

MN Townhome Portfolio

Court Place



Lofts of Sandcreek



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**Higher Point
Investing**



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Sponsors

ABOUT US

WHY CHOOSE US

OUR TEAM



ABOUT US



**Higher Point
Investing**



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



1 We work to provide strong, predictable, risk-adjusted returns with an eye towards the horizon.



2 We personally invest along with our investors to be sure our interests are aligned. We all succeed together.



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



4 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.



SPONSORS



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
- 20 years of experience in operating multifamily assets
- 454 units under management



THOMAS & JENNIFER FAWCETT

Vine Capital Partners

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



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
Ninety9 Lofts	Champlin, MN	99	\$9,100,000

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%
Cherry Creek	Memphis, TN	68	\$1,930,000	61 Months	23.0%
Village Green	Memphis, TN	314	\$13,250,000	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
Ninety9 Lofts	Champlin, MN	99	\$9,100,000



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%





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.

CASH FLOW

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 unlevered 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.



MARKET AREA

TWIN CITIES DEMOGRAPHICS

BURNSVILLE MN

COON RAPIDS MN

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[®]

 **UnitedHealthcare**[®]

Medtronic

CHS[®]

**Boston
Scientific**

 **securian**
FINANCIAL[™]



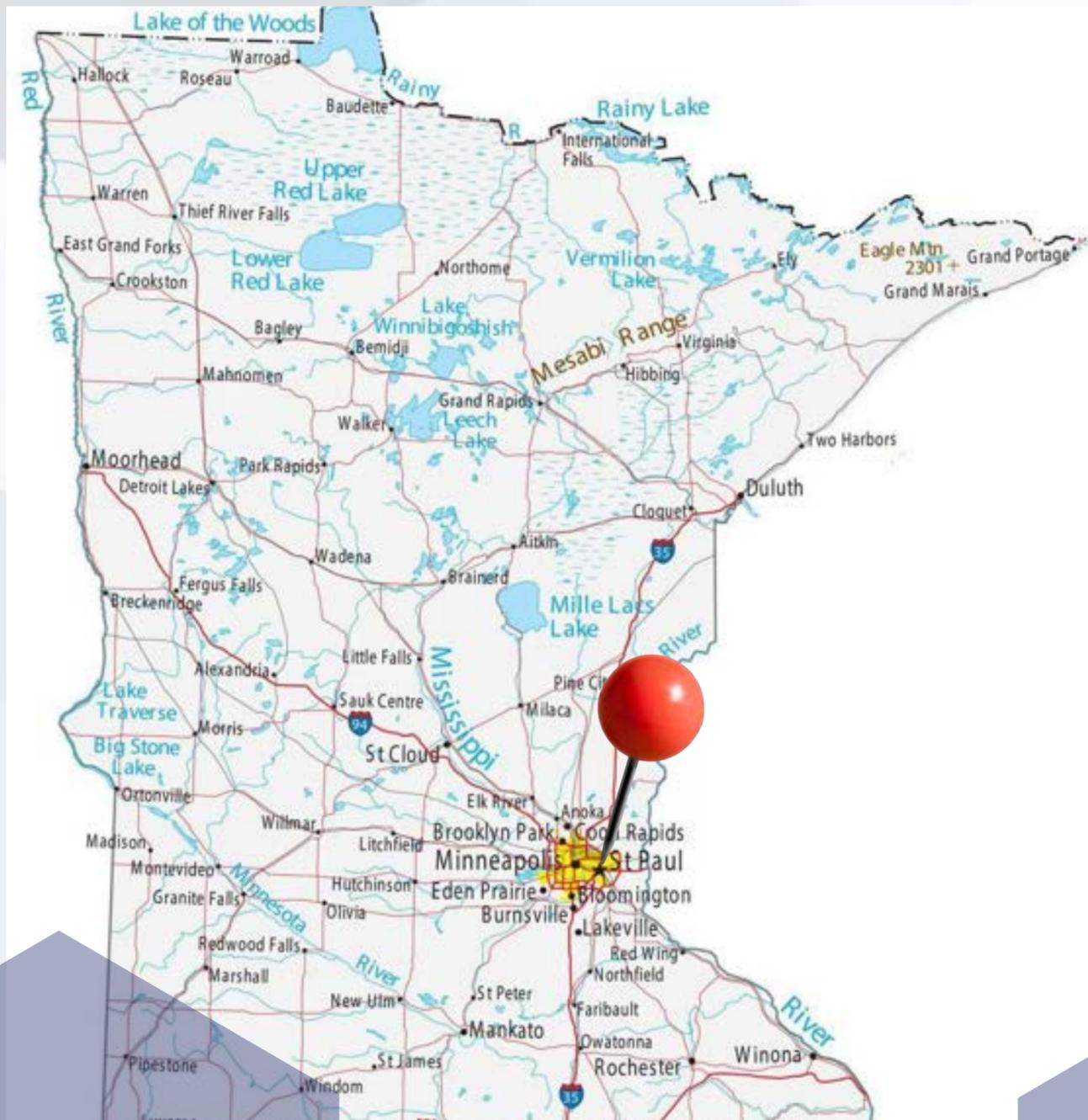
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BURNSVILLE



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Burnsville Highlights

Major Location

Conveniently located just south of Minneapolis and St. Paul, offering easy access to major highways and interstates. It is near I-35W and I-35E.

Burnsville, MN: Median household income is \$94,754.

Median property value \$388,000

Located in a quiet residential area just minutes from businesses and bordering a park

Employment Hubs: Thomson Reuters, Prime Therapeutics, and CHS Inc.

