



NINETY9 LOFTS

411 Dayton Rd, Champlin, MN 55316



Higher Point
Investing





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**Higher Point
Investing**



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Sponsors

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OUR TEAM

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ABOUT US



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Our goal is to identify and operate large multi-family assets in growing markets for the benefit of our investors, residents, and surrounding communities.

Endurus Capital, Higher Point Investing and Vine Capital Partners together have operated over a half a billion in multifamily and commercial real estate assets across the United States. Their professional backgrounds and certifications in corporate finance, construction, brokerage, and property management drive success.





WHY INVEST WITH US



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Our team works to provide strong, predictable, risk-adjusted returns with an eye towards the horizon.



We want to be sure our interests are aligned with our investors so we all succeed together.



Our streamlined process makes it easy for you to invest and stay updated on each individual asset.



We believe that by providing clean, safe, and welcoming apartments, we can provide value to our residents and communities, along with reliable outcomes for our investors.



WHY US



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OUR SYNDICATION STRUCTURE

2.5% Acquisition Fee

1.5% Asset Management Fee

OTHER SYNDICATION STRUCTURES

2-4% Acquisition Fee

1-2% Guarantor/loan Fee

1-3% Asset Management Fee

1-2% Capital Transaction Fee

1-2% Disposition Fee



OUR TEAM



MATT BRAWNER

Co-Founder & Principal

- Managing partner for Minnesota Capital Management
- 14 years of experience in multifamily and commercial real estate assets
- Licensed Real Estate Broker



TODD DEXHEIMER

Co-Founder & Principal

- Multifamily, senior housing, and commercial real estate assets
- 17 years of investing experience
- 150 flips of small to mid-sized units
- Licensed General Contractor



DREW WHITSON

Co-Founder & Principal

- Started career at an investment bank specializing in public & private real estate funds
- Finance Professor at Bethel University
- 17 years of investing experience

CO-SPONSORS



KEN & RACHAEL WICK

Higher Point Investing

- Managing partners for Higher Point Investing of Minnesota
- 20 years of experience in operating multifamily assets
- 358 units under management



THOMAS & JENNIFER FAWCETT

Vine Capital Partners

- Managing partners of Vine Capital Partners Iowa
- 9 years of experience in operating multifamily assets
- 301 units under management



DOUG SHIPLETT

Vine Capital Partners

- Managing partner of Vine Capital Partners based out of Iowa
- 40+ years of experience in building, maintaining and selling real estate all over the nation
- Real Estate Investor, Broker and Lender

PROPERTY & PROJECT MANAGER

Skyline Real Estate Services, LLC will be property manager and project manager.

Chris Kohler, CEO of Skyline, led project management for:

- Concierge Apartments (700+ units)
- Gates of Rochester (400+ units)
- Lux Apartments (100+ units)



Skyline's Mission: Established to become Minnesota's premier property management company, focusing on repositioning and renovating multifamily properties in the Twin Cities.

Current Portfolio: Manages 510 units, offering expert property management and maintenance.

Key Values: Emphasizes service with a personal touch, responsiveness, and attention to detail.

Reputation: Recognized as a leader in apartment transformations due to industry experience and dedication.

RENOVATED CONCIERGE & LUX APARTMENTS





INVESTMENTS

RECENT TRANSACTIONS
WHY INVEST IN MULTIFAMILY



RECENT TRANSACTIONS



Multifamily

Property	Location	Units	Purchase Price
Covington Hills	Memphis, TN	224	\$8,960,000
Idlewild 45	Memphis, TN	122	\$8,685,000
Aspen Village	North St. Paul, MN	54	\$5,940,000
Regency Park	North St. Paul, MN	104	\$11,082,500
The Hideaway	Lexington, KY	124	\$11,385,000
The Pops	Lexington, KY	96	\$10,300,000
The Rye	Louisville, KY	228	\$32,500,000
Traditions	Columbus, OH	94	\$18,500,000
Brentlinger Park	Louisville, KY	113	\$24,000,000

Commercial

Property	Location	Sq Ft	Purchase Price
Time Square	Apple Valley, MN	98,479	\$10,750,000
Parkers Lake MedTech	Plymouth, MN	81,901	\$10,300,000

Sold

Property	Location	Units	Purchase Price	Hold Period	IR
Cambridge	Lexington, KY	120	\$4,175,000	30 Months	23.2%
Ashland	Lexington, KY	84	\$2,500,000	37 Months	15.4%
Village Green	Memphis, TN	224	\$13,500,000	26 Months	47.1%
Cherry Creek	Memphis, TN	68	\$13,500,000	61 Months	23.0%
Village Green	Memphis, TN	314	\$13,500,000	32 Months	47.1%



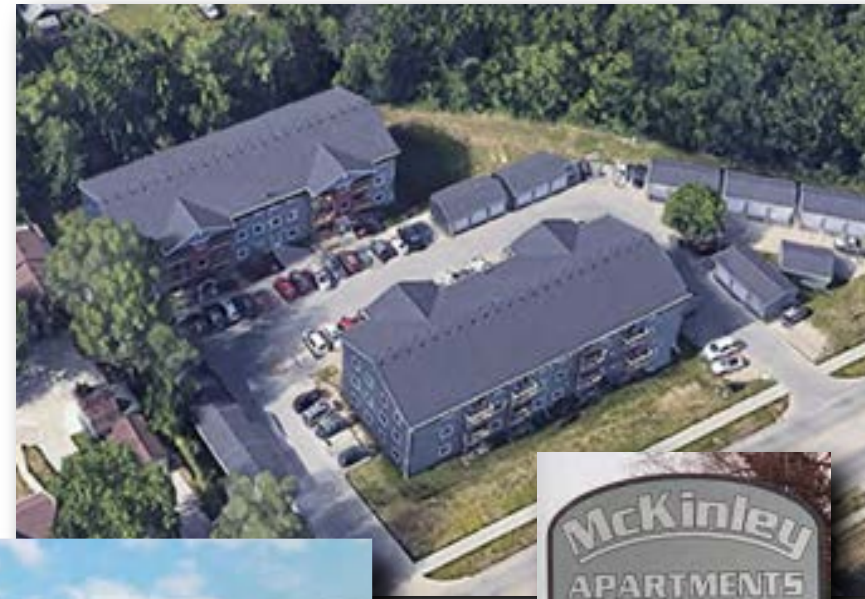
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CO-SPONSORS RECENT TRANSACTIONS



Multifamily

Property	Location	Units	Purchase Price
Sherwood Palms	Las Vegas, NV	24	\$2,050,000
Ankeny Acres	Ankeny, IA	32	\$2,000,000
The Drake	Des Moines, IA	136	\$9,750,000
McKinley	Des Moines, IA	48	\$3,900,000
Windsor Terrace	Des Moines, IA	136	\$10,900,000
Brentlinger Park	Louisville, KY	113	\$24,000,000



Commercial

Property	Location	Sq Ft	Purchase Price
101 N Downey	West Branch, IA	3730	\$233,000



Sold

Property	Location	Units	Purchase Price	Hold Period	IRR
Camino 1107	Las Vegas, NV	33	\$2,700,000	15 Months	17.1%
Radcliff	Las Vegas, NV	22	\$1,700,000	24 Months	22.7%
Ankeny Acres II	Ankeny, IA	16	\$1,000,000	36 Months	33%
Aurora Ave.	Des Moines, IA	10	\$150,000	13 Years	175%





WHY INVEST IN MULTIFAMILY



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REDUCED VOLATILITY

Because housing is a basic human need, multifamily housing has historically shown resilience during times of economic uncertainty.

