

If raising capital is a distraction from your core business and you would rather be building, selling or leasing, give us a call

# Find a JV Partner and ramp up your business

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Often times you find the perfect project but don't have the financial capacity to raise the capital, qualify for the construction loan, or meet the bonding requirements. Wouldn't it be great to have help?

Open Source Capital offers an efficient JV program that can help you find just the right partner



**Advised by Open Source Capital**





## How We Work with You

- Our JV Partner Service takes you “outside the country club” and into a global network of qualified JV Partners.
- The time saved is considerable and our service provides a practical solution that can be used to achieve your strategic objectives

# The Process

Make your JV Proposals simple  
and professional

## Open Source Capital

REAL ESTATE SYNDICATION

From 1 to 100 Investors

From \$1m to \$100m

### Phase I (free pre-engagement analysis)

- 1. Review Business Plan
- 2. Review Project Proforma

### Phase II (Engagement & Fee Structure)

1. Prepare JV Listing, Deal Structuring & Business plan with financial modeling (first- time fee \$2,000)
2. Post on RealConnex.com platform (monthly fee during posting)
3. Implement JV Marketing Campaign
4. Meet JV Partners
5. Coordinating the signing of the JV Agreement
6. Work product fee paid upon completion of JV and any project financing (varies based on project size and scope)



### Structuring Capital Investment Programs for Real Estate

Modern technology and changes in SEC regulations have helped to make real estate syndication available to a broader range of investors. Our solution gives investors greater access to off market real estate deals, reduces the time necessary to subscribe and reduces your time and costs of getting your deal financed.

Imagine a company that actually understands what investors need to analysis real estate investments.

Open Source Capital understands what it takes to present real estate investments to senior lenders and sophisticated investors, i.e. strong documentation and regulatory compliance, experienced operators, and a professional team of financial executives and attorneys dedicated to tailoring a successful experience to all stakeholders.

Our mission is to provide the best possible service to those who have honored us with the task of supporting their business.

## Accessing the Capital Market with JV Partners

- Since 2008 capital market conditions have changed and a diverse mix of real estate funding sources has emerged. Along with these changes, having an online intermediary to help Issuers raise capital has been growing.
- Many Developers have lacked a culture of seeking external partners and as a result, they may not be gaining access to the right network of lenders and other sources of capital.
- With the increase in large development projects we are now seeing an increase in the number of firms forming JV's to grow their businesses.
- As more JV options evolve, Open Source Capital is carving a niche in the market by helping clients wanting external support and capital to help them deliver larger or more complicated deals, and to guarantee senior financing, mostly due to expanded government regulation and a greater demand from capital providers looking for liquidity and expanded management teams.
- For more information on JV's contact your capital advisor



**Online Syndication  
and  
Joint Ventures**

**About US**

- Open Source Capital is a boutique real estate advisory firm with significant industry experience in facilitating the financing of commercial real estate transactions.
- Our management team, in conjunction with our relationships with general contractors, developers, specialized portal RealConnex.com and FINRA Member Broker/ Dealer RCX Capital Group provides a comprehensive platform for institutional quality due diligence, deal structuring and marketing of JV's and Regulation D 506c Private Placement Offerings.
- We redefine the way small and mid-size companies raise capital by designing JV's and capital campaigns that promote a company's brand and help them to engage with capital providers.
- We believe that JV Partners and investors are more inclined to invest in projects that have been structured and vetted by our management team and that JV partners, investors and lenders will view these projects as superior to other similar investments