5.3% Vacancy rate forecasted to drop to 4.4%

2.7% Annual rent growth

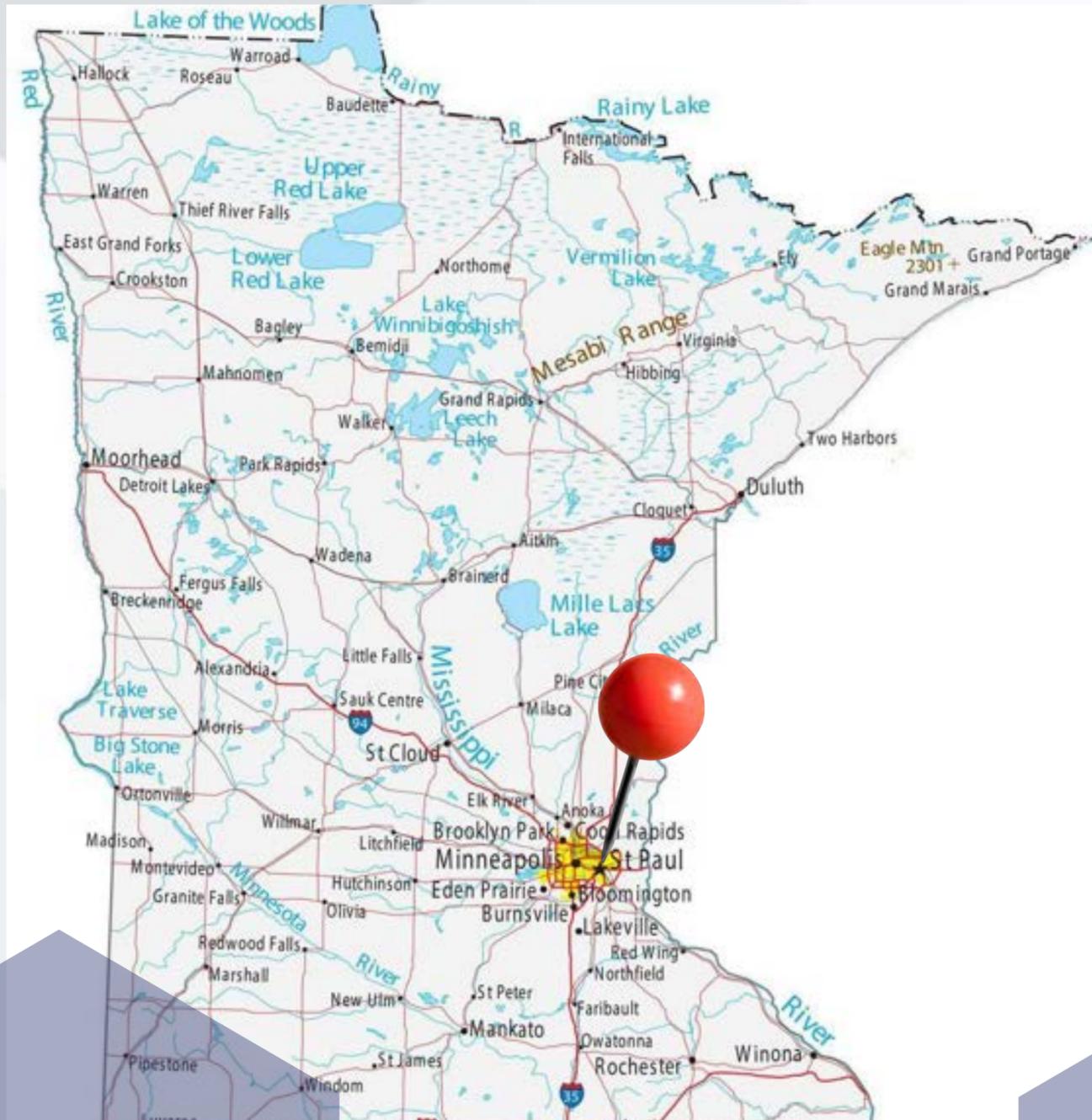




COON RAPIDS



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Investing**



Coon Rapids Highlights

Major Location

Conveniently located near critical corridors, including Hwy 10, 65 & I-35W, which provides easy access to employment hubs in downtown Minneapolis.

Coon Rapids, MN: Median household income is \$86,618.

Median property value \$343,599

6.5 miles from Ninety9 Lofts

Employment Hubs: Medtronic & Mercy Hospital

**Amenities: Northtown Mall, National Sports Center
& Bunker Hills Park**

**4.4% Vacancy rate with no market rate apartment units slated
for delivery**

2.9% Annual rent growth





THE PROPERTIES

THE PROPERTY

FLOOR PLANS

HIGHLIGHTS & IMPROVEMENTS

RENOVATION BREAKOUT

RENT ROLL & COMPARABLES



COURT PLACE TOWNHOMES



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COURT PLACE



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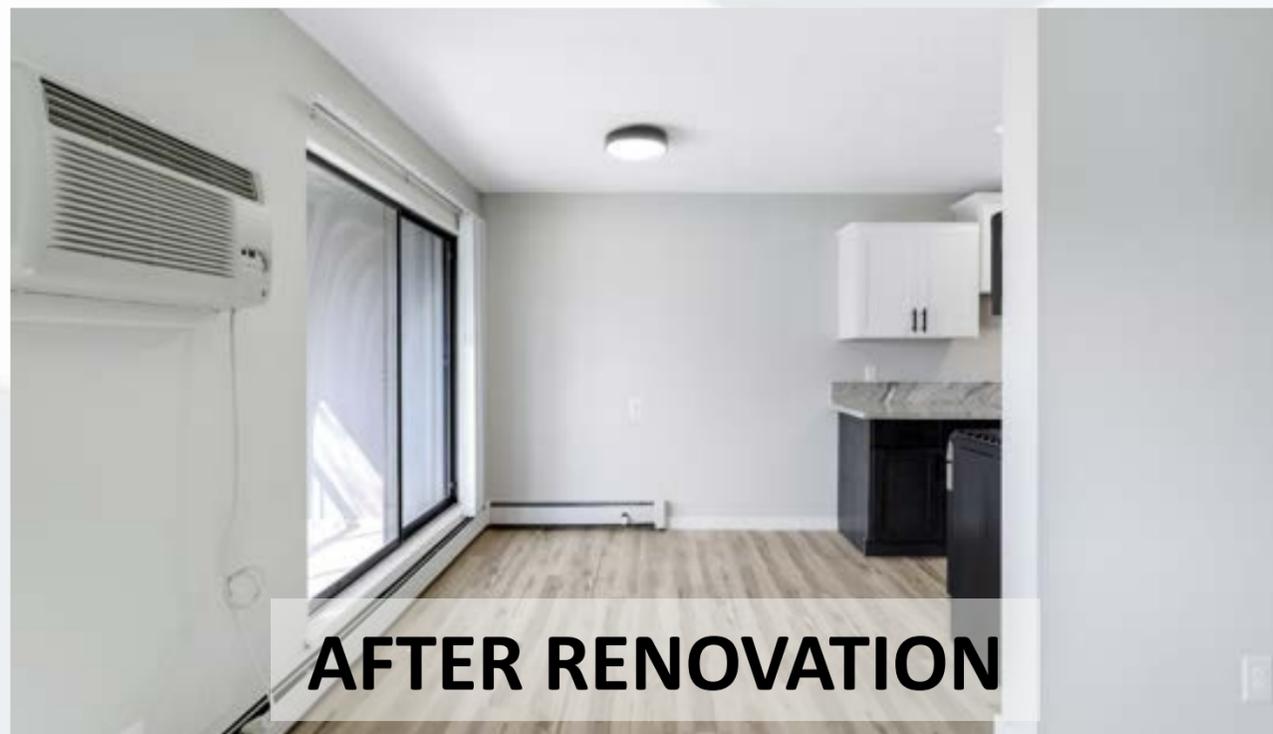
COURT PLACE



