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N I M B U S  
C A P I T A L <sup>TM</sup>

Diversify, create, nurture, and grow your wealth through a well capitalized fund invested in vetted, commercial multifamily real estate ventures nationwide

# Investor Guide



# DISCLAIMER

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All references to acreage, square footage and other measurements are approximations and must be independently verified. Prospective investors are encouraged to conduct their own independent due diligence investigation, review financial projections, and consult with their legal, tax, and other professional advisors before making an investment decision.



# 03 WEALTH CREATION FOR THE MILLENNIAL GENERATION™

## Rebranding what it means to be a Millennial

You've proven yourself. Now it's time to own your status and your future by converting your riches to true wealth through high yield multifamily real estate offerings

## Create wealth | Make an impact

Enjoy more than just double digit returns. Take pride in knowing that your investment is impacting lives and spurring positive social and environmental change through our fund's curated Impact Partnership Program



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**Kevin Brenner**

Founder  
Chief Executive Officer



**David Webb**

Co-Founder  
Chief Marketing Officer



**Bobby Schiavone**

Co-Founder  
Managing Partner



**RJ Martino**

Co-Founder  
Managing Partner

## The Team

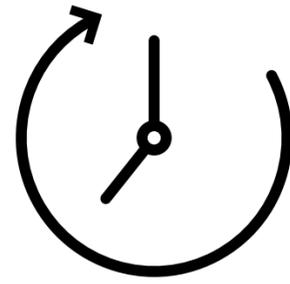
Driven by our core values of **unwavering integrity** and **transparency through excellence** we provide our investors with diversified commercial multifamily real estate assets that **make an impact** on local communities and people in need



# SOLVING MILLENNIAL WEALTH

...to transform the rich  
into the wealthy

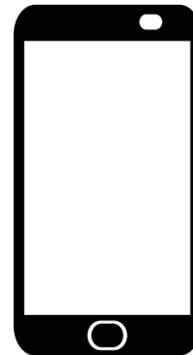
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**Your most valuable commodity** must not be wasted. Supplement your empire and capitalize your time by creating wealth through historically profitable investments.



**You've heard of all the tax benefits** of real estate... Invest in a Nimbus Capital fund to begin offsetting your income through your share of Bonus Depreciation through Cost Segregation.



**Investing at your fingertips** using the latest tech we've partnered with one of the most advanced investor portals on the market to provide our clients with a simple, intuitive approach to commercial real estate fund investing.



**Impacts you can see** in your portfolio and the community. Our firm provides more than just double-digit returns. Donate to one of our fund's curated Impact Partners and we'll match up to \$1,000 per investor.



## **COVID-19 MARKET CORRECTION**

The far reaching impacts of COVID-19 have forced many sellers to dispose of their underperforming assets leaving buyers in a strong position to capitalize on the pending market correction

## **LOW SUPPLY FUELS DEVELOPMENT**

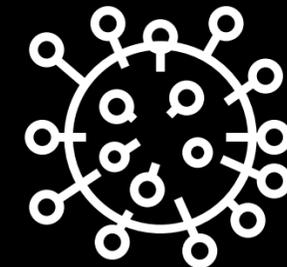
U.S. multifamily developers need to build 4.6M additional apartments by 2030 to keep up with rising demand

## **GENERATIONAL DEBT INCREASES**

Mounting personal debt from student loans and credit cards is forcing Millennials to postpone marriage and first-time home buying driving multifamily occupancy in more affordable emerging markets and submarkets nationwide

# **WHY MULTIFAMILY?**

## **WHY NOW?**



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**Invest**

\$50,000 minimum

**Pool**

Your capital is combined into a blind fund and held in an interest-bearing account and deployed within 6 months of subscription

**Pair**

We market the fund to our short-list of vetted pro asset managers and operators with active opportunities on the table

**Underwrite**

Before committing any capital, our team independently underwrites and stress tests our partners' deals to verify their financial projections and viability

**Execute**

We leverage our strong capital position to negotiate preferred ownership in our partners' deals - you start seeing quarterly returns within a few short months



**How It Works**



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## WHY INVEST?