CASHFLOW

Multifamily investments often generate meaningful and predictable income.

STRONG HISTORIC RETURNS

Multifamily real estate has often matched or exceeded average returns in the S&P500 on an unleveraged basis.



HEDGE AGAINST INFLATION

When central banks expand the money supply causing inflation, real estate is often one of the first assets to rise.

LOWER CORRELATION TO PUBLIC MARKETS

Investment into privately owned real estate is consistently valued based on profitability and cash flow, not the daily whims of Wall Street or the 24/7 news cycle.

Data source: Nareit and YCharts (2022)

Fannie Mae, Freddie Mac and Urban Institute

PREA, NCREIF-PREA Quarterly, Fall, 2021



MARKET AREA

TWIN CITIES DEMOGRAPHICS

CHAMPLIN, MN

MISSISSIPPI CROSSING

TWIN CITIES



POPULATION
3.75MM



MEDIAN AGE
37.6

27.9 MILLION
ANNUAL
TOURISTS



MEDIAN HOME VALUE
\$368,000

A TOP LOGISTICS
HUB FOR 2023



AVERAGE HH INCOME
\$95,082

RANKED 16TH
LARGEST
METROPOLITAN
AREA IN US



BACHELOR'S DEGREE
32.1%

ECOLAB[®]

CHS[®]

 **securian**
FINANCIAL[™]



 **UnitedHealthcare**[®]

Boston
Scientific



Medtronic

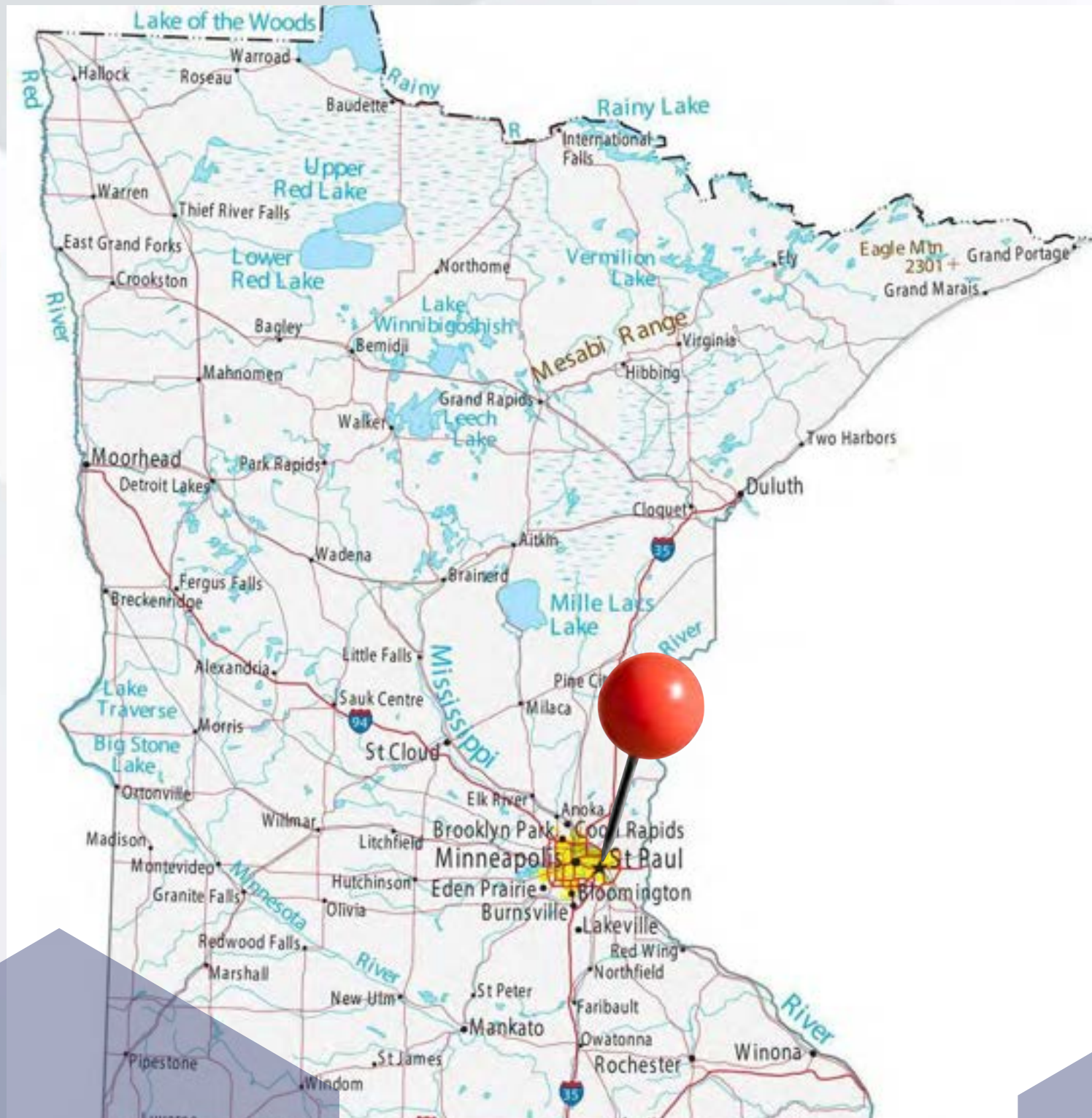
3M



CHAMPLIN



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Champlin Highlights

Major Location

Located off major highways 169 & 10, near the revitalized Mississippi Crossings river frontage and new development

Champlin, MN: Median household income is \$113,570

Median property value \$397,450

Located in a quiet residential area just minutes from businesses and over 300 acres of parkland and recreational facilities

1.4% Vacancy rate





MISSISSIPPI CROSSING



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- > In 1999, a 26-member citizen task force recommended the city rejuvenate the Mississippi riverfront and old business district. Soon after, the city adopted a redevelopment plan that proposed a series of mixed-use and residential and commercial developments along the riverfront.
- > Since 2016, there has been significant investment in the Mississippi Crossing area.
- > In July 2019, the city entered into a development agreement with Greco to be the "master developer" of 12-acres in the heart of Mississippi Crossing. Greco plans to develop a 214-unit market rate rental housing community on 4.2-acres generally located north of T.H. 169 and south of East River Parkway.
- > Greco is making improvements supporting a riverfront restaurant/banquet hall and public park improvements including a public pavilion and small riverfront amphitheater.





