



Hello,

We are excited to introduce our groundbreaking real estate fund, leveraging the economical, speed, and sustainability of light steel frames to revolutionize residential property development. With a focus on both the luxury and affordable housing markets, our mission is to make luxurious properties more attainable for young professionals while producing superior yet economical homes for the working class. By combining cutting-edge technology with a commitment to social impact, we aim to redefine residential development, creating communities that are accessible, sustainable, and inclusive.

#### **Key Highlights**

- Market: Hillsborough County, FL
- Asset Type: Single Family Residential
- Development Budget: \$20M
- Projected ROI: 68%
- Project Length: 5 years
- Terms: 12% preferred return with yearly distributions
- IRR Target: 22.48%

RMH Capital is scheduling calls to discuss this opportunity. If you would like to participate, please reply back to this email.

#### **Investment Summary**

- Seeking \$20 million investment for ambitious development projects in Hillsborough county primarily the burgeoning market of Tampa, FL.
- Our fund's waterfall structure is designed to prioritize investor returns, offering a competitive preferred return of 12%. This preferred return ensures that investors receive annual disbursements over a 5-year period, providing a steady and predictable income stream.
- We anticipate our first construction project to be four luxury properties in Tampa, FL, under "Light Steel Venture 1," with a site already picked and an earmarked budget of \$2.5 million. This specific development is expected to have a 40% return.
- Our second project "Green Venture" will be a 38 single family affordable home development with an estimate cost of \$8 million and Gross sale of \$13.7 million giving a 67% return.

- We plan to utilize light steel framing to maximize financial advantages and capitalize on the robust real estate market. Anticipating strong demand, aiming to commence property sales within the first year. Ensuring every property exceeds industry standards, providing exceptional living experiences.
- RMH Capital pledges to allocate 8% of its discretionary earnings as General Partner (GP) towards purchasing and providing food and clean water to impoverished children in Haiti.

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