

Avalon

Private Equity Group



All potential Partners must undergo a one-time "on-boarding" process to establish a relationship with Avalon. Then, once we identify a pool of equity, we move to gain control of the assets through the creation of small equity pools or portfolios (two to four properties). We then send out a Capital Call through email or other form of communicate alerting our Partners to the pending opportunity. To participate, each Partner must reserve their position, on a first come first serve basis.

-----ON-BOARDING OPTIONS-----

All Equity Cap Partnerships "on-board" at Tier One offering (\$3,000) to initiate and familiarize with Avalon's initiation and management of the fund. Partners may participate in one or more larger pools thereafter. Our Equity Cap Partner offerings range from the low thousands into seven figure deals. The following On-boarding options are currently available:

Option 1- On-boarding at \$5,000 Delivers Deed - Next \$5,000 Delivers First Rental Payment

Option 2- On-boarding at \$5,000 pays prime rate for 3 months with no acquisitions necessary.

Option 3- On-boarding at \$5,000 for up to four property portfolio within a specified market.

-----EQUITY PARTNER ON-BOARDING BREAKDOWN-----

1. A capital call is put out to all partners and affiliates.	2. Reservations are booked for known or prospective partners who make first contact.
3. We select Venue where Trade show or Expo will occur & where project(s) will be canvassed.	4. We then canvass residential property markets within a 5-10 mile radius of Trade show or Expo.
5. The best available acquisition prospects are then selected.	6. The portfolio fund is then capitalized in congruence with our reservation process.
7. Avalon begins the pre-acquisition prep for selected properties or portfolio.	8. Avalon then travels to venue and inspects each property or portfolio.
9. We then engage with Principals and or intermediaries of selected properties or portfolio to secure offer position.	10. Obtain private or hard money financing.
11. Close on property or portfolio.	12. Pay off equity partners if any.

How can we offer 100% returns? The answer is that we only offer "cash on cash" profit sharing, **NOT** typical ROI offerings many are used to receiving. **For example:** If a property is worth \$150k after repairs, and we purchase it for \$50k, the remaining gross equity (\$100k) makes it an easy proposition for Avalon to share profits. We also ensure there is a minimal profit spread. If there isn't enough to pay our partners, we won't move to acquire a property or portfolio.