THE PROPERTY

THE PROPERTY

FLOOR PLANS

HIGHLIGHTS & IMPROVEMENTS

RENOVATION BREAKOUT

RENT ROLL & COMPARABLES



THE PROPERTY



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THE PROPERTY



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CURRENT CLASSIC UNIT



AFTER RENOVATION





THE PROPERTY



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CURRENT CLASSIC UNIT



AFTER RENOVATION





THE PROPERTY



Higher Point
Investing



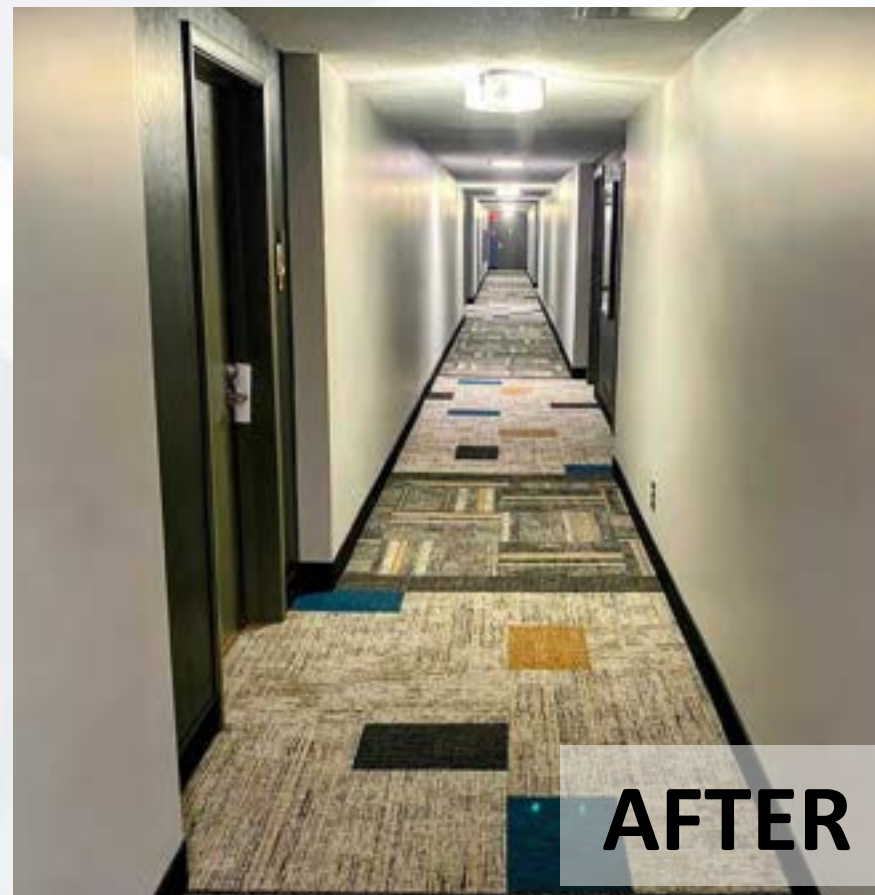
CURRENT



AFTER RENOVATION



CURRENT



AFTER RENOVATION

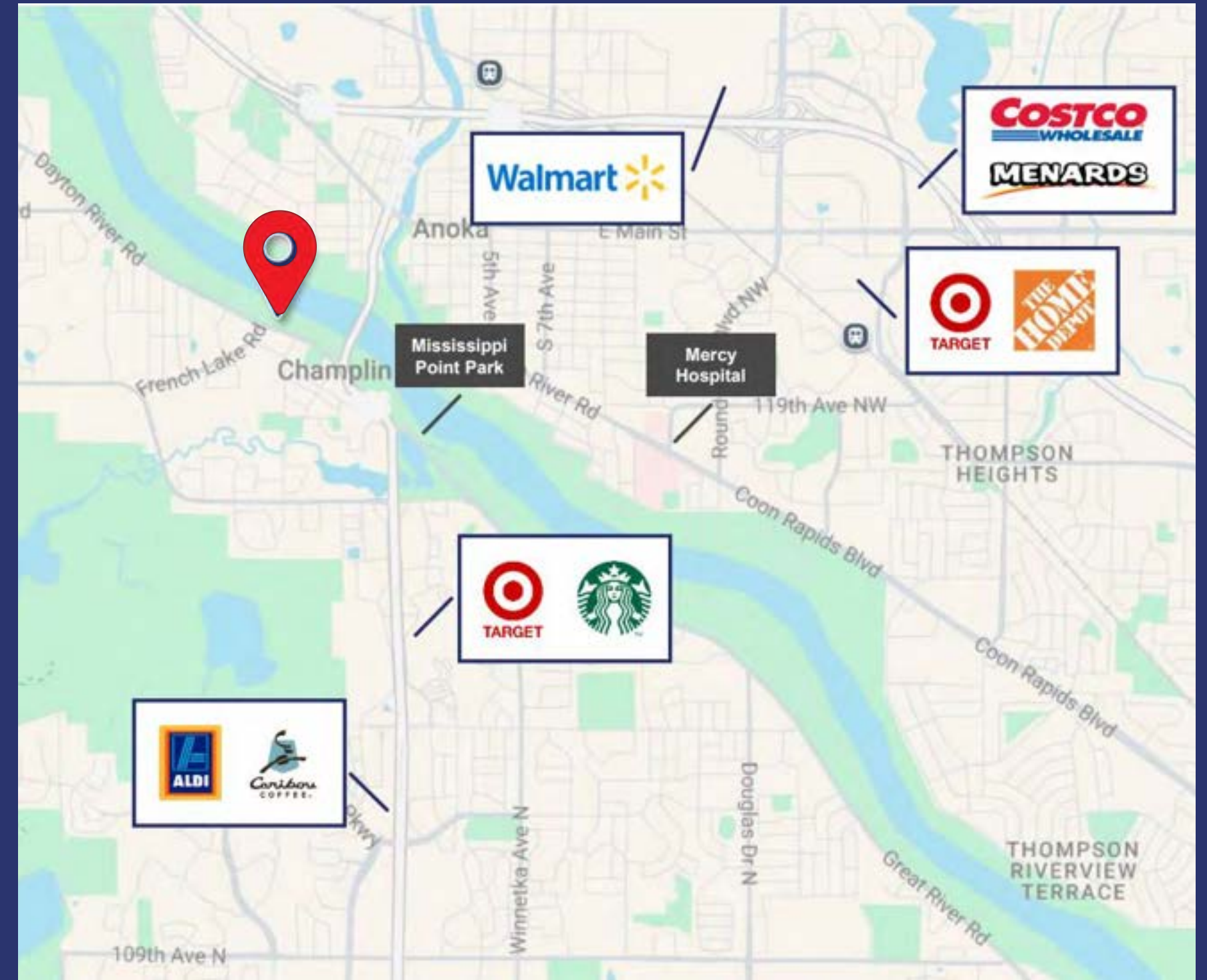
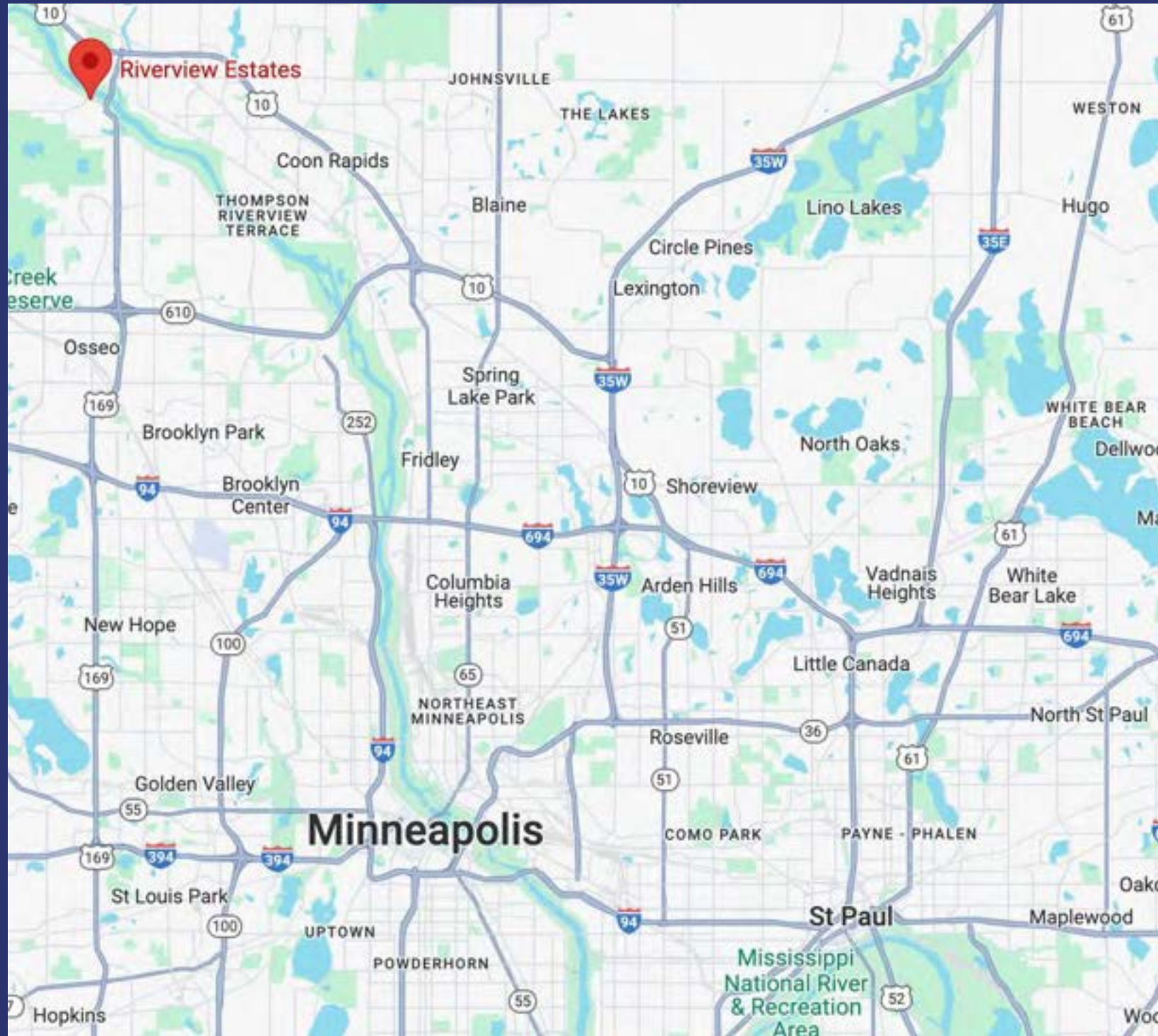