You can't afford not to

### **Strength In Leverage**

Our unique capital model allows us to pool funds and maximize our buying power and position when negotiating ownership in each venture

### **Client First Approach**

By choosing to work with carefully vetted operators we eliminate the stress of asset management. This way, our focus is on our clients' financial objectives instead of the day-to-day operations of each individual asset

### **Complete Alignment**

Our investor-first model and limited fee structure ensures a complete alignment of interests between the fund and its qualified investors

### **Hedge Risk**

Rather than investing in one offering at a time, diversify your hard-earned capital across various markets, vetted operators, and proven business strategies without sacrificing your risk-adjusted returns



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# INTRODUCING

## Nimbus Capital Presents: Stratus Fund 1

A \$5M blind pool Opportunity Fund for *Accredited Investors* dedicated to the acquisition of cash flowing large commercial multifamily real estate assets



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10%

Average Cash-on-Cash Return\*

15%

Internal Rate of Return\*

2x

Equity Multiple\*

Experience above-average risk-adjusted returns and outstanding tax benefits while doubling your money in just 3-5 years

# FINANCIALS

Stratus Fund 1 Targeted Minimums

\*See important investment and legal disclosures at the end of the presentation



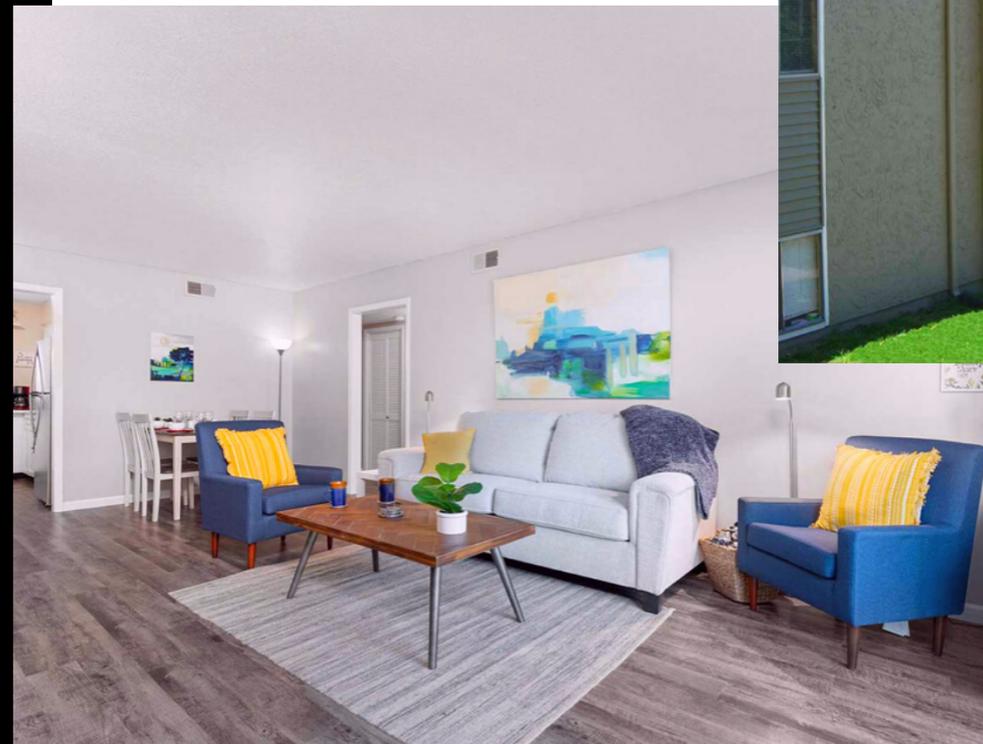
# ACQUISITION

We've partnered with high performing apartment operators and syndicators specializing in the acquisition, management, and disposition of large commercial value-add multifamily assets



## THE VALUE-ADD PROCESS

1. Buy at a discount
2. Renovate interiors
3. Upgrade common areas
4. Improve curb appeal and signage
5. Optimize management
6. Exit through refi or sale



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# FUND SUMMARY

Minimum Investment: \$50,000

By leveraging the fund's buying power, we are able to negotiate more preferential fee structures with our partners to maximize investor returns while hedging risk through broad diversification across a portfolio of cash flowing assets