Higher Point
Investing



CURRENT CLASSIC UNIT



AFTER RENOVATION

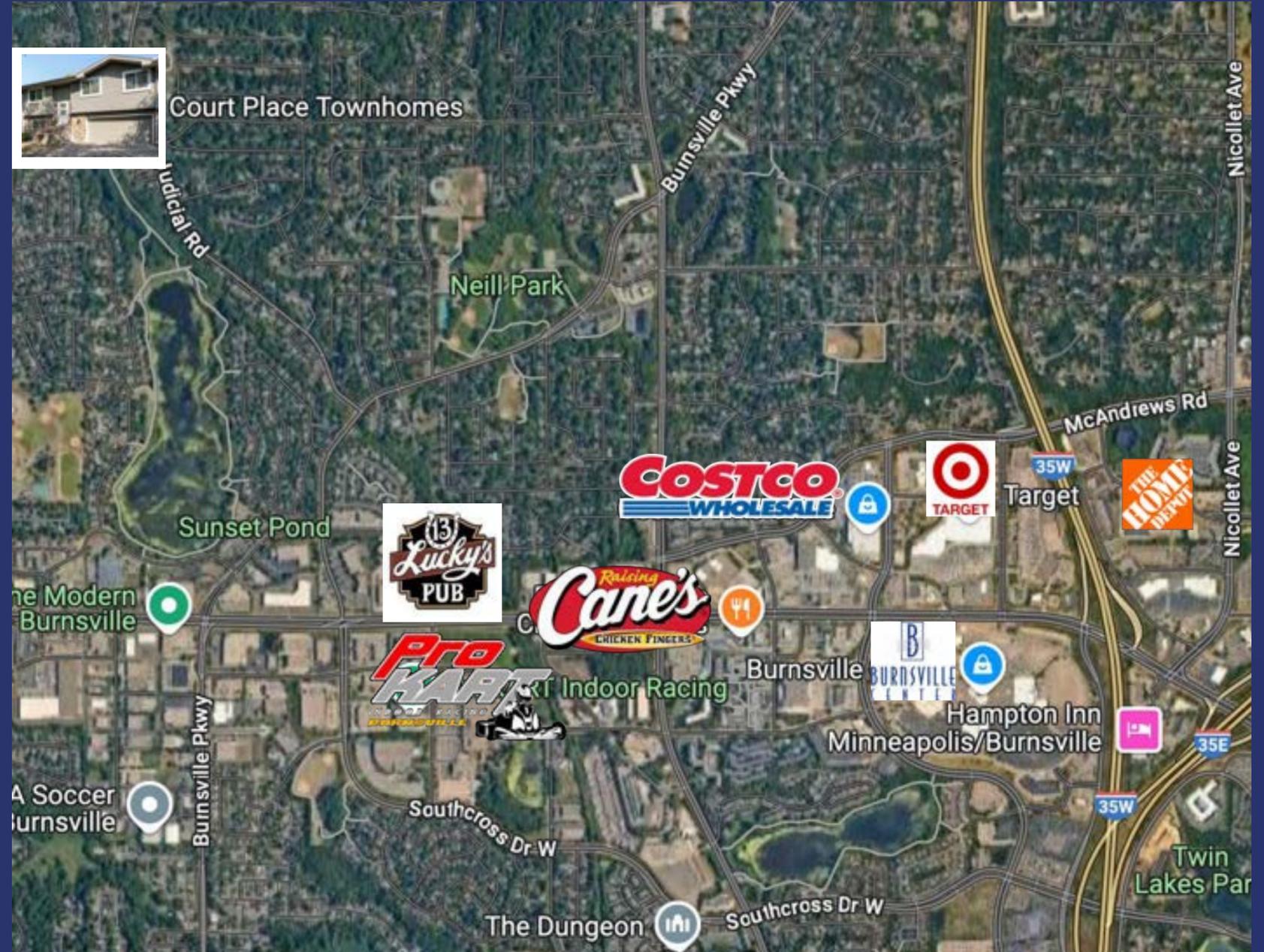
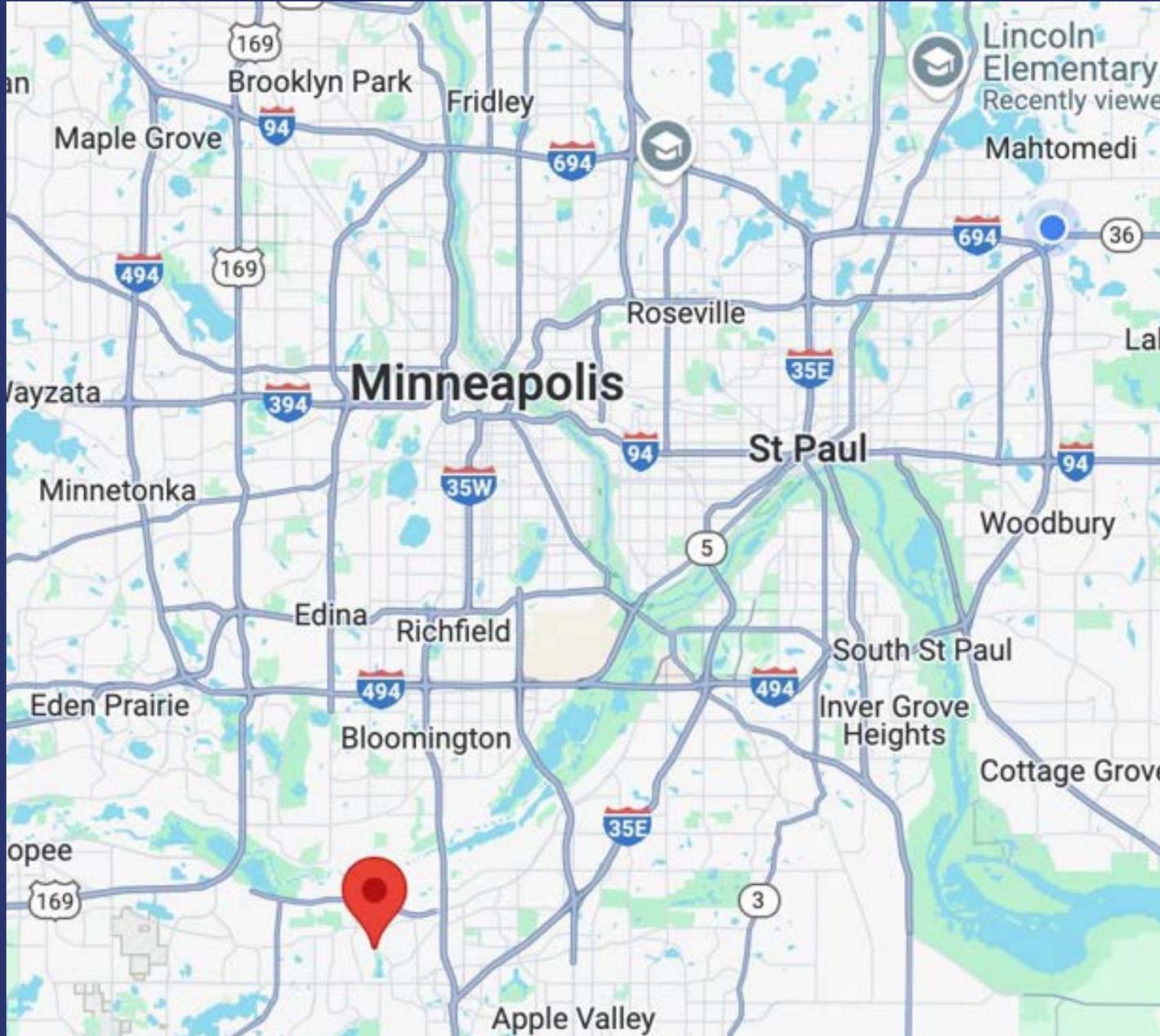




