

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

If you only read one page of this document- you should read this one

Some companies disdain the thought of raising capital.

They believe that if they spend time finding good projects the capital will come.

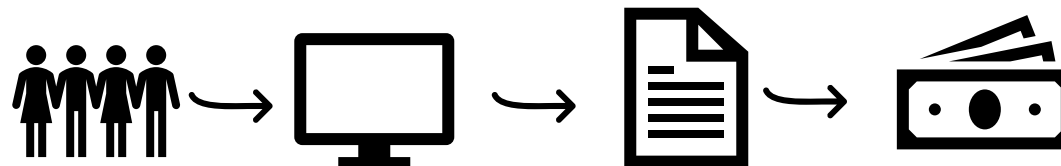
Unfortunately, that is not the case. If you are one of them then you should rethink your strategy.

Capital is the lifeblood of real estate and not having the right resources committed to the process is the kiss of death.

Reasons to start raising capital online

The first mover advantage

- If your competitors are not focusing on global financing already they soon will be, because the market is growing and will become more competitive.
- Every day you are ahead of your competitors, you have an unfair advantage. Every day you are behind, you're playing catch-up.
- Online capital raising opens up a flood of traffic and you will find that it also unlocks other opportunities that were not foreseeable.
- Online capital raising is often the catalyst that will enable you to start pre-selling or pre-leasing, without expensive advertising.
- When raising capital, our goal is to get you funded with the least amount of friction.
- Raising significant amounts of capital begins with our preparing your offering documents to align with the goals and expectations of your targeted investors. It's a process we focus on early by identifying the gaps in your business plan as they relate to the goals of the investors that will be your financial partners. We strive to remove or lessen those gaps.



- For more information on Open Source Syndication contact your capital advisor

Start Your Global Capital Raise Today

Managing all the duties of raising capital for real estate projects can be challenging and stressful. Wouldn't it be great to have help?

Open Source Capital is excited to offer Crafted Digital Capital Campaigns using our proprietary six-step syndication system

Let our team of professionals redefine the way you raise capital



**Regulation D 506c Offerings
Powered by Open Source Capital**





How We Work with You

- Our on demand syndication service bridges the gap between “country club equity” and full-service investment banking
- Once your documents are completed you can begin raising debt and equity capital in a compliant manner
- The cost saving is considerable and our service provides a practical solution that can be used to achieve your strategic objectives

Our Six Steps to Raising Capital using Platform Financing

- 1. Design a Digital Capital Marketing Campaign
- 2. Prepare Offering Documents
- 3. Post deal on the RealConnex.com Self-Syndication Portal
- 4. Market your project
- 5. Meet investors
- 6. Close the deal



Private Investors



Capital formation is shifting from investment banks to entrepreneurs

How Long Does a Typical Syndication Take?

Eight to twelve weeks from the time you engage us to the time you receive the funds, but there are a lot of factors that go into this timing including, your willingness to provide timely information necessary to get the PPM completed, your reviewing of all the documents, investor due diligence, answering questions related to investor due diligence, and closing the transaction. The market for syndication is unique in that every transaction is a story about both the Issuer and the project.

The success and timing of your syndication depends on several elements:

- the experience of the issuer
- the asset class
- the location of the property
- the quality of the asset
- third-party reports
- the term and conditions of the offering
- the pricing of the offering
- how well the offering is prepared and documented
- how well the process is run

Documents

There are five primary documents that you will need to review:

1. The Financial Models- excel spreadsheets showing all relevant cost, the capital stack, investors returns, and sources and uses of funds.
2. The PPM is the primary offering document and contains detailed information about your company, the project, and your management team. You are responsible for the information provided in the PPM, so you need to be comfortable with its contents.
3. The Operating Agreement- this explains how the company will function as an operating company
4. The Investor Presentation – This is the document that is presented on the portal. The presentation will repeat a lot of the key information from the PPM, the Operating Agreement and the term sheet, but will not contain the same level of detail.
5. The Teaser- this is the document that will be emailed to accredited investor pointing them to the portal site.

