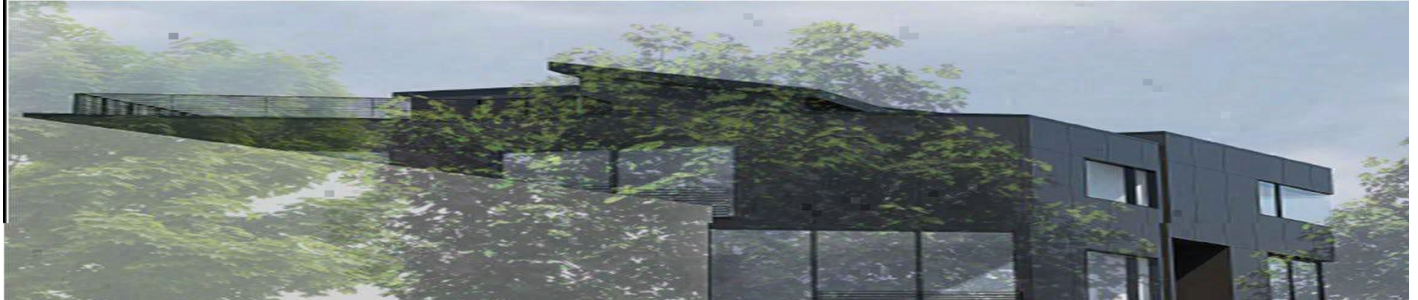


AVALON

Private Equity Group



MISSION SUMMARY: 2025



Welcome to the Avalon Private Equity Group. Avalon PEG creates exceptional partnerships, and functions as a cross between a [Private Equity Firm](#) on capital arbitrage matters (Capital Partnerships), and a Real Estate Investor [Concierge Service](#) on property matters (Acquisition Partnerships).

Our 40 years of residential property valuation and acquisition experience affords us the skill-sets necessary to navigate and reverse engineer several real estate investment processes with ease, as we convert quieted equity into active portfolio value and or cash flow. And our business portfolio team has hands on direct "billion dollar" private equity management firm experience.

The Concierge Services we offer are primarily directed towards our [Acquisition Partners](#), who typically become "end user buyers", as we combine our real estate experience with the most modern technology aimed at eclipsing the best investor Seminars, Tradeshows, and Expos in the country.

Our Acquisition Partners are primarily made up of those who have recently been displaced in the workforce, ie. laid-off or demoted individuals in need of new sources of income. We also look to industry recruitment sources to supply prospective Partners. These are people who would ordinarily attend regular seminars in the areas we select property. But the niche we offer is not having to spend thousands on fees, up-sales, and travel. Our Partners attend [Avalon Virtual Showcases](#) from the comfort of their own homes. However, we may occasionally attend some of the better Expos and Tradeshows around the country.

Prospective Acquisition Partners pay Avalon \$1,500 to engage. Half of the fee is taken up front, and the other half is taken upon securing one or more viable projects, and this fee can be financed. From there we move to present our Virtual Showcase. This production places a spotlight on our target markets and the professionals we engage to get our deals closed. And best of all, our showcases outline our methods of identifying the best investment grade property in the markets that we select, i.e. Los Angeles, Detroit, Houston, etc.). Once we agree with a partner on a specified area, we pre-canvas one or more projects in that area. From here we engage the sellers, agents, lenders, title officers, insurance agents, inspectors, appraisers, contractors, etc., all to provide our partners with a one stop shop, full investment package.

Once we have created a few packages, we then engage the most committed partnership prospects on a first come first serve basis. We then immediately purchase the pre-canvased projects outright utilizing our transactional funding resources while simultaneously securing acquisition loans for our partners. We also coordinate the concurrent re-sell of the property from us to them, making them our "end user buyers".

Avalon is then paid a marketing fee of ten thousand dollars upon closure of each acquisition through buyer concessions, commissions, marketing efforts, etc., e.g. If there's \$100k of equity in a project, Avalon will structure the deal to collect \$10k, and leave the remaining \$90k to the Acquisition Partner. Avalon also maintains a ten percent vested interest in each project to stay on as consultants, however, the Acquisition Partners handle the day-to-day renovations, rentals, and site management. Avalon PEG also generates revenue and income from fees collected from ancillary engagements, marketing services, rental income, equity participation, and project coordination.

Curtis Wright
Curtis Wright
Director

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The primary method of income generation we employ is through Transactional Funding or **Arbitrage**. This includes but is not limited to earnest money deposits, bridge funds, and gap funding. However, the funding we extend will not be used for long term purchase money funding, or hard money loans.

For Example: Avalon will consider Acquisition Partners who may need \$25k for an earnest money deposit. Once it's clear that all other acquisition or loan conditions can or have been met, Avalon will put up the funds to close the deal with instructions that the initial \$25k PLUS all fees will be paid out first, (directly to our Capital Partner) signed by all parties, without exception.

The Private Equity Services we offer are primarily directed to our [Capital Partnerships](#). Engagement fee for this participation is also \$1,500 to initiate the services, and then 2% of any amount agreed upon to open the fund, e.g. if we agree to a \$100k fund, the initiation amount will be \$2k in addition to the engagement fee, which is separate. Also, a 2.5% bonus will be paid by the fund for each successful closing. A separate cash bonus of (.5%) will be paid direct to Capital Partners upon every successful project acquisition as well. Fees for Capital partners will not be included into the profit / loss tabulations below.

<i>Avalon PEG, Ltd</i>			
Name(s): Avalon Private Equity Group: Total Forecasted Values Based on 15 Monthly Signs:			
INCOME & ASSETS		LIABILITIES & NET WORTH	
Transactional Funds In	TBD	Transactional Funds Out	TBD
		Travel to Venues	\$ 15,000.00
		Car Allowance	\$ 3,700.00
		Food & Beverage	\$ 4,500.00
New Members (15)		Home Base & Staging	\$ 20,000.00
Engagement Fee Sign Ups)	\$ 22,500.00	Appraisals (15 @ \$450)	\$ 6,750.00
Marketing Fee (\$10,000 . 15 project min)	\$ 150,000.00	Business Insurance	\$ 250.00
Vested Interest (10%) based on min \$100,000 profit	\$ 150,000.00	Tech / Exec Assistant	\$ 5,000.00
		Business Management	\$ 350.00
Branding Services		Ancillary Expenses	
Strategic Entity Branding (15 @ \$750.00)	\$ 11,250.00	New Business & Outreach	\$ 600.00
Corporate Credit & Finance (15 @ \$50,000 x 10%)	\$ 75,000.00	Tech Data Management	\$ 500.00
		Life Insurance	\$ 150.00
		Communications	\$ 350.00
Total Pre-Tax Income	\$ 408,750.00	Total Monthly Expenses	\$ 57,150.00
Total Month End Cash Flow			\$ 351,600.00

Avalon P.E.G. is a private firm only open to affiliates, affinity groups, members, or partners known to the principal or management. We are not lenders, legal experts, or financial experts. Returns on Capital cannot be guaranteed. **YOU COULD LOSE YOUR MONEY.** Prospective Partners should seek advice from an attorney or financial advisor prior to working with this company. This summary is a working outline of the services we provide. For information on the offerings herein, or any of the other services we provide, please visit our website or feel free to contact us directly.

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