THE PROPERTY



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LOFTS OF SANDCREEK



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SANDCREEK



Higher Point
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SANDCREEK



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CURRENT CLASSIC UNIT



AFTER RENOVATION

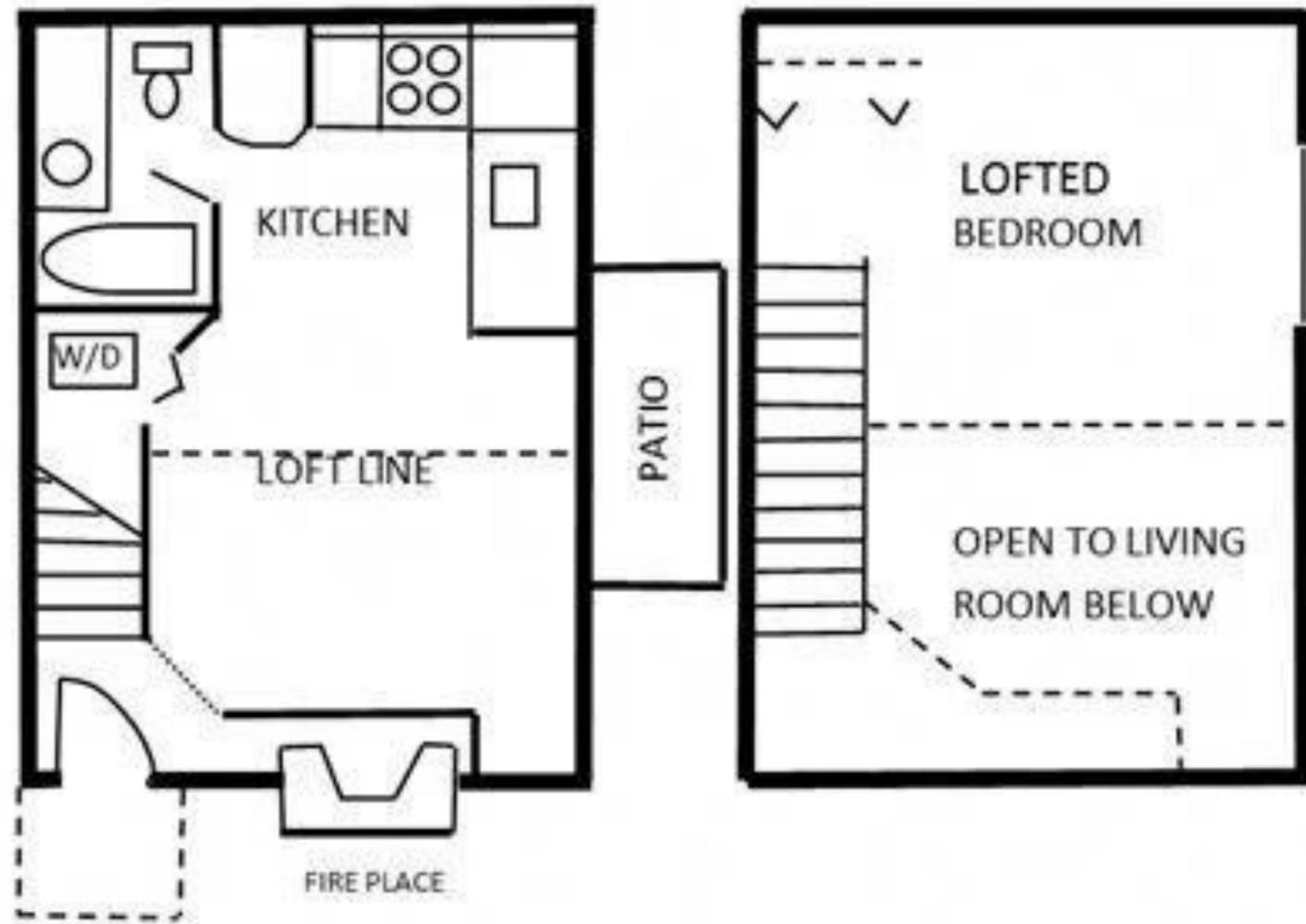




FLOOR PLANS SANDCREEK



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1 BED / 1 BATH

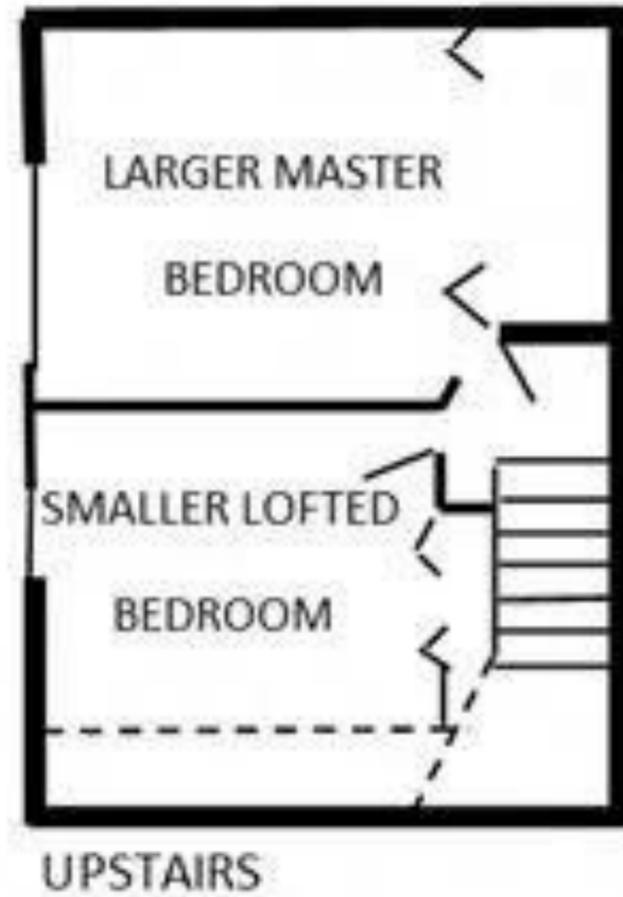




FLOOR PLANS SANDCREEK

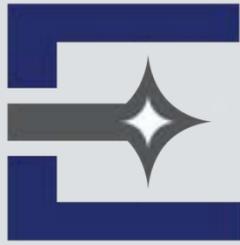


Higher Point
Investing



2 BED / 1 BATH

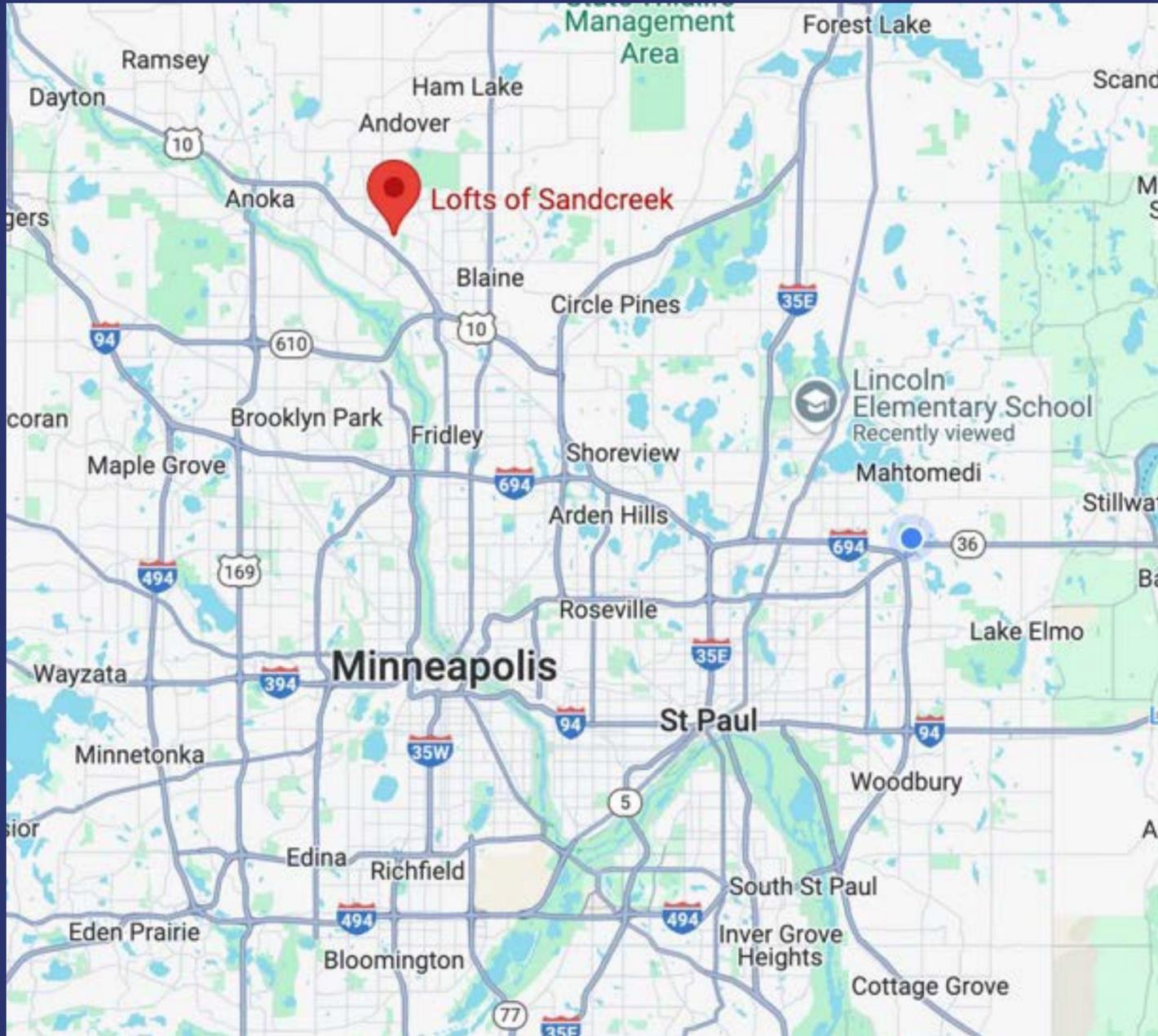




THE PROPERTY



Higher Point
Investing





HIGHLIGHTS



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- Townhomes are in high demand and have long term tenants.
- Featuring 81-units, large units with a great mix of 1-bed, 2-bed, and 3-bed floor plans
- Renovations to include cabinets, flooring, countertops, appliances, ect.
- Fixed-rate debt
- Solid school districts
- Immediate cash flow of 5-6% to investors in year one
- Value add renovation with rent increases
- Self-manage with our in-house team
- Diversify your investment among two townhome communities





COURT PLACE RENOVATIONS



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GENERAL:

\$524,215

HVAC Reserve	\$56,000
Siding Repairs/Painting	\$70,000
Asphalt, Sidewalk, Concrete Repairs	\$80,000
Landscaping/Grading	\$25,000
Rebranding/Lease Up	\$50,000
Misc	\$20,000
Garage Door Replacements	\$35,000
Garage Wall Replacement	\$25,000
Construction Management	\$52,650
Renovation Reserve	\$110,565

INTERIOR

\$17,300/unit

Reface Cabinets	\$2,500
Appliances (as needed)	\$2,300
Countertops	\$1,500
Misc	\$1,500
Vanity, Toilet, Fixtures, Misc	\$1,800
Paint	\$2,600
Other (lighting, hardware, blinds)	\$2,200
Flooring (50% already have LVP)	\$2,200
Tub/Shower Surround	\$700



SANDCREEK RENOVATIONS



Higher Point
Investing



GENERAL:

\$384,353

HVAC Reserve	\$95,000
Roof Reserve	\$45,000
Garage Door Replacement	\$15,000
Landscaping/Tree Removal	\$20,000
Rebranding/Signage/Lease Up	\$40,000
Staffing	\$60,000
Renovation Reserve	\$74,078
Construction Management	\$35,275

INTERIOR

\$10,500/unit

Reface Cabinets	\$2,000
Appliances (as needed)	\$1,000
Countertops	\$500
Misc Kitchen:	\$500
Vanity, Toilet, Fixtures, Misc:	\$500
Paint	\$1,800
Other (blinds, hardware, fixtures, misc)	\$1,700
Flooring	\$2,500



Higher Point
Investing



RENT ROLL

Court Place: 40 Units

Unit Type	Rentable Units	Rents	Market Rent	Sq Ft
3 Bed/2 Bath	40	\$1,806	\$2,250	1,500

2.7%

RENT GROWTH
APARTMENTS.COM

5.3% MARKET
VACANCY RATE



RENT COMPARABLES



Higher Point
Investing



Court Place



Summit Townhomes

Units: 115

	Rent	Sq/ft
3 Bed/2 Bath	\$2,818	1,941



Wyngate Townhomes

Units: 50

	Rent	Sq/ft
3 Bed/2 Bath	\$2,290	1,509



Aston Circle

Units: 1

	Rent	Sq/ft
3 Bed/2 Bath	\$2,200	1,523



SALES COMPARABLES



Higher Point
Investing



Court Place



Boulder Ridge

Units: 112
Year Built: 2001

Sale Price: \$20,300,000
Price/Unit: \$181,250



Juniper Meadows Townhomes

Units: 32
Year Built: 1985

Sale Price: \$7,840,000
Per/Unit: \$245,000



Silvan Townhomes

Units 48
Year Built: 1997

Sale Price: \$10,225,000
Price/Unit: \$213,021



Higher Point
Investing



RENT ROLL

Lofts of Sandcreek: 41 Units

Unit Type	Rentable Units	Rents	Market Rent	Sq Ft
1 Bed/1 Bath	15	\$1,243	\$1,345	700
2 Bed/1 Bath	26	\$1,379	\$1,495	800

2.9%

RENT GROWTH
APARTMENTS.COM

4.4% MARKET
VACANCY RATE



RENT COMPARABLES



Sandcreek



The Meadows

Units: 148

	Rent	Sq/ft
1 Bed/1 Bath	\$1,455	756
2 Bed/1 Bath	\$1,718	1079



Colonial Estates

Units: 192

	Rent	Sq/ft
1 Bed/1 Bath	\$1,299	738
2 Bed/1 Bath	\$1,579	952



Camelot Square Living

Units: 148

	Rent	Sq/ft
1 Bed/1 Bath	\$1,325	863
2 Bed/1 Bath	\$1,490	872



SALES COMPARABLES



Higher Point
Investing



Sandcreek



Lakeville Court

Units: 52
Year Built: 1995

Sale Price: \$6,830,000
Price/Unit: \$131,346



Crest Oak Apartments

Units: 60
Year Built: 1972

Sale Price: \$7,300,000
Per/Unit: \$121,667



Dove Tree

Units: 54
Year Built: 1995

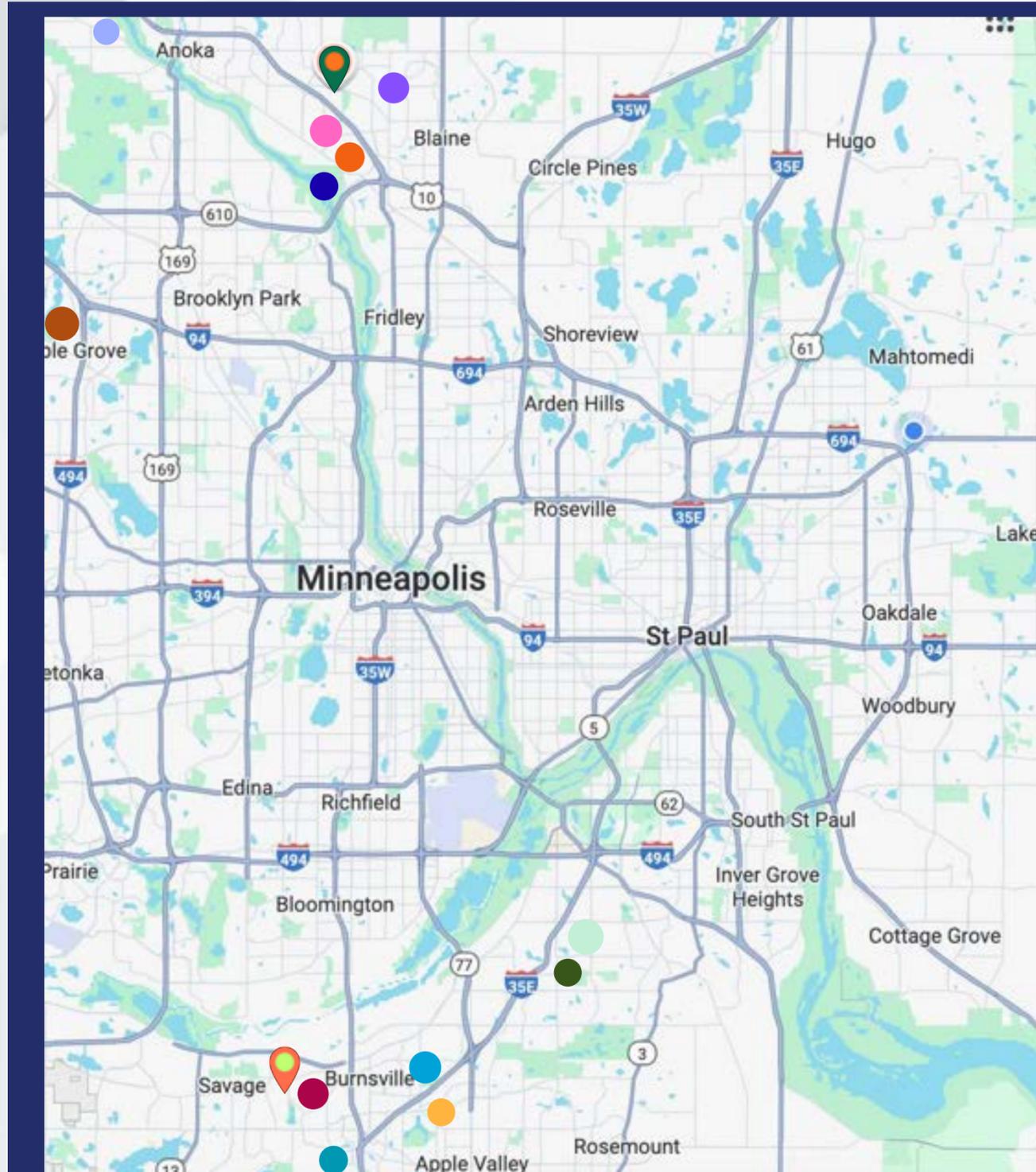
Sale Price: \$9,800,000
Price/Unit: \$144,118



COMPARABLES MAP



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-  Court Place Townhomes
-  Summit Townhomes
-  Wyngate Townhomes
-  Aston Circle
-  Boulder Ridge
-  Juniper Meadows
-  Silvan Townhomes

-  Sandcreek Lofts
-  The Meadows
-  Colonial Estates
-  Camelot Square Living
-  Lakeville Court
-  Crest Oak Apartments
-  Dove Tree



OPPORTUNITY

OPPORTUNITY

INVESTMENT SUMMARY

ACQUISITIONS SOURCES & USES

PORTFOLIO PROJECTIONS

REFINANCE

INVESTOR PROJECTIONS



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Investing



TOWNHOME PORTFOLIO



TOTAL RAISE: \$5,432,122

\$50,000

Minimum Investment

Class B Shares

70/30 Split & 7% Preferred Return

15-18% IRR Projected

60/40 Split at a 18% IRR

Class A Shares

80/20 Split & 7% Preferred Return

\$500,000 Minimum Investment

Tax Benefits

Cost Segregation and Bonus Depreciation

Investment Terms

8-10 year hold with refinance in year 3

Option for a 5 Year Hold

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.



Higher Point
Investing



INVESTMENT SUMMARY



PURCHASE PRICE

\$12,400,000

Court Place: \$7,600,000
Sandcreek: \$4,800,000



RENOVATION BUDGET

\$2,031,068

Court Place: \$1,216,215
Sandcreek: \$814,853



LOAN AMOUNT

\$10,101,916

Court Place: \$6,171,520
Sandcreek: \$3,930,397



UPFRONT RESERVES

\$575,000

Court Place (interest): \$150,000
Court Place (op): \$225,000
Sandcreek (op): \$200,000

Loan Type: Local Bank

Acquisition & Loan cost: \$525,241

**Interest Rate: Fixed for 5 years at 6%,
30-year amortization, with 30 months of interest only**

GP Personal Guarantee

TOTAL RAISE: \$5,432,122

Court Place: \$3,333,253
Sandcreek: \$2,098,869



ACQUISITIONS SOURCES & USES



PROPERTY DETAILS

Court Place & Sandcreek
Burnsville & Coon Rapids, MN
Built: 1986 & 1987

Value Add

Hold Period: 5-10 Years

Closing Date: September 25, 2025

Months of Mortgage Reserves: 8+ Months

SOURCES	
Loan Proceeds	\$10,101,916
Equity	\$5,432,122
Total Sources	\$15,534,038

USES	
Purchase Price	\$12,400,000
Closing Costs	\$527,971
Renovations	\$2,031,068
Prepaid Interest	\$150,000
Operating Reserves	\$425,000
Total Uses	\$15,534,039



PORTFOLIO PROJECTIONS



Higher Point
Investing



	T12	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$1,465,882	\$1,788,540	\$1,842,196	\$1,897,462	\$1,954,386	\$2,013,018
Vacancy, loss to lease, bad debt, concessions	(\$96,720)	(\$404,966)	(\$208,204)	(\$146,068)	(\$150,450)	(\$154,964)
Total Other Income	\$117,424	\$129,5742	\$147,991	\$152,431	\$157,004	\$161,714
Effective Income	\$1,486,586	\$1,513,147	\$1,781,984	\$1,903,825	\$1,960,940	\$2,019,768
Advertise	\$44,482	\$78,500	\$80,855	\$83,281	\$85,779	\$88,352
Contract Services	\$52,108	\$61,000	\$62,830	\$64,715	\$66,656	\$68,656
Utilities	\$60,981	\$68,137	\$70,181	\$72,286	\$74,455	\$76,689
Insurance	\$133,005	\$66,521	\$68,517	\$70,572	\$72,689	\$74,870
Real Estate Taxes	\$148,920	\$150,272	\$158,634	\$163,393	\$168,295	\$173,344
Management Fee	\$62,413	\$60,526	\$71,279	\$76,153	\$78,438	\$80,791
Payroll	\$72,208	\$55,000	\$56,650	\$46,523	\$47,918	\$49,356
Repairs/Maintenance	\$138,128	\$130,000	\$133,900	\$137,917	\$142,055	\$146,316
Turnover	\$60,322	\$30,000	\$30,900	\$40,914	\$42,141	\$43,405
Total Expenses	\$772,569	\$699,956	\$733,746	\$755,753	\$778,426	\$801,778
Net Operating Income	\$714,017	\$813,192	\$1,048,238	\$1,148,072	\$1,182,514	\$1,217,989
Debt Service		(\$416,115)	(\$606,115)	(\$666,454)	(\$736,679)	(\$736,679)
Cash Flow		\$372,077	\$417,123	\$456,618	\$420,835	\$456,310
Asset Management Fee		(\$30,263)	(\$35,640)	(\$38,076)	(\$39,219)	(\$40,395)
Member Distribution		\$341,814	\$381,483	\$411,233	\$274,112	\$291,140



REFINANCE



Higher Point
Investing



5.0% int rate Y3 Refi - 15-19% IRR

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	\$46,898	\$46,898	\$46,898	\$46,898	\$46,898
Member Cashflow	\$6,292	\$7,023	\$7,570	\$5,909	\$6,223	\$6,678	\$7,147	\$7,630
Cash on Cash Return	6.29%	7.02%	7.57%	12.60%	13.27%	14.24%	15.24%	16.27%
Return on Member Capital	\$0	\$0	\$53,102	\$0	\$0	\$0	\$0	\$119,813

4.5% int rate Y3 Refi - 16-20% IRR

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	\$46,898	\$46,898	\$46,898	\$46,898	\$46,898
Member Cashflow	\$6,292	\$7,023	\$7,570	\$6,772	\$7,086	\$7,541	\$8,010	\$8,493
Cash on Cash Return	6.29%	7.02%	7.57%	14.44%	15.11%	16.08%	17.08%	18.11%
Return on Member Capital	\$0	\$0	\$53,102	\$0	\$0	\$0	\$0	\$119,813

5.5% int rate Y3 Ref - 15-19% IRR

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	\$46,898	\$46,898	\$46,898	\$46,898	\$46,898
Member Cashflow	\$6,292	\$7,023	\$7,570	\$5,046	\$5,360	\$5,815	\$6,284	\$6,767
Cash on Cash Return	6.29%	7.02%	7.57%	10.76%	11.43%	12.40%	13.40%	14.43%
Return on Member Capital	\$0	\$0	\$53,102	\$0	\$0	\$0	\$0	\$119,813



INVESTOR PROJECTIONS

BASED ON \$100,000 INVESTMENT



Higher Point
Investing



Year 5 Sale Price	\$19,773,612
Escrow/Reserves	\$425,000
Minus Remaining Debt	(\$9,882,924)
Minus Sale Costs	(\$395,472)
<hr/>	
Total Equity	\$9,920,216
Return of LP equity	(\$5,432,122)
LP Proceeds	\$3,144,985
Total Cash at Sale	\$8,577,107

Cash Flow Distribution
\$6,292
.....
CoC
6.29%

YEAR 1

Cash Flow Distribution
\$7,023
.....
CoC
7.02%

YEAR 2

Cash Flow Distribution
\$7,570
.....
CoC
7.57%

YEAR 3

Cash Flow Distribution
\$7,142
.....
CoC
7.14%

YEAR 4

Sale Distribution
\$57,691
.....
Cash Flow Distribution
\$7,861
.....
CoC
7.86%

YEAR 5

PERCENTAGE OF LP OWNERSHIP: 1.85%

INTERNAL RATE OF RETURN: 14-18%

AVERAGE ANNUAL RETURN: 17-21%

TOTAL PROFIT: \$93,579

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



SENSITIVITY ANALYSIS

HOLD PERIOD

BREAK EVEN

UNDERWRITING ASSUMPTIONS



HOLD PERIOD



Higher Point
Investing



SANDCREEK - LP IRR

5 YR HOLD- EXIT CAP

	LP IRR
6.00%	17.48%
6.25%	16.19%
6.50%	14.95%
6.75%	13.75%
7.00%	12.58%

COURT PLACE - LP IRR

5 YR HOLD- EXIT CAP

	LP IRR
5.75%	19.07%
6.00%	17.74%
6.25%	16.45%
6.50%	15.21%
6.75%	14.00%



BREAK EVEN



**Higher Point
Investing**



Court Place	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Expenses	\$ 389,581	\$ 408,166	\$419,503	\$432,089	\$445,051
Debt Service	\$200,291	\$370,291	\$407,154	\$451,508	\$451,508
Potential Gross Rent	\$923,400	\$1,067,904	\$1,134,314	\$1,168,344	\$1,203,394
Breakeven Occupancy	64%	73%	73%	76%	75%

Sandcreek	Year 1	Year 2	Year 3	Year 4	Year 5
Operating Expenses	\$ 310,374	\$ 325,580	\$336,250	\$346,337	\$356,727
Debt Service	\$215,824	\$235,824	\$259,300	\$285,171	\$285,171
Potential Gross Rent	\$673,113	\$704,253	\$744,173	\$766,498	\$789,493
Break Even Occupancy	78%	80%	80%	82%	81%



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 Endurus Capital and Incore communities' expense budget guidance.





CONCLUSION

NEXT STEPS

TIMELINE

KEY TAKEAWAYS

FAQ'S

CONTACT INFORMATION



TIMELINE



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TODAY

Accepting
Commitments

TODAY

Sign Subscription
Agreement

SEPTEMBER 30TH

Funding Deadline

OCTOBER 15TH

Closing

END OF QUARTER 4

First
Distribution



KEY TAKEAWAYS



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- Twin Cities is a strong & stable cash flowing market
- Diversified Portfolio with two cash flowing assets
- Townhomes provide a strong long-term resident base with high demand unit types
- Long-term fixed-rate debt
- Value-add renovation
- 11-12% cash on cash return with a long term hold
- In-house property management
- No new inventory in either market in 2026



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.



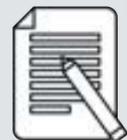
HOW LONG DO I HAVE TO MAKE AN INVESTMENT DECISION?

We'll accept investment commitments starting today on a first come first serve basis. Signing the subscription agreement when you commit and funding by September 30th.



HOW WILL THE PROFITS BE DISTRIBUTED TO INVESTORS?

A 7% preferred return is paid to investors first and then profit is split 70% 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.
100% Bonus depreciation is BACK!



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A screenshot of a video player showing a webinar. The main content area displays the Endurus Capital logo and the title 'MN Townhome Portfolio'. Below this, there are two images of townhome buildings. The left image is labeled 'Sandcreek Townhomes' and the right image is labeled 'Court Place'. On the right side of the video, there are three small video thumbnails of speakers: Todd Dexheimer, Drew Whitson, and Matthew Brawer. At the bottom of the video player, there is a control bar with play, next, volume, and progress (2:56 / 53:56) icons, along with CC, settings, and full screen icons. The text 'PRESENTATION BY ENDURUS CAPITAL' is visible in the bottom right corner of the video frame.



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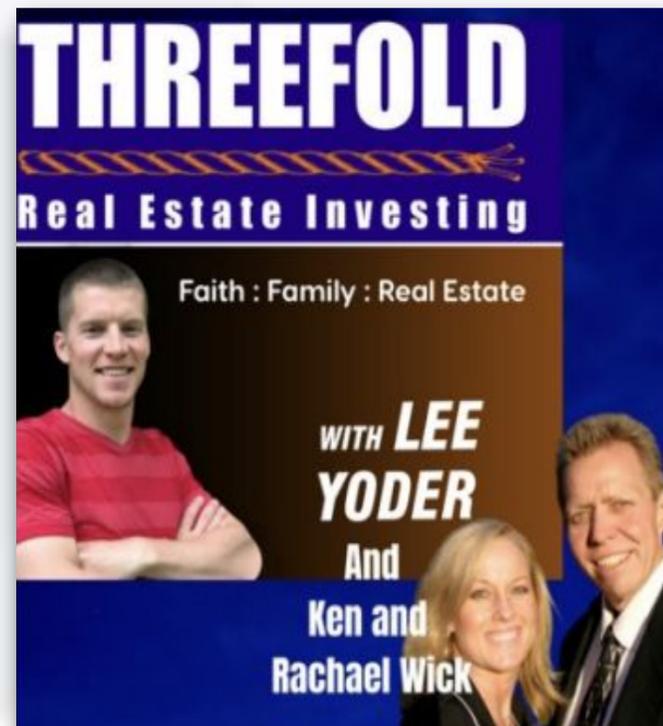


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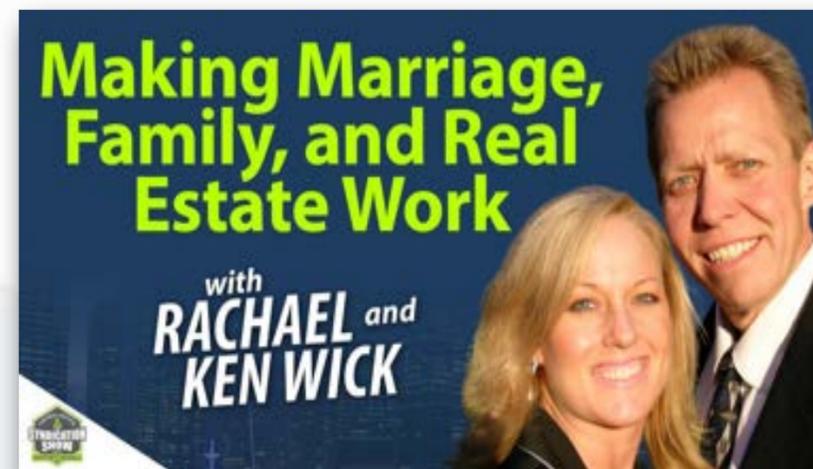
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