The Process

Make your capital raise simple
and affordable

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)

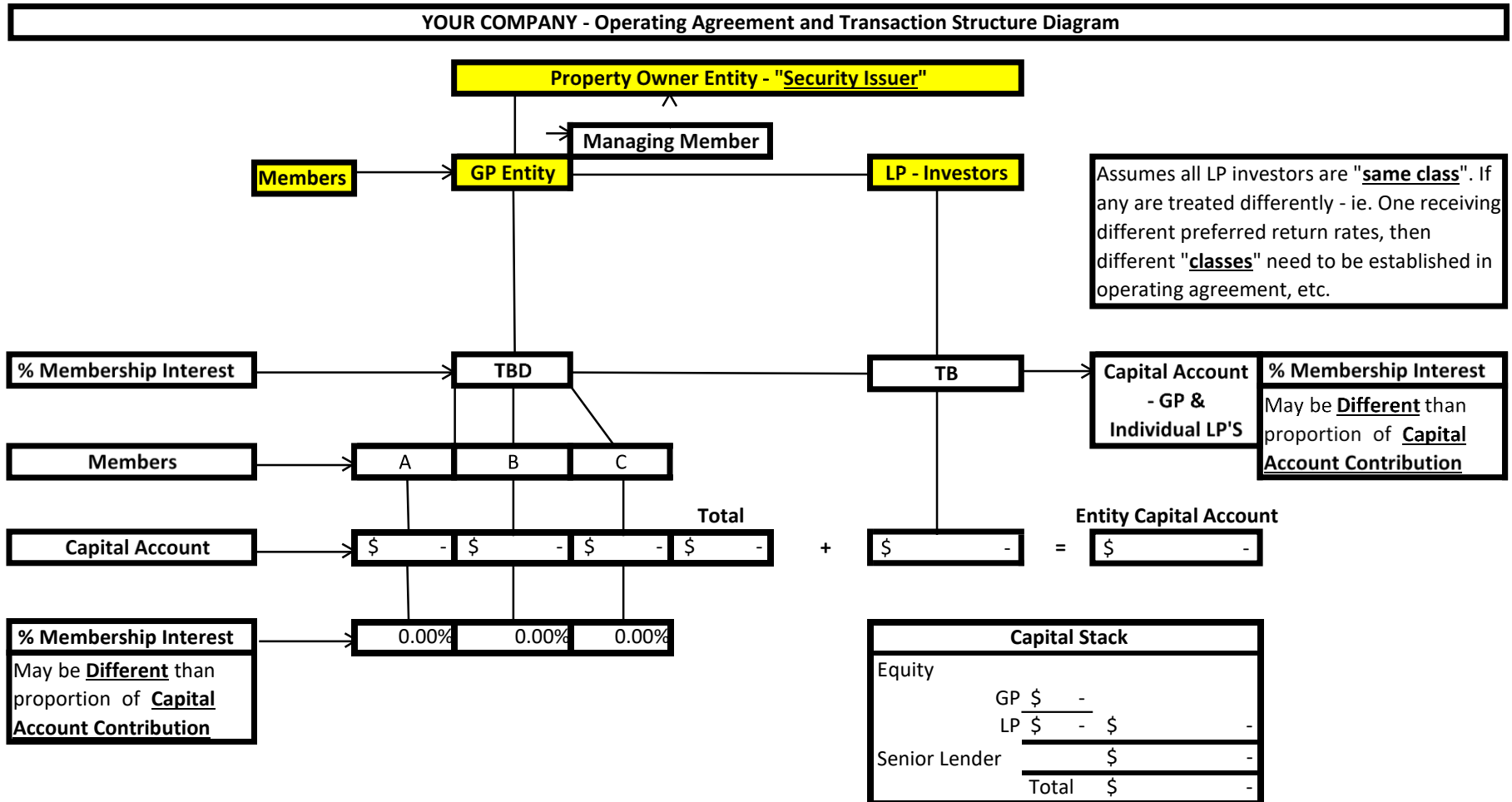
1. Prepare Deal Structuring & Financial Model (first-time fee \$10,000)
2. Prepare Offering documents (first-time fee \$20,000)
3. Prepare Capital Campaign
4. Post on Syndication Platform (monthly fee during capital raise-\$300 per \$1,000,000 of equity)
5. Implement Marketing Campaign
6. Introduce Investors
7. Coordinating the Closing
8. Work product fee paid upon completion of 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.

Transaction Structure



NOTE: This is PHASE II of the engagement process "Structuring and Modeling"

