



Collective Ownership in properties sourced and managed by a diverse network of local and regional real estate owners and operators who have established successful track records of acquisition, development, management and disposition of commercial real estate.





It is now time to export our company to the rest of the world. Crowdfunding is the key playbook that can revolutionize the way you do business and achieve your company goals.

The New Shared Economy

Disruptors are everywhere

**Uber * Airbnb * Peer2Peer Lending * Crowdfunding *
facebook * EBay * Zillow ***

Legal Zoom * Bitcoin * Big Data * Blockchain

**On May 23rd 2016 the JOBS Act changed the way capital can be raised
and assets can be purchased, for the first time in 80 years**

The New Shared Economy

Buy or Sell Real Estate Using Our Collective Real Estate Ownership Platform

**As an early adaptor to Crowdfunding you can engage with clients
on day one, using our platform you can become an industry
leader in this dynamic new paradigm**



Collective Real Estate Ownership in the Trillion Dollar Real Estate Industry

Regulation D 506 and Title III Crowdfunding

With the signing of the "Jobs Act," Crowdfunding stands to revolutionize the way property is purchased

- ❖ **We offer a turn-key Collective Real Estate Ownership Platform that allows sponsors to partner directly with like minded investors wanting to collectively participate in the profits generated from commercial real estate**
- ❖ **We help make sure that the properties our clients are investing in have been structured to ensure that the project's sponsor is observing all rules, regulations and best practices required for successful online investing.**

Collective Asset Ownership

What does the future hold for Collective Ownership?

- Think of **Collective Real Estate Ownership** as a modern form of syndication.
- Syndication has been in existence for years. It's only now, thanks to the internet and a new federal law called the JOBS Act, that crowdfunding has established itself as a legitimate means for buying real estate with others and raising capital online.
- Companies that understand **Collective Real Estate Ownership** can now advertise to buy and sell property and to raise money by offering ownership units to investors.



What Are The Benefits?

- **Collective Asset Ownership** provides a way for like-minded people to have direct access to each other and collectively own assets.
- Clients “Sponsors” can now use general solicitation and social media to advertise on the internet to find friends and investors that want to collectively own real estate.
- Clients, along with multiple partners, can now afford to build a portfolio of real estate investments from vacation homes, office buildings, shopping centers, warehouses, apartments, hotels and boat slips, by using the collective asset method.



The Opportunity

- ❖ **Passive investors can invest in Vacation Homes and other Investment Property with as little as \$5,000.**
- ❖ **If you are a rainmaker, you can become a Trusted Syndicator and sponsor Collective Real Estate Offerings in your neighborhood.**

This could be an opportunity for you to build a real estate portfolio that leverages on your social media with people and projects you understand and would like to own.

You can START YOUR NEW REAL ESTATE INVESTMENT BUSINESS TODAY with very little upfront cost by establishing a relationship with Open Source Capital. By moving quickly you may be able to get an early leg-up on the competition.

From real estate purchase to property management our entire focus is based on helping ensure that your real estate business is a success.



THE PROCESS:

As part of your new business you will help clients locate investment properties.

Property Identification Process:

Using your wealth of data resources, including MLS, clients can identify strong investment markets worldwide.

You already can analyze markets in many countries to determine job growth, and favorable economic value ratios.



THE PROCESS: (cont.)

Identify Neighborhoods

Next, you can look at specific neighborhoods that offer favorable conditions for investment.

Factors include: income levels, high occupancy rates, proximity to transportation, job growth and quality schools.



THE PROCESS: (cont.)

Identifying Solid Investment Properties

Within the locations you've identified you can find clients investment properties that have the potential to provide a solid return on their investment

Some of the factors that lead to an ideal investment property are: the right price, highly rentable, structurally sound, strong projected returns.



THE PROCESS: (cont.)

Managing Your Properties

Lastly, you can help clients manage their properties and their real estate portfolios.

Our experienced teams are available to provide purchase, construction, tenant procurement & property management solutions/consulting if needed.



We provide turn-key Collective Real Estate Ownership Services

As part of your new business clients will need various forms, agreements and services

Generally, clients will be purchasing property in a “SPV” managed by a Sponsor.

Documents may include:

- Private Placement Memorandums, Operating Agreements, Escrow agreements, Subscription Agreements, Listing Agreements and Lease Agreements.

Typically a client will establish an single purpose LLC that owns the asset and will be the General Partner. Engle & Volkers will help clients market the investment properties to one or more limited partners in order to help finance the purchase of the asset.

As a consultant you will help clients develop:

- Proforma Balance Sheets and Income Statements for the LLC
- Business plans and exit strategies for the LLC.
- Management Agreements for each LLC
- A lease or shared use agreement for each asset
- Market the properties

Marketing the Properties:

Your dedicated agents will make sure that clients have the properties under contract to purchase with enough time to complete your due diligence and funding.

We will help clients develop and implement the following:

- Teaser Ads
- Presentation Decks
- Web Portal Posting Information

❖ *We will also acquaint clients with all rules established by the SEC and other government agencies that regulate the sale of securities.*



Summary

Collective Asset Ownership is an organized and efficient way to pool capital and buy assets with (family, friends and others) with confidence, trust and compliance.

Collective Asset Ownership can be both practical and fun, allowing you and your partners to enjoy the benefits of owning quality assets that they might not otherwise be able to afford.

It is important to make sure that the assets you are buying are vetted and structured to ensure that you are observing all rules, regulations, and best practices required for successful collective asset ownership.



Confidential Presentation

Disclaimer

This presentation contains information to be used solely for purposes of discussion

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