



January 1, 2025

Prospective Capital Partners  
**AVALON PEG TTE**  
Beverly Hills, CA 90211

## Real Estate Investor Concierge Services

Welcome to the Avalon Private Equity Group. Avalon PEG creates exceptional partnerships, and functions as a cross between a Real Estate Investor Concierge Service on property matters, and a Private Equity Firm on capital & arbitrage matters.

**The Concierge Services** we provide are primarily for our [Acquisition Partners](#) who typically become “end user buyers” for the projects we engage. We source these prospective partners through the best regional real estate investor Seminars, Tradeshows, and Expos. Leading into each of these showcases we pre-canvas one or more properties, engage the sellers, area agents, align with the best title insurance, hazard or fire insurance, and the best area contractors, as well as identifying the best hard, soft, and purchase-money resources available. And our engagement fees can be cash, leveraged, or financed. We also maintain a minor vested interest in most of the projects we source and stay on as project consultants.

**The Equity Firm Services** we developed are primarily directed to our [Capital Partners](#) who may provide funding and other resources to Avalon and other partners. There’s also an engagement fee for this participation, however, the fee isn’t paid until we have placed a viable project into title or escrow. Avalon generates revenues from fees collected during Partnership Engagements, Marketing Services, Income & Equity Participation, and Project Coordination of each acquisition. Funds repaid through refinance or liquidation of a project.

Capital Partners must establish a Trust account under the namesake Avalon PEG, with a designated control number, ie. ( Avalon PEG - 4466001). Whereas all vestings begin the same, each control number is unique to an independent partnership created through Avalon. **However**, partners maintain unilateral control of the funds in their Trust account until such time as a suitable acquisition project has been placed under contract on behalf of Avalon or an Acquisition Partner, and up through the project being refinanced or liquidated.

We have developed several programs for our Acquisition and Capital Partners to flourish financially and occupationally. Our 40 years of valuation & acquisition experience affords us the skill-sets necessary to navigate and reverse engineer several real estate investment processes with ease, as we convert dormant equity into active portfolio value and cash flow.

Avalon PEG has pre-canvassed over three million dollars of certifiable equity which can be reviewed in the Equity Pool Portal of our website, and is currently ready for acquisition. For more information on any of our programs please make contact at your earliest opportunity.

Director

*Curtis Wright*

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