Phase III of the engagement process is to prepare the PPM Documents

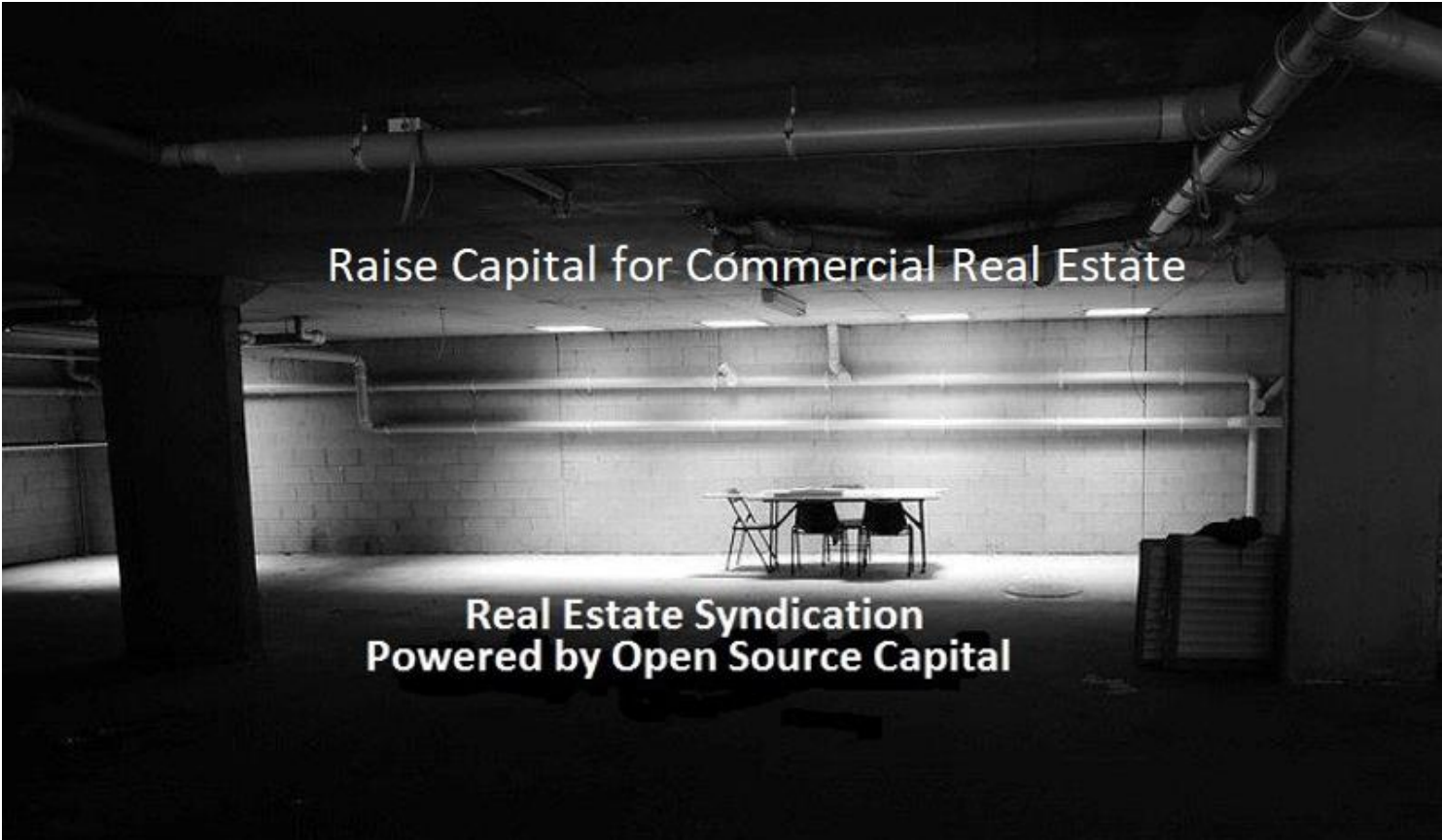
Imagine a company that actually understands what investors need to analysis real estate investments.

Open Source Capital understands what it takes to present real estate investments to 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 Self-Syndication

- 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 Issuers have lacked a culture of seeking external advisors, 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 cross-border capital and changing investor strategies, it's become increasingly difficult to navigate the market. We are now seeing an increase in the number of firms outsourcing their capital raise functions to third-party professionals.
- As more financing options evolve, the Open Source Syndication Model is carving a niche in the market by helping clients wanting external support and advice to source capital for more complicated deals, and even to structure senior financing, mostly due to expanded government regulation and a greater demand from capital providers looking for transparency in business plans and expanded modeling of project cost and cash flows. Issuers need a structured approach when trying to break into the public/private syndication market, it takes time to show people that you are knowledgeable and that you are here for the long game.”
- For more information on Open Source Syndication contact your capital advisor



Raise Capital for Commercial Real Estate

Real Estate Syndication
Powered by Open Source Capital

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 Regulation D 506c Private Placement Offerings.
- We redefine the way small and mid-size companies raise capital by designing capital campaigns that promote a company's brand and help them to engage with capital providers.
- We believe that investors are more inclined to invest in projects that have been structured and vetted by our management team and that investor and lenders will view these projects as superior to other similar investments