common rooms for resident use and/or repurpose into an additional rental unit. ROI dependent
- 29 Garages with ample storage available for increased revenue
- Elevator for resident convenience
- Intercom secured entry system
- Located two miles north of John Glenn International Airport

2. Opportunity: Somerset Place

Columbus: Diverse employment growth drawing higher-income households.

- The area's deep talent pool has influenced business expansions to the metro as tight labor market conditions place additional pressure on corporate recruiting.
- This accelerated growth has attracted professionals to the metro, elevating local demand for apartments.
- Residential Builders have been increasing supply, however, additions are consistently falling short of demand with the resulting vacancy rate resting near all-time lows
- Money.com in 2018 named Columbus one of the "10 best cities to live in"



Units are ready to move residents in with minimal upgrades



2. Opportunity: Somerset Place

At an acquisition price of \$2,655,000 plus the CapEx improvements of close to \$600k this represents a significant discount to current construction costs and sales comps:

- 55% below new construction costs on a per-unit basis
- 30% below similar sales comps for Class B Multifamily



The commercial space at Somerset Place was underwritten at a discount at \$9.00/SF while commercial office space in Columbus averages \$8.00-\$15.00/SF



2. Opportunity: Rental Comps

Rent Comps: Somerset Terrace in Columbus OH

Name	Address	Vintage	Bed / Bath	Monthly Rent	Rent Sq Ft	Notes
Somerset Place - Subject Property	Bradford School on Lifestyle Blvd	2001 - Reno 2020	2 / 2	\$940 and \$1050	\$1.03 and \$1.14	Underwritten 50% standard and 50% Reno @ 916 sf/unit
The Residences	2591 Venturi	2001 - similar	2 / 2	\$1,362	\$1.19	Pool and Workout Facility. 472 units
Sunbury Ridge	3030 Sunbury Ridge Dr	2000 - updated	2 / 1/5	\$1,180	\$1.26	Pool and Playground. 226 units. Further from Downtown
Gardens at Easton	3701 Governors Club Blvd	2000 - Reno 2018	2 / 2	\$1,103	\$1.20	Club house and pool. Large complex > 1000 units
Georgetown Apts	59 Fitz-Henry Blvd	1963	2 / 1/5	\$1,205	\$1.21	Uncovered parking, W/D connections
Gardens at Meadow Lakes	2555 Meadow Lakes Dr	2000 - dated	2 / 2	\$1,040	\$1.02	Laundry in unit, parking garages for extra fee, allows pets
Crosspoint Apartments	3520 Red Hook Crossing	2015	2 / 2	\$1,112	\$1.19	New units behind S.T. Lots of misc fees. \$75 garage fee
Taylor Pointe	785 Cross Pointe Rd	2015	2 / 2	\$960-\$1,020	\$1.09	Industrial zone east of airport, w/d hookups, \$100/mo. garage fee. Has pool
Hunters Ridge	384 Morrison Rd, Gahanna OH	1973	2 / 1/5	\$815	\$0.86	Low end provider, dated, abuts airport and I-270
117 Walnut St - Gahanna Havens	117 Walnut St, Gahanna, OH	1970's - Reno 2019	2 / 1	\$995	\$1.19	Newly Reno'd units, inferior building and location

2. Opportunity: Sales Comps

Sale Comps: Somerset Terrace in Columbus OH

Name	Address	Vintage	Bed / Bath	Price Per Unit	Cap Rate	Notes
Somerset Place - Subject Property	Lifestyle Blvd	2001 - Reno 2020	2 / 2	\$72,000 - \$93,000	NA	PPU represents post renovation price inclusive of all CapEx
497 Sycamore	German Village Area	1975	2 / 2	\$150,000	5.2	South of Columbus. 5 units in Class C neighborhood
The Prescott	22 N Prescott St	2015	Studio, 1/1.5	\$204,000	5.45	4 Stories, Class B but 1 mile from city center
Not named: Listing 15311924	50 E &th Ave	1966	Mostly 2 / 1's	\$165,000	7.87	Near OSU, Dated building, Some units have been updated

Acquisition and Disposition

Somerset Place is being acquired at a cost of \$71,000* per unit in an area where condos, townhomes and apartments in the immediate area are valued between \$163,000 and \$265,000.

