



**BE REMARKABLE**  
GROUP, INC.

**OUR MISSION IS  
TO HELP YOU  
ACCOMPLISH  
YOURS.**

This document is for discussion purposes only, we may modify or make substantial material revisions to any representations contained herein without notice.



We share priorities and focus with some of the most successful social impact investment firms and philanthropists.

*"Investing 'for good' and good investing are now one and the same."* [James e. Woody](#), Founder

[www.BeRemarkableGroup.co](http://www.BeRemarkableGroup.co)

Impact investing is an exciting and rapidly growing industry powered by investors who are determined to generate social and environmental impact as well as financial returns.

Be Remarkable Group, Inc. is an advocate for social entrepreneurship, impact investments, social innovation and philanthropic funding, supporters of the [United Nations Sustainable Development Goals](#).

The **Global Impact Investment Network (GIIN)** provides a platform for like-minded investors to build the impact investing industry from a practitioner's perspective. [BeRemarkableMovement.com](#)

Toniic is a global community of high net wealth individuals, family offices, and foundation asset owners around the world. [SeeMeBeRemarkable.com](#)

**UNLEASH**, a non-profit global innovation lab of creative and innovative people from all regions of the world, passionate about solving some of the world's pressing challenges. [AlwaysBeRemarkable.com](#)



Our approach to each transaction is always, customized, personal and confidential.



Mr. Gregory Curley

Chief Executive Office,  
**Capital Banking Solutions** is an affiliate of Capital Funding Solutions, providing financial institutions with multiple strategies to deliver working capital to businesses regardless of market dynamics and maintains close relationships with funders both domestically and internationally.



Mrs. April Lee Didlake

President,  
**Be Remarkable REIG**, with over a decade of experience in architect engineering construction and the building materials industry, April's expertise has proven to be an enormous asset to single family home builders, multifamily property renovators, as well as commercial real estate developers and managers.



Mr. Gregory Porter

Vice President,  
**Capital Funding Solutions**  
Greg specializes in working capital funding for small and medium sized businesses. His related expertise is asset-based lines of credit, account receivables, inventory financing, import & export financing, as well as supplier guarantee funding structures.



## WHAT MAKES US DIFFERENT?

Depending on the size and need of your business, our corporate finance division has the proven ability to provide you with the funds and terms you need so that you can fuel your company's growth.

Our group members an asset and cash-flow-focused versus credit-driven.

### Deal Sourcing

We leverage a network of relationships with private ownership groups and brokers, a strong transaction history of acquisitions and a wealth of underwriting data in our database as we seek to identify and acquire what we feel are the best deals. Our ability to source investments others may not recognize has served our partners well in strategic capital deployment to date.

### Investment Approach

Our team experience helps us pursue multiple – and even divergent – strategies when the market requires. Our core/core+ strategy targets investments in stabilized assets located in various market segments with predictable cash flow. While our value-add experience sources investment in assets and funds opportunities in companies with potential for increased value, we use technology and data from our own internal groups to forecast trends that influence our decisions and market focus.

### Market Access

We have sought to maintain a flexible investment approach since inception. We can adapt our investment and funding strategies to take advantage of market conditions.

### Vertical Integration

Our fully integrated funding affiliate approach aligns top-of-funnel deal-sourcing activity with exceptional investment management and backend funding realization expertise. Our ability to assist in active management, as soon as an LOI acceptance, help produce strong performance with a fully integrated structured process to generate and create above average efficiencies.



Our alliances can provide funding through numerous family offices, private foundations, and commercial institutions for green-related projects or projects that offer measurable social and/or environmental impact in addition to profit. As a government approved designated Community Development Financial Institution (CDFI), clients are provided the important interface with EB-5 Regional Centers, protocols and funding compliance.

**BeRemarkableFunds.com**

#### Participants include:


Our Wall Street connection has over one (100) hundred-year history as a Broker Dealer/Designated Market Maker (“DMM”) on the floor of the New York Stock Exchange (“NYSE”). Areas of expertise include an Investment Bank that focuses on emerging growth opportunities in the United States, Latin America, Europe and Asia.

Our boutique investment affiliate is a privately-held, corporate-banking firm dedicated to providing corporate finance, trade finance, cash management, human capital resources, insurance, and consulting options. The firm also serves as a corporate holding company that manages the group’s interest over its fourteen (14) subsidiaries and affiliates, including Capital Funding Solutions and Capital Banking Solutions, with funding capabilities ranging from Five (\$5, 000.000.00) Million to Five (\$500, 000.000.00) Hundred Million Dollars.

Our affiliate provides monetization funding as part of a senior-secured funding group in a highly specialized area of corporate finance. A longstanding relationship with institutional investors, predominately life insurance companies and pensions, provides vast resources of capital to structure and fund transactions. The company along with their in-house counsel has closed well over one (100) hundred deals well in excess of Three (\$3.000,000,000.00) Billion Dollars.

As a FINRA member, our affiliate provides loans utilizing a regulated and patent protected Capital Market Solution against a company’s future revenue streams. This is achieved through a trademarked and turnkey alternate market system known as a Royalty-based Funding Model.