THE PROPERTY



Higher Point
Investing



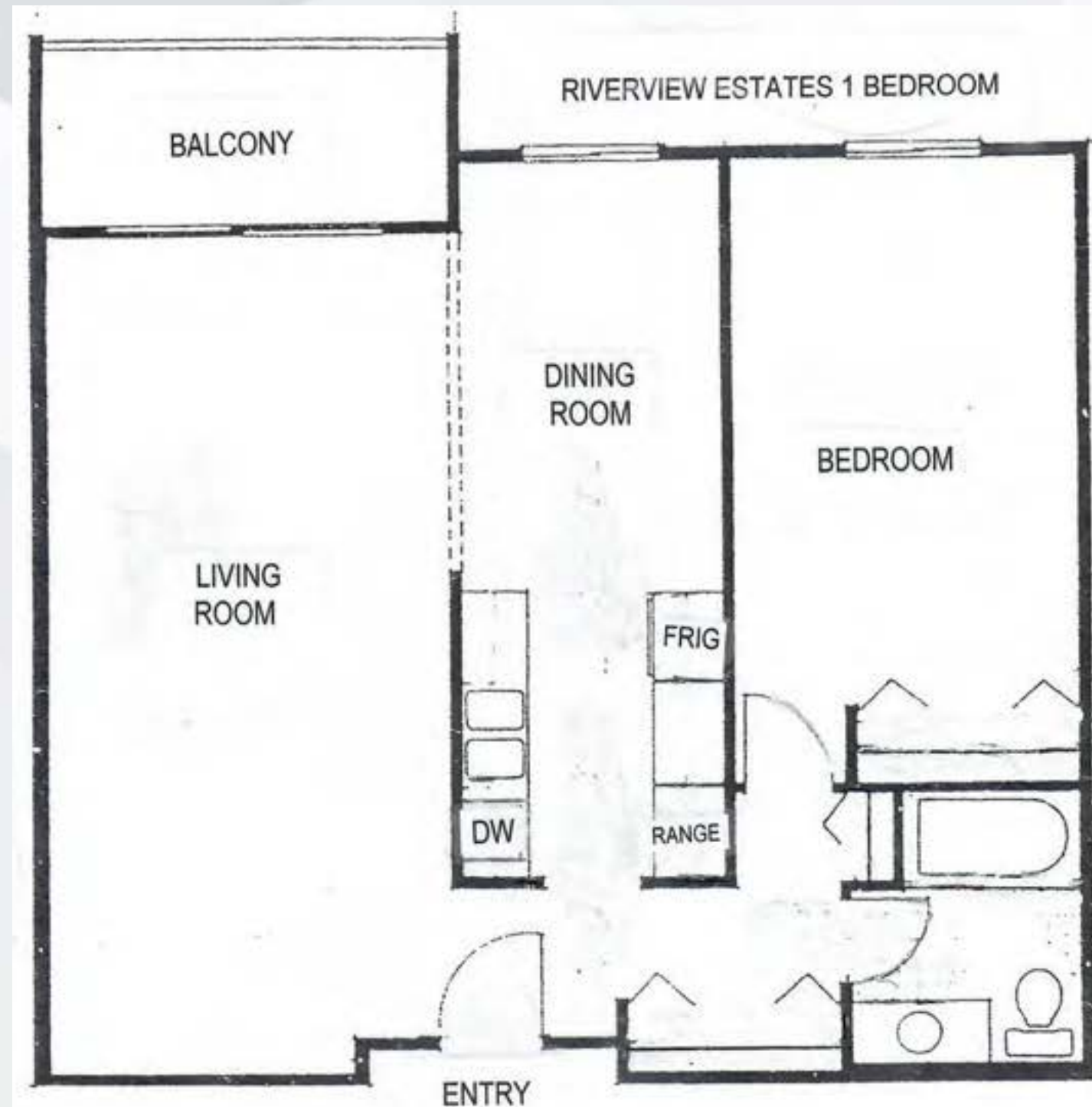


FLOOR PLANS



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1 BED / 1 BATH



2 BED / 1 BATH





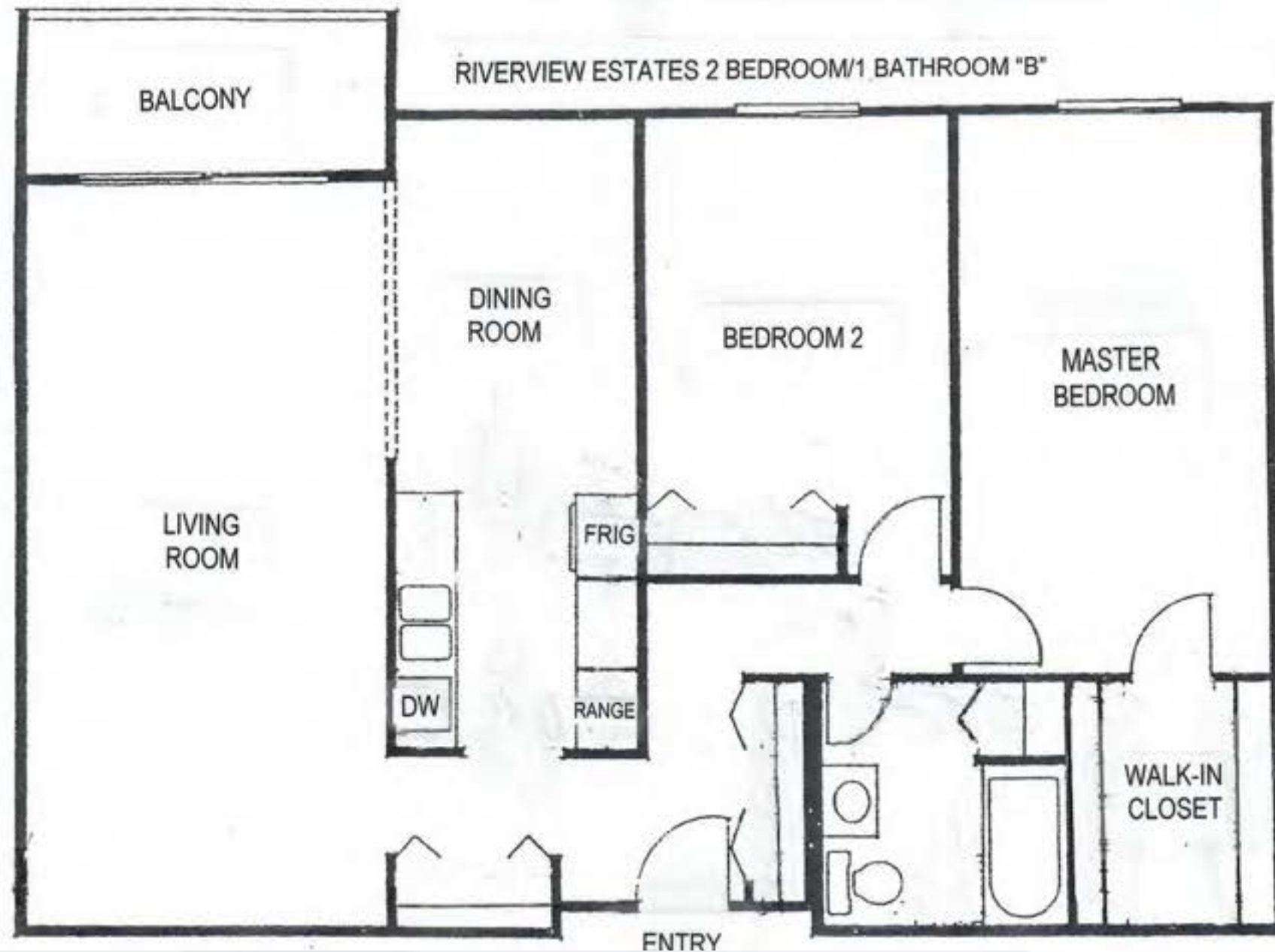
FLOOR PLANS



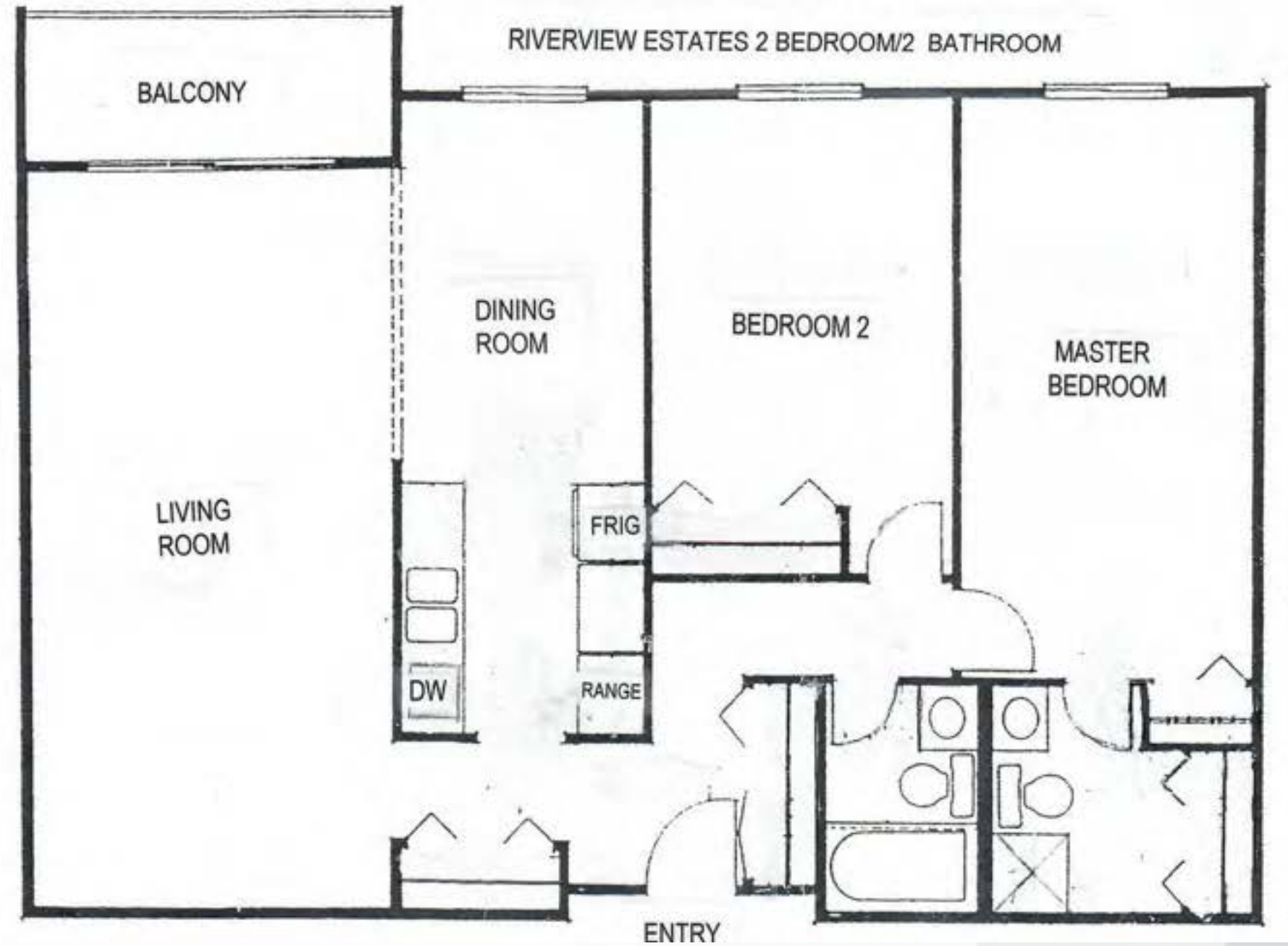
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2 BED/ 1 BATH



2 BED/ 2 BATH





HIGHLIGHTS



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- Trophy location in Champlin, MN directly on the Mississippi River
- Featuring 99-units, attractive unit mix of 1, 2, and 3 bedrooms, with 1 to 2 bath floor plans
- Luxury interior renovation, including LVP flooring, kitchen cabinets with granite countertops, stainless steel appliances, full bathroom remodel, and new lighting & flooring
- Exterior: Landscaping, remove mansards, paint and modernize exterior, signage, roofs, and parking
- Common Areas: Sport court, fitness center, common area, lighting, paint, and flooring updates
- Increase rents by \$500/month
- Stabilized NOI of \$1,200,000