Post renovation cost per unit will be \$99,000*.

If marketed immediately after year 1, sale price per unit based on a cap rate of 6.2% equates to \$129,000*, well below nearby single family home prices and multifamily replacement cost.

** Note: Commercial Space are included in these calculations at \$9.00 per square foot.*

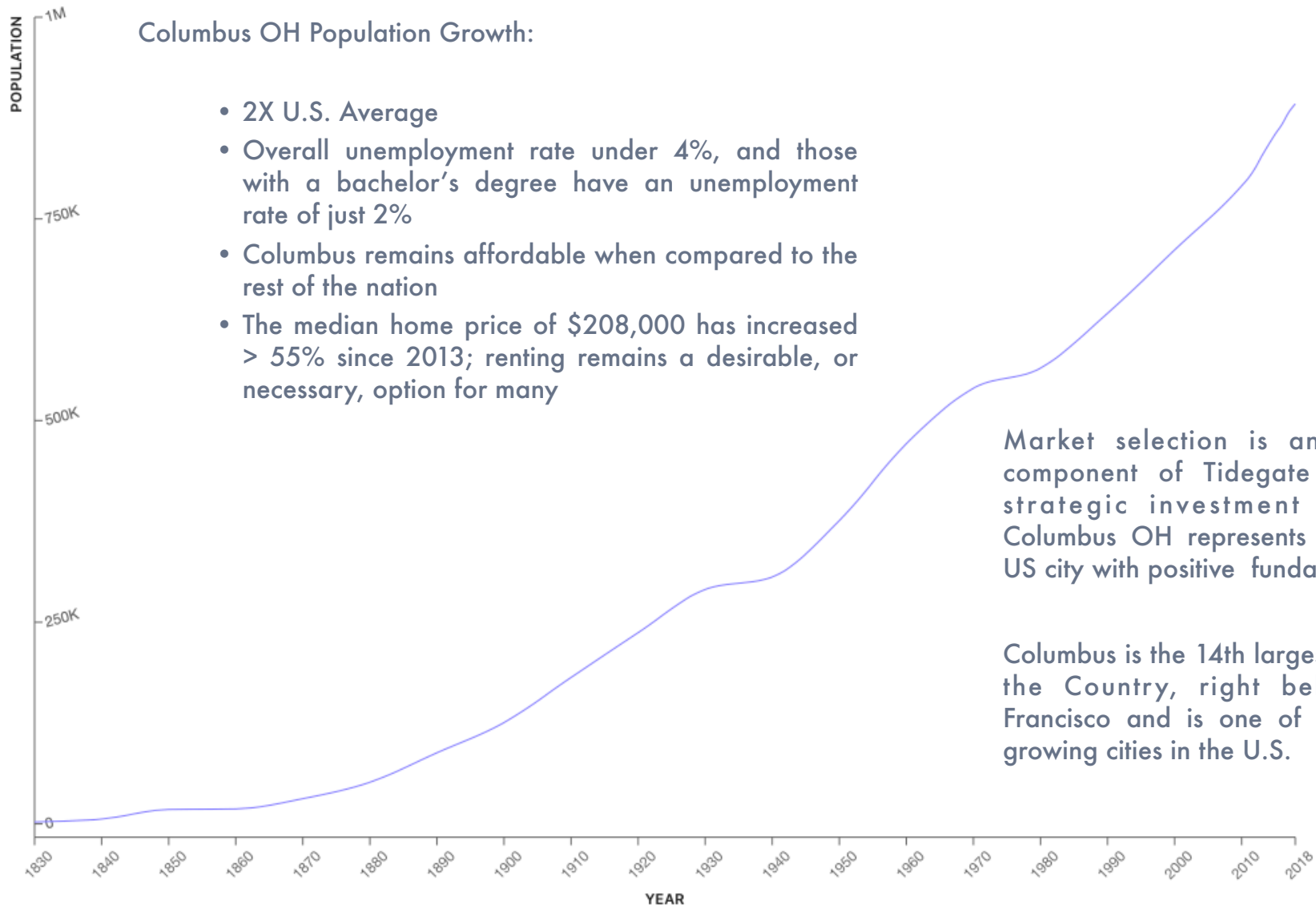
3. Location: Population Growth

Columbus OH Population Growth:

- 2X U.S. Average
- Overall unemployment rate under 4%, and those with a bachelor's degree have an unemployment rate of just 2%
- Columbus remains affordable when compared to the rest of the nation
- The median home price of \$208,000 has increased > 55% since 2013; renting remains a desirable, or necessary, option for many

Market selection is an integral component of Tidegate Capital's strategic investment process. Columbus OH represents a premier US city with positive fundamentals.

