



MISSION SUMMARY: 2025

Welcome to the Avalon Private Equity Group. Avalon creates exceptional partnerships, and functions as a cross between a Real Estate Investor [Concierge Service](#) on property matters (Acquisition Partnerships), and a [Private Equity Firm](#) on capital & arbitrage matters (Capital Partnerships). Avalon generates revenues from these Partnership Engagements as well as Marketing Services, Rental Income, and Equity Participation.

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 quieted or otherwise dormant equity into active portfolio value and cash flow. And our business management team has hands on “billion dollar” equity management experience.

We create revenue through attendance of the best investor Seminars, Trade-shows, and Expos available. Once we have selected a showcase, we travel to the area within five days of the event, e.g. if a Tradeshow starts on a Friday, we travel to the area on Tuesday. Once there, we pre-canvas one or more projects, engage the sellers, agents, title officers, hazard insurance agents, and the best contractors. We also retain the most experienced home inspectors and or appraisers and engage the best loan resources available, ie. hard money, purchase money, etc., all to create a one stop shop, full investment package.

The Concierge Services we provide are mainly for our [Acquisition Partners](#) who typically become “end user buyers”, as we operate two tiers of service. Avalon is paid an engagement / marketing fee of ten-thousand-dollars upon closure of each acquisition, e.g. If there is \$100k of equity in a project, Avalon will structure the deal to collect \$10k up front, 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. Whereas it takes most investors months on in to make \$100k, Avalon can make this in a few days.

Our **Tier One** partners are primarily selected through recruitment efforts, and are typically comprised of those who have recently been displaced in the workforce, ie. laid-off or demoted individuals in need of new income sources. Engagement with Tier One individuals may occur prior to an investment showcase. Our **Tier Two** partners are actual attendees of the showcases we select. These individuals are typically local to the area of the showcases and are also excellent fits for the services we provide.

Once we have pre-packaged a few projects, we then attend “The Big Show” and engage the most committed partnership prospects, provided we have not already been fully retained by our Tier One partner(s). However, once we have identified the most viable partner(s), we immediately purchase the pre-canvased projects outright utilizing our transactional funding resources. We then secure an acquisition loan for that partner, and re-sell the property or project to that individual concurrently to our purchase.

This memo outlines the core of our Acquisition partnership offerings. For more information on this or any of the other services we provide please visit our website or feel free to contact us directly.