RENOVATIONS



Higher Point
Investing



Interior Breakout

\$20,300/unit

Kitchen Cabinets \$4,500

Kitchen Appliances \$2,300

Kitchen Granite Countertops \$1,800

Kitchen Misc \$1,500

Bathroom Tub/Shower Surround \$1,500

Bathroom Vanity, Toilet, Fixtures, Misc \$1,800

Flooring \$4,100

Paint \$1,200

Misc- (Lighting, Hardware, Blinds) \$1,600

Amenity Package:

- > Sauna and cold tub
- > Theater
- > Fitness center
- > Community room
- > Indoor Pickleball and possibly golf



RENOVATIONS



Higher Point
Investing



Exterior/Common Areas Breakout

\$1,525,000

Mechanical Reserve

\$75,000

Pool/Clubroom

\$175,000

Siding/Paint Brick/Decks

\$225,000

Parking Lot Overlay & Striping

\$75,000

Common Areas

\$250,000

Landscaping/Tree Removal

\$65,000

Hallway Plumbing

\$75,000

Rebranding

\$45,000

Designer

\$57,000

Garage Teardown

\$50,000

Riverfront Improvement

\$75,000

Staging

\$8,000

Roof

\$350,000



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RENT ROLL

Riverview Estates: 99 Units

Unit Type	Rentable Units	Rents	Market Rent	Sq Ft
1 Bed/1 Bath	33	\$978	\$1,364	715
2 Bed/1 Bath	42	\$1,059	\$1,679	950
2 Bed/2 Bath	21	\$1,159	\$1,729	950
3 Bed/ 2 Bath	3	\$1,250	\$2,000	1,120

4.7%
RENT GROWTH
APARTMENTS.COM

1.4% MARKET
VACANCY RATE



RENT COMPARABLES



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The Bowline

Units: 212

	Rent	Sq/ft
1 Bed/1 Bath	\$1,687	649
2 Bed/2 Bath	\$2,498	1,170
3 Bed/2 Bath	\$3,234	1,485



Cutters Grove Apartment Homes

Units: 138

	Rent	Sq/ft
1 Bed/1 Bath	\$1,515	810
2 Bed/2 Bath	\$1,849	1,073
3 Bed/2 Bath	\$2,340	1,260



Northpointe Apartments

Units: 162

	Rent	Sq/ft
2 Bed/2 Bath	\$1,705	1023



SALES COMPARABLES



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Creekside Apartments

Units: 204
Year Built: 1999

Sale Price: \$46,600,000
Price/Unit: \$228,431



Emberwood

Units: 112
Year Built: 2016

Sale Price: \$23,130,000
Per/Unit: \$206,518



Valley Place Apartments

Units: 71
Year Built: 1971

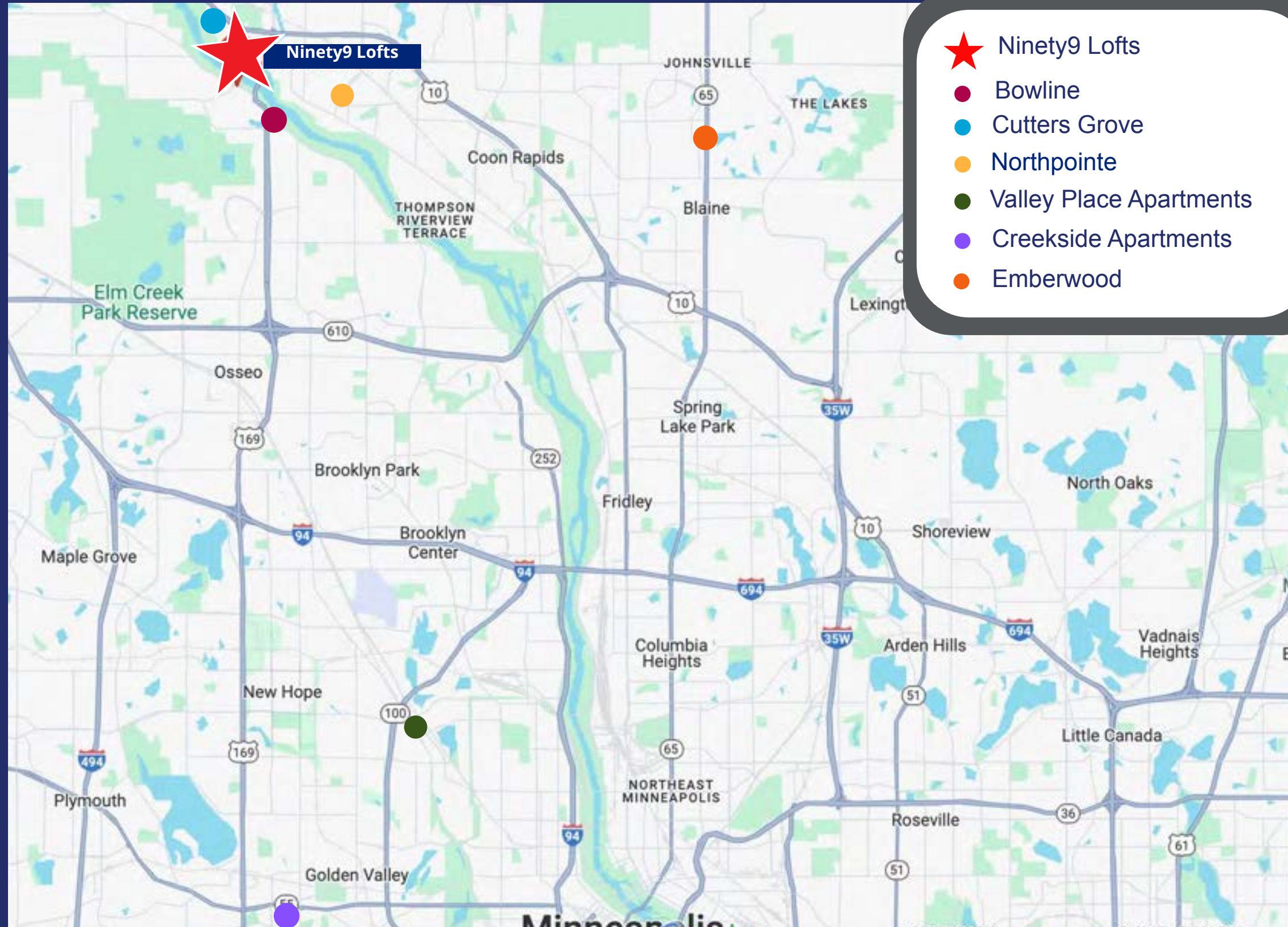
Sale Price: \$8,462,500
Price/Unit: \$119,190



COMPARABLES MAP



Higher Point
Investing





OPPORTUNITY

OPPORTUNITY

INVESTMENT SUMMARY

PORTFOLIO PROJECTIONS

INVESTOR PROJECTIONS



NINETY9 LOFTS OPPORTUNITY

TOTAL RAISE: \$5,500,000

.....
\$50,000

Minimum Investment

.....
Class B Shares

80/20 Split & 7% Preferred Return

20-25% IRR Projected

60/40 Split at 18% IRR

.....
Class A Shares

87/13 Split & 7% Preferred Return

\$500,000 Minimum Investment

.....
Tax Benefits

Cost Segregation and Bonus Depreciation

.....
Investment Terms

3 Year Hold

Option for an 8 year hold with a refi in year 3

Equity Upside

Projected returns are the best estimate of the Sponsor. Actual returns could be lower. Underwriting estimates are the best estimates utilized by the Sponsor. Actual income growth and other income growth could be lower. In addition, stabilized economic vacancy and expense growth could be higher.