Columbus is the 14th largest Metro in the Country, right behind San Francisco and is one of the fastest growing cities in the U.S.



3. Location: Employment and Taxation

The top 10 employers in Columbus represent a small share of overall employment at about 13% of the workforce - a good sign of an economically robust and diverse employment base.

Company/Organization	Sector	Local Full-time Employment
The Ohio State University*	Education	29,685
The State of Ohio*	Government	22,030
JPMorgan Chase	Financial Activities	16,975
OhioHealth*	Health Care	16,000
Nationwide*	Financial Activities	11,235
United States Government	Government	10,800
City of Columbus*	Government	8,653
Columbus Public Schools*	Education	8,611
Mount Carmel Health System*	Health Care	8,448
Honda of America Manufacturing, Inc.	Manufacturing	7,400

Columbus OH Taxes

Somerset Place consists of two parcels of land in Columbus, Franklin County, OH.

Real estate taxes in Ohio are based on the property's assessed or taxable value, which is equal to 35% of the appraised value. Properties are physically reappraised every six years. Halfway through each six-year period, properties are reassessed based on a pooled analysis of sales during the preceding three-year period (the triennial update). The most recent reappraisal was in 2017, and the next triennial update will be in 2020, affecting taxes paid in 2021. We have modeled an adjustment of 10% after year 1 with regular increases afterwards.

4. The Hub of the Midwest

"Columbus is...slowly and systematically becoming the new hub of the Midwest. It's sneaky big. Columbus is the 14th largest U.S. city in population, directly behind San Francisco, with nearly 900,000 people (in the city proper and over 2.4mm in the MSA). But those are stats. It's the current generation of business leaders in Columbus that make the area so appealing."

- 89% of residents have a high school degree or higher
- Median household income has grown 25% in the past 10 years to \$50,800 in 2017
- Median gross rent is \$889, with 54.6% of households renting
- \$950 million in new capital construction in 2018 alone
- Per CBRE brokerage: completed construction in Q4 2018: 4.5 million sf industrial and 444,000 sf office space
- Average Commercial asking lease rates: \$19.50 /sf
- After New York and Los Angeles, Columbus is home to more fashion designers than any other U.S. metropolis
- 46% of the U.S. population is within a 10 hour drive
- 5 Fortune 500 Headquarters & 15 Fortune 1000 Headquarters
- 52 colleges and universities within an hour drive