Our mission is to help you accomplish yours.

**Member companies have placed direct investments, in excess of three (\$3B) billion dollars, into small to middle-market-sized businesses and real estate companies.**

[www.BeRemarkableGroup.co](http://www.BeRemarkableGroup.co)



## PROPERTY ACQUISITION CRITERIA

### Fixed Income Real Estate Funds Target:

- Class B or better
- Ability to reset below-market rents
- Multifamily with three (100+) hundred plus units
- Commercial Multi-tenant properties & Hotels, preferred with the largest tenant occupying not more than fifty (50%) percent
- Minimum strategic improvements

### Key Assets:

- Single Family Rental Housing Complexes
- Multifamily Workforce Apartment Housing
- Commercial Multi-tenant properties & Hotels

**Upside:** Value enhancements through operation improvements, renovations and asset repositioning.

### Multifamily Acquisition Type:

- Moderate leverage
- All cash
- Closes in 30-60 days depending upon acquisition
- Joint ventures possible
- Hold period: Typically, 2 to 6 years

### Required documentation for purchase submission:

1. Summary of the purchase offering 1 - 2 pages
2. [Non-disclosure Agreement \(click here\)](#)
3. Financial Statement/ Recognition (if available)
4. Two (2) years of Tax Returns
5. Interim Financials

### Market Focus:

- AZ, FL, GA, NC, SC, and TX
- Additional Tiers 2 Markets considered when well-located close to amenities.

### **Additional Documents Upon Request**

- I. Investment Memorandum
- II. Subscription Booklet
- III. Risk Factors
- IV. Principal Terms of Investor Partnership
- V. Potential Conflicts of Interest
- VI. Fund Partnership Agreement
- VII. Tax, ERISA, & Regulatory Considerations



## BRIDGING THE GAP FOR COMMERCIAL REAL ESTATE OWNERS & ASSET MANAGERS

Whether you are considering selling, repositioning, or refinancing your properties, we can help move you from where you are to where you really want to be.

Receive expedited proceeds by selling your properties directly to us or partner with us to obtain the equity or financing needed to **overcome barriers such as:**

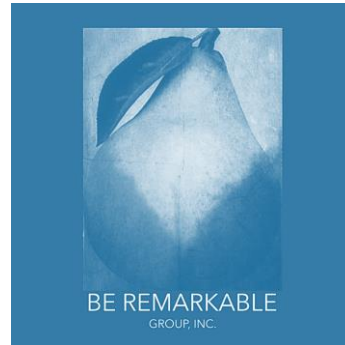
- Limited cash/equity available to purchase additional assets;
- Limited cash/equity to complete value-added improvements;
- Problems accessing credit through traditional lending channels; and
- Elongated sales cycles due to purchaser financing limitations.

We also maintain close relationships with funders in all areas of commercial real estate both domestically and internationally. Geographies generally include the United States and most developed countries with stable governments and currencies.

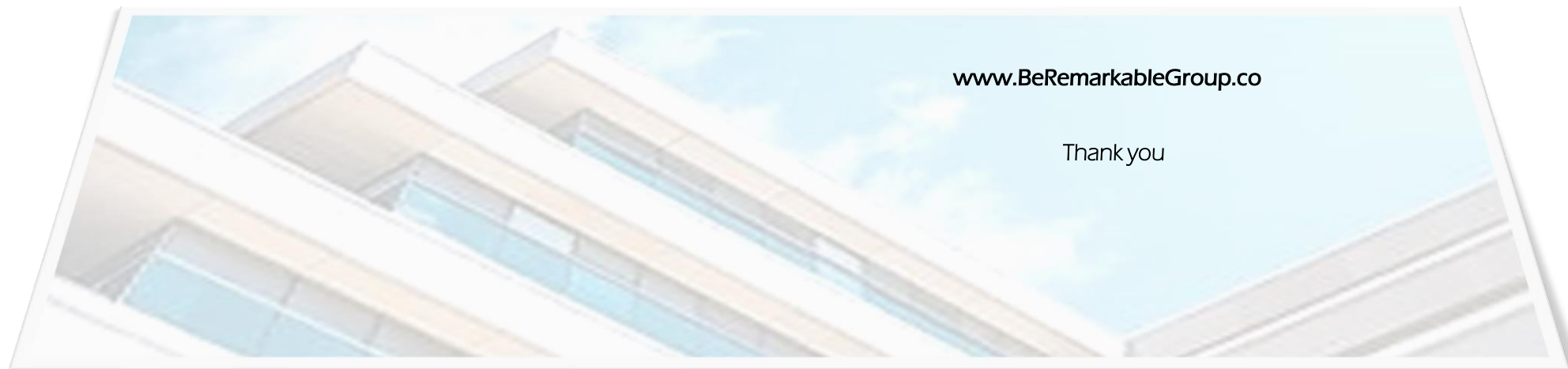
Three (3) solutions that will give you a competitive advantage:

- I. **Sell** : rest easy knowing that closing can occur within 2-3 weeks by a cash offer from our real estate member.
- II. **