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INVESTMENT SUMMARY



PURCHASE PRICE

\$9,100,000



RENOVATION BUDGET

\$4,082,579



LOAN AMOUNT

\$6,370,000 Loan
\$3,295,000 Renovation Loan
\$622,877 Prepaid Interest



UPFRONT RESERVES

\$900,000

RENOVATION RESERVES

\$796,144

Loan Type: Local Bank

Acquisition & Loan cost: \$452,701

Interest Rate: 6.75%

30-year amortization, fixed for 5 years, with 2 years of Interest Only

TOTAL RAISE: \$5,500,000

Financials Based on 3 Year Hold



PORTFOLIO PROJECTIONS



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	T12	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$830,290	\$1,893,600	\$1,950,408	\$2,008,920	\$2,069,188	\$2,131,263
Vacancy, loss to lease, bad debt, concessions	(\$0)	(\$921,774)	(\$334,272)	(\$140,624)	(\$144,843)	(\$149,188)
Total Other Income	\$18,728	\$75,502	\$123,212	\$126,908	\$130,716	\$134,637
Effective Income	\$849,018	\$1,047,328	\$1,739,348	\$1,995,204	\$2,055,060	\$2,116,712
Admin/Legal/Advertise	\$16,739	\$65,838	\$67,813	\$62,645	\$64,524	\$66,459
Contract Services	\$19,151	\$35,000	\$36,050	\$37,132	\$38,245	\$39,393
Repairs/Maintenance/Turnover	\$37,949	\$45,000	\$46,350	\$69,100	\$71,173	\$73,309
Utilities	\$99,472	\$102,456	\$105,529	\$108,695	\$111,956	\$115,315
Insurance	\$113,313	\$148,500	\$152,955	\$157,544	\$162,270	\$167,138
Real Estate Taxes	\$146,586	\$156,606	\$161,305	\$166,144	\$171,128	\$176,262
Management/Payroll	\$191,405	\$203,130	\$238,951	\$255,284	\$262,943	\$270,831
Deposit/Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$624,615	\$756,531	\$808,954	\$856,544	\$882,240	\$908,707
Net Operating Income	\$224,403	\$290,798	\$930,395	\$1,138,661	\$1,172,820	\$1,208,005
Debt Service		(\$0)	(\$531,081)	(\$752,244)	(\$752,244)	(\$752,244)
Cash Flow		\$290,798	\$399,314	\$386,417	\$420,576	\$455,761
Asset Management Fee		(\$15,710)	(\$26,090)	(\$29,928)	(\$30,826)	(\$31,751)
Member Distribution		\$275,088	\$373,223	\$356,489	\$389,750	\$424,010



INVESTOR PROJECTIONS



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BASED ON \$100,000 INVESTMENT

Year 3 Sale Price	\$19,547,008
Escrow/Reserves	\$585,000
Minus Remaining Debt	(\$9,561,995)
Minus Sale Costs	(\$390,940)
Total Equity	\$10,179,072
Return of LP equity	(\$5,493,156)
LP Proceeds	\$3,629,722
Total Cash at Sale	\$9,271,642

Cash Flow
Distribution
\$5,008
.....
CoC
5.01%

YEAR 1

Cash Flow
Distribution
\$6,794
.....
CoC
6.79%

YEAR 2

Sale
Distribution
\$59,587
.....
Cash Flow
Distribution
\$9,198
.....
CoC
9.2%

YEAR 3

PERCENTAGE OF LP OWNERSHIP: 1.8%

AVERAGE ANNUAL RETURN: 22-27%

INTERNAL RATE OF RETURN: 20-25%

TOTAL PROFIT: \$80,587

Distributions include cash flow distributions from operations, distribution of sale proceeds,.



SENSITIVITY ANALYSIS

REFINANCE

ANALYSES

UNDERWRITING ASSUMPTIONS



REFINANCE



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62% LTV at 6.5% Interest Rate

Member Returns Based on \$100,000 Invested	1	2	3	4	5	6	7	8
Member Capital Account Balance	\$100,000	\$100,000	\$100,000	\$57,771	\$57,771	\$57,771	\$57,771	\$57,771
Member Cash Flow	\$5,008	\$6,794	\$6,490	\$6,261	\$6,180	\$6,482	\$5,248	\$5,725
Cash on Cash Return	5.01%	6.79%	6.49%	10.84%	10.70%	11.22%	9.08%	9.91%
Return on Member Capital IRR	\$5,008	\$6,794	\$48,718	\$6,261	\$6,180	\$6,482	\$5,248	\$102,886 16.4%

68% LTV at 5.5% Interest Rate

Member Returns Based on \$100,000 Invested	1	2	3	4	5	6	7	8
Member Capital Account Balance	\$100,000	\$100,000	\$100,000	\$36,141	\$36,141	\$36,141	\$36,141	\$36,141
Member Cash Flow	\$5,008	\$6,794	\$6,490	\$6,686	\$6,310	\$6,760	\$4,969	\$5,446
Cash on Cash Return	5.01%	6.79%	6.49%	18.50%	17.46%	18.70%	13.75%	15.07%
Return on Member Capital IRR	\$5,008	\$6,794	\$70,348	\$6,686	\$6,310	\$6,760	\$4,969	\$103,746 18.2%

70% LTV at 4.5% Interest Rate

Member Returns Based on \$100,000 Invested	1	2	3	4	5	6	7	8
Member Capital Account Balance	\$100,000	\$100,000	\$100,000	\$28,931	\$28,931	\$28,931	\$28,931	\$28,931
Member Cash Flow	\$5,008	\$6,794	\$6,490	\$8,024	\$7,648	\$8,097	\$5,769	\$6,246
Cash on Cash Return	5.01%	6.79%	6.49%	27.73%	26.43%	27.99%	19.94%	21.59%
Return on Member Capital IRR	\$5,008	\$6,794	\$77,558	\$8,024	\$7,648	\$8,097	\$5,769	\$105,623 19.5%



INTERNAL RATE OF RETURN



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80/20, 7 % PREF. 18% IRR HURDLE TO 60/40

3 YR HOLD- EXIT CAP

LP IRR	\$1,444	\$1,519	\$1,594	\$1,669	\$1,744
5.50%	18.37%	22.79%	26.93%	30.84%	34.54%
5.75%	15.63%	20.63%	24.75%	28.64%	32.31%
6.00%	12.88%	18.58%	22.68%	26.55%	30.20%
6.25%	10.22%	16.17%	20.72%	24.56%	28.20%
6.50%	7.64%	13.65%	18.84%	22.67%	26.29%



HOLD PERIOD



4 YR HOLD- EXIT CAP	LP IRR	
		LP IRR
	5.50%	22.97%
	5.75%	21.48%
	6.00%	20.06%
	6.25%	18.70%
	6.50%	17.21%

5 YR HOLD- EXIT CAP	LP IRR	
		LP IRR
	5.50%	20.67%
	5.75%	19.57%
	6.00%	18.52%
	6.25%	17.35%
	6.50%	16.05%



UNDERWRITING ASSUMPTIONS



Significant assumptions play a key role in the development of the 5-year pro-forma. These assumptions are developed by the Sponsorship team based on their knowledge of the market as well as their knowledge of the property. These assumptions include occupancy, rent growth, expense assumptions, and the interest rate for debt service.

ECONOMIC OCCUPANCY

- Economic occupancy refers to the total physical occupancy (the number of units rented to tenants) and the total income collections (how much rent and other income are collected from tenants). Lower physical occupancy and lower income collections may lead to lower overall returns.

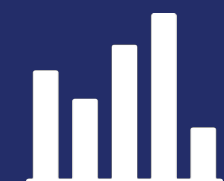


RENT GROWTH

- Rent growth refers to how fast we anticipate rental income to increase at the property. This includes organic, market rent growth, and value-add rent growth (by increasing current rents to market level and increasing overall rents by renovating interiors. Lower rent growth may lead to lower overall returns.
- In our underwriting, we assume:
 - Year-over-year increase based on completion of business plan in 24 months.
 - Year-over-year increase based on industry projected income collections

EXPENSE ASSUMPTIONS

- Expense assumptions refer to the expenses we expect to incur to operate the property and how fast these expenses will increase over time. Higher than anticipated expenses or higher than anticipated expense growth may lead to overall lower returns.
- In our underwriting, we estimate expenses in line with our current communities expense budget guidance.





CONCLUSION

NEXT STEPS

TIMELINE

KEY TAKEAWAYS

FAQ'S

CONTACT INFORMATION



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TIMELINE

NOW

Sign Subscription
Agreement

FEBRUARY 7TH

Funding Deadline
for Non-Accredited Investors

FEBRUARY 26TH

Funding Deadline
for Accredited Investors

MARCH 6TH

Closing

END OF QUARTER 2

First
Distribution



KEY TAKEAWAYS



- Twin Cities is a strong & stable cash flowing market
- Champlin is a strong market with excellent schools
- Class A riverfront location neighborhood with low vacancy rate in Champlin.
- Long-term fixed rate debt
- Large rent upside with a \$500+ margin on Class A down the street
- 20-25% projected IRR with a possible refinance for a long term hold
- Top tier project manager with experience renovating thousands of units
- Purchasing well below market value



COMMON QUESTIONS



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WILL THE PARTNERS BE INVESTING MONEY INTO THE PROPERTY?

Yes, the general partners will be investing.



WHAT ARE THE INVESTOR REQUIREMENTS TO INVEST IN THIS DEAL?

Investment is for accredited and non-accredited investors.



WHAT IS THE MINIMUM AMOUNT I CAN INVEST? CAN I INVEST FROM MY IRA?

The minimum investment will be \$50,000.

In addition, we are taking IRA (or solo 401(k)) funds.



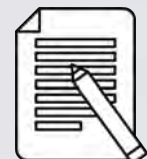
HOW LONG DO I HAVE TO MAKE AN INVESTMENT DECISION?

We'll accept investment commitments starting today on a first come first serve basis. Signing the subscription agreement when you commit and funding by February 28th.



HOW WILL THE PROFITS BE DISTRIBUTED TO INVESTORS?

A 7% preferred return is paid to investors first and then profit is split 80% to investors.



DO I GET TAX BENEFITS AS A PASSIVE INVESTOR?

Yes, you get your share of depreciation and long-term capital gains. We will complete a cost segregation study.



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The screenshot shows a YouTube video player interface. At the top, the YouTube logo and search bar are visible. The video content is a PDF presentation titled "NINETY9 LOFTS" by "ENDURUS CAPITAL". The main slide features the company logo and a photograph of a modern loft building at night. A sidebar on the left shows a list of six thumbnails from the presentation. On the right side of the video player, there is a vertical stack of three video call windows showing participants: Todd Dexheimer, Matthew Brawner, and Drew Whitson. The video player controls at the bottom show a play button, a progress bar at 3:29 / 55:59, and various settings icons.

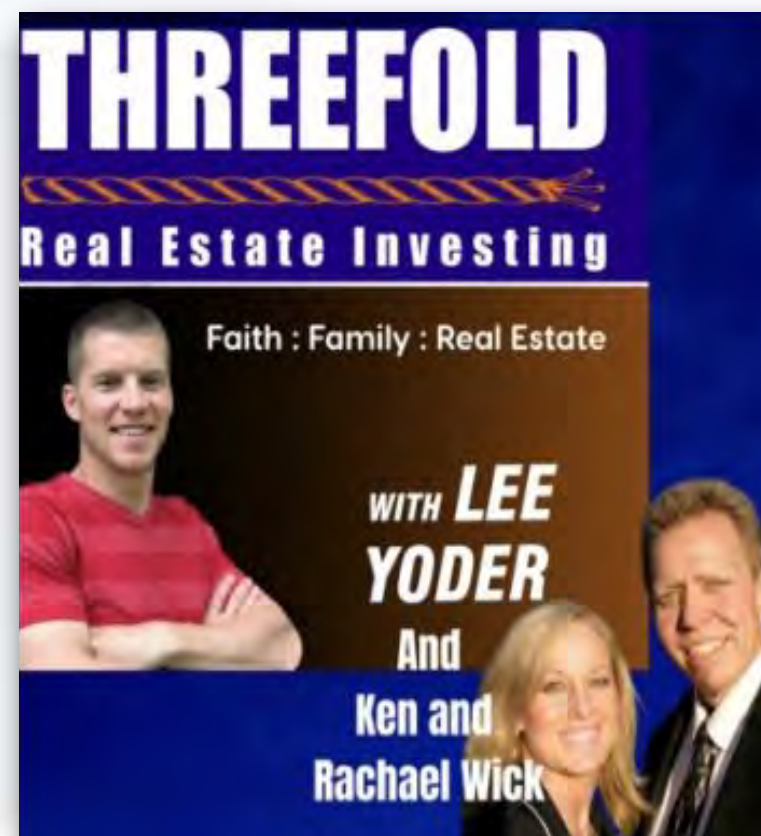


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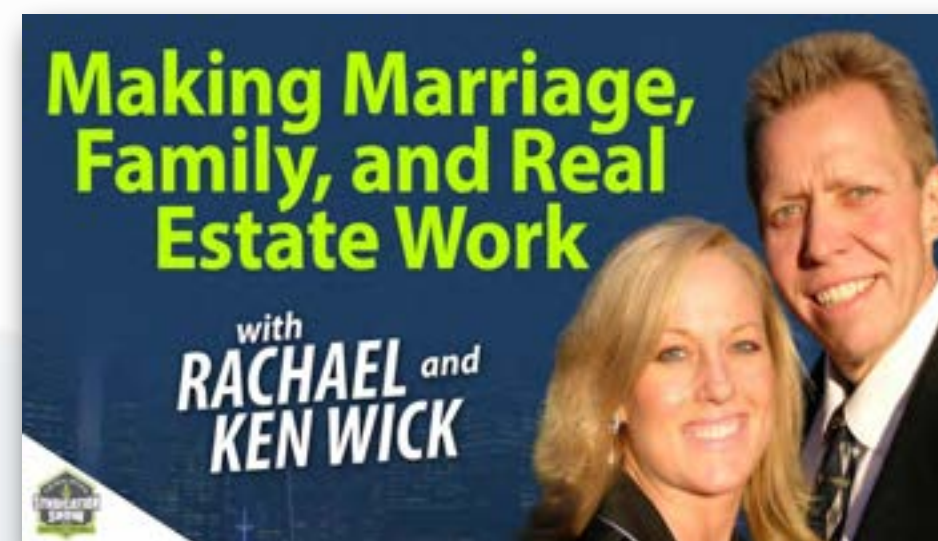
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