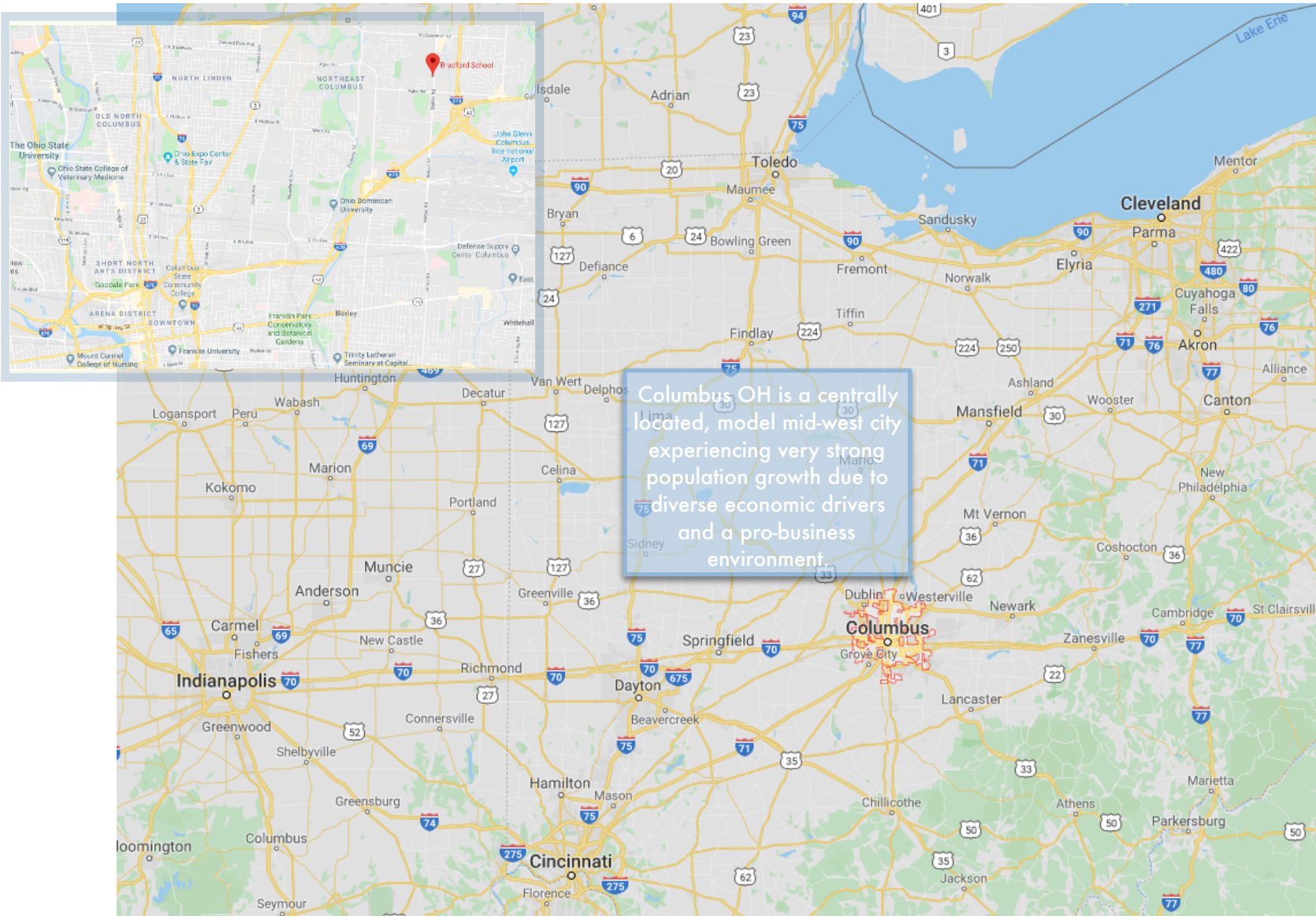
*Information provided by City of Columbus , Andrew J Ginther, Mayor:
Columbus Opportunity Zone Prospectus

Midwest Rent Growth Leaders

Market	2018 Rent Growth
Columbus, OH	3.5%
Minneapolis, MN	3.3%
Detroit, MI	3.2%
Indianapolis, IN	2.9%
Cincinnati, OH	2.8%
Milwaukee, WI	2.6%
Chicago, IL	2.3%
Kansas City, MO	1.8%
Cleveland, OH	1.7%
St. Louis, MO	1.5%

Source: RealPage, Inc.

4. The Hub of the Midwest

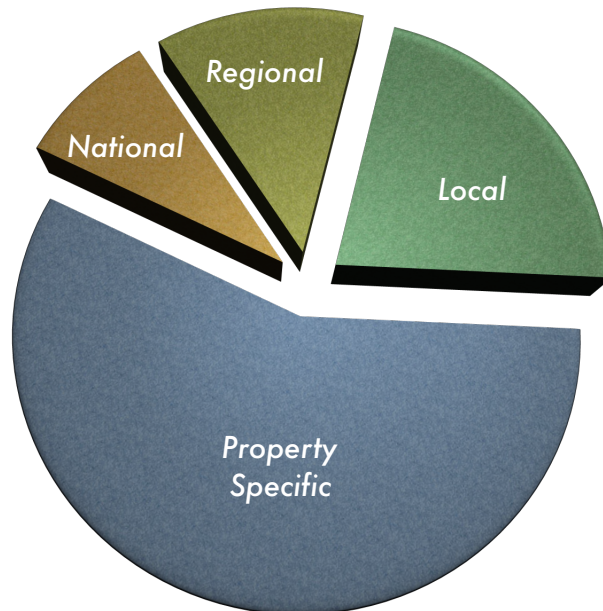


5. Process - Top Down

Proprietary Analytical Model

Representative Inputs and Weightings

GDP Growth	Inflation Rate	Population Density
Macro Trends	Vacancy Data	Cap Rates
Unemployment	Personal Income	Foreclosures
Financial Markets	Employment Base	Education
Relative Yields	Owner Rights	Transportation



