

# **Quarm Investments, LLC**

Real Estate Investment for Community Transformation

North Liberty, Iowa | Minority-Owned | Est. 2025

## **Our Mission**

To revitalize underserved neighborhoods through strategic real estate investment — creating high-quality housing, empowering underrepresented communities, and delivering long-term value to our investors and the families we serve.

## **Leadership Team**

### **James Dunham – CEO & CFO**

Strategic leadership, finance, and vision. MBA in Finance with 3+ years in real estate.

### **Samuel Odubasa – CIO & Co-Founder**

Community equity, financial planning, and compliance. 4 years in housing investment.

### **Justin Mills – COO & Field Ops**

Construction logistics, project execution, and safety oversight. 5 years experience.

## **Market Opportunity**

- Iowa has a shortfall of 59,000 affordable housing units.
- Home values rising steadily (4.7% in 2024–2025).
- Underserved communities need quality renovation and development.

## **Project Strategy**

1. Identify distressed properties in targeted areas
2. Acquire and renovate to modern, efficient standards
3. Rent affordably to working families
4. Reinvest profits into new developments

## **Financials & Investment Ask**

- Seeking: \$X in capital via grant and investor support
- Use of Funds:
  - 45% Property Acquisition
  - 25% Renovation & Construction
  - 15% Reserves
  - 10% Community Initiatives
  - 5% Administrative
- ROI Projected: 18–25% per property over 12–18 months

## **Why Invest With Quarm?**

- Minority-led, mission-driven company with tangible community impact
- Proven experience and a clear growth roadmap
- Transparent reporting and ethical development principles

## **Let's Build Together**

James Dunham, CEO | Samuel Odubasa, CIO | Justin Mills, COO

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Thank you for considering partnership with Quarm Investments, LLC.