<b>Investment Amount</b>	\$50,000
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<b>Investor Return Metrics</b>	
LP IRR	21.11%
LP XIRR (Quarterly)	22.08%
Average Cash-On-Cash	10.45%
LP Equity Multiple	2.41x
LP Profit	\$70,563

<b>Sample Investment After Fees</b>							
	Fund Start	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Contributions	(\$30,500)	(\$19,500)	\$0	\$0	\$0	\$0	\$0
Cash Flow - Limited Partner		\$3,698	\$5,139	\$5,438	\$5,738	\$6,101	\$549
Return From Disposition - Limited Partner		\$0	\$0	\$0	\$0	\$30,500	\$63,400
<b>Total Return - Limited Partner</b>	<b>(\$30,500)</b>	<b>(\$15,802)</b>	<b>\$5,139</b>	<b>\$5,438</b>	<b>\$5,738</b>	<b>\$36,601</b>	<b>\$63,949</b>
Investor Yield From Operations		7.4%	10.3%	10.9%	11.5%	12.2%	-



At Nimbus Capital, we pride ourselves on tailoring each fund to meet our clients' financial and social objectives through transparent operations, aligned interests, and predictable quarterly disbursements - all while driving change and making an impact in the communities we invest in

Our curated team of asset managers own and operate an impressive \$506MM of commercial multifamily real estate in 13 distinct emerging markets nationwide

Rest easy knowing that your capital is being put to work by some of the best apartment syndicators in the nation

**Our Partners**

**Make Us**

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## **Track Record**

**\$506 MM**

Assets Under Management

**7,824**

Owned & Operated Units

**17 Years**

Average Multifamily Real Estate Experience



## **CASH FLOW**

Income generated from the property pays down the asset's debt service and operating costs. The residual cash flow is distributed to the funds' investors quarterly

## **VALUATION**

Through value-add improvements, our partners are able to maximize income while reducing expenses resulting in up to a 1.5x valuation bump

## **DEPRECIATION**

Unlike other firms, we pass on tax benefits to our investors in accordance with their share of ownership. Why? Because it's the right thing to do

## **DISPOSITION**

Large lump-sum distributions are sent to investors when our partners realize their goals and implement their exit strategy through either a refinance or sale of the property

# **HOW YOU WIN**

Fund Investor Targets  
3-5 Year Investment Hold  
15%+ IRR\*  
2x Equity Multiple\*

\*See important disclosures at the end of this presentation





# HOW WE WIN

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## 80/20 Promote

80% Investor | 20% Fund

## 0% Management Fee

That's right. No recurring fees.

# HOW EVERYONE WINS

From socially conscious urban housing development to environmentally friendly energy-efficient upgrades to tackling veteran homelessness, we are dedicated to providing more than just solid returns

## IMPACT PARTNERSHIP PROGRAM

Nimbus Capital is proud to announce Stratus Fund 1's Impact Partner - Veterans Community Project (VCP)

Dedicated to supporting every man and woman who took the oath for our country, VCP is determined to make a difference in the lives of homeless Veterans through the construction of full-service Veteran Outreach Centers and communities of tiny homes designed to get homeless vets off the street and back on their feet



### **Review & Invest**

Review and sign subscription documents - minimum \$50,000

### **Pre-Screening**

Schedule a call to discuss your financial goals and eligibility

### **Wire Funds | Pool Capital**

Complete wire within 5 business days to the fund's escrow account where we'll pool investor capital and prep for deployment

### **Stay Informed**

Use our intuitive investor portal to keep tabs on your investment and track the fund's overall performance

### **Cash In**

Realize your returns quarterly through direct ACH deposits to the bank of your choosing

 **Next Steps**





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**SCHEDULE A CALL**

[www.risewithnimbus.com/contact-us](http://www.risewithnimbus.com/contact-us)





# QUESTIONS

Email [info@risewithnimbus.com](mailto:info@risewithnimbus.com) to verify your eligibility for early access into Stratus Fund 1



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Average Cash-on-Cash return and Internal Rate of Return refers to a weighted average projected return of each individual real estate venture sponsored by and managed through NIMBUS CAPITAL minus assumptions for fees, expenses, and potential downside costs. As investing carries with it inherent risk, there can be no assurances that these projections will ultimately be correct, or that investors will experience any returns similar to those projected here.

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