Tidegate Capital employs a rigorous, proprietary selection process for a region to be included in our target market list.

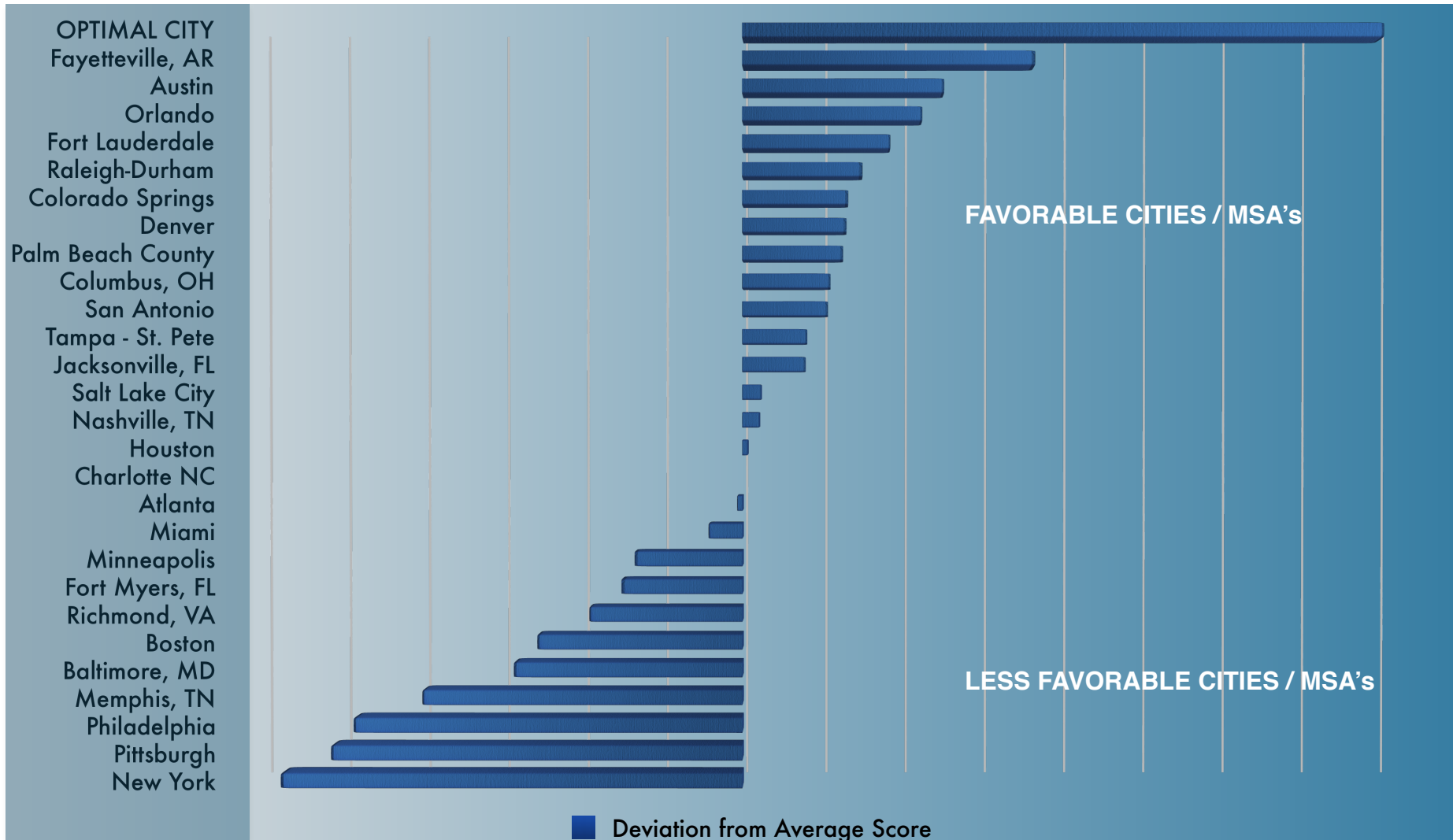
Our primary focus is locating and validating attractive metropolitan areas often overlooked by the large institutional players.

This results in geographic regions that offer the most robust investment opportunities and optimal risk-adjusted returns for our clients.

The focus is to capitalize on the significant inefficiencies inherent in the under 120-unit Class B and C multifamily apartment space.

5. Process - Top Down Market Selection

Target Market Selection Based on Proprietary Models



6. Leadership Bios



Colin P. O'Keefe, MBA **Principal and Founder**

- Over 25 years of real estate experience in property management, asset management, and development
- Asset manager for over 8,000 multifamily units

Mr. O'Keefe has over 25 years real estate experience, primarily in the multifamily housing sector. He currently manages and has ownership interest in multifamily units throughout Massachusetts, Rhode Island and Florida. His background includes asset management, acquisition, development, property management, financing and disposition of multifamily assets. Prior to forming Tidegate, he served at Equity Office Properties, Boston Financial, and Bank of America.

Mr. O'Keefe earned a BA in Economics from the University of Richmond and an MBA from Northeastern University.

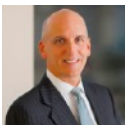


Guy C. Holbrook, IV, CFA® **Principal and Founder**

- 30 years of comprehensive experience investing through major market events and cycles
- Responsible for developing analytical tools for Market Selection Process

Working exclusively in the investment industry since 1987, Mr. Holbrook focuses on portfolio construction, research, and management. He has developed detailed analytical and risk-reduction models to target Tidegate's investment markets. At Columbia Management, his 10-person portfolio team managed over \$30 billion in assets, and he developed a fixed income fund, growing AUM to \$1 billion.

Mr. Holbrook earned a BA in Economics from Colby College and holds the Chartered Financial Analyst (CFA®) designation.



C. Warren Skillman **Partner and Managing Director**

- 26 years of portfolio management and equity analysis experience
- Responsible for modeling acquisition targets

Prior to his role as Managing Director at Tidegate Capital, Mr. Skillman was the lead portfolio manager on the Emerging Markets Value strategy with a focus on fundamental equity research. Warren has been in the investment industry since 1993 and has significant experience analyzing securities and credits through both up and down market cycles.

Warren received a BA from Boston College and an MS in finance from the London School of Business. In his spare time he enjoys mountain biking, skiing and preparing for the Nürburgring.

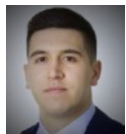


Jeffrey S. King, CFP® **Managing Director - Sales**

- Experienced in multiple investment vehicles and structures
- Client-focused approach to relationship management

Mr. King began his asset management career in 1987 and has worked at investment boutiques and institutions alike, including MFS, Prudential Investments, UBS Global Asset Management, and Bank Julius Baer. His expertise includes marketing, sales, and client service. He has worked extensively with investment advisors, bank trusts, family offices, and institutions to help them source investment programs for client portfolios.

Mr. King earned a BA in Administrative Science from Colby College and graduated with Distinction in the Major. He is licensed as a Certified Financial Planner (CFP®).



Matthew J. Alfonso **Associate**

- Experience acquiring and renovating single family properties
- Assists with acquisition analysis, asset management, and business development

Mr. Alfonso joined Tidegate Capital in November 2019; prior to his role at Tidegate he specialized in residential leasing at Preview Properties Realty Group in Boston. Matthew's previous experience includes working as a summer analyst at Starwood Property Trust, the largest commercial mortgage real investment trust in the United States. During his time there, he worked within the Real Estate Owned (REO) department and helped with the lease-up, management, and disposition of REO assets.

Mr. Alfonso earned a BA in Political Science from Boston University

In addition, Tidegate Capital is guided by the expertise of five advisors, each with extensive experience in business management, start-ups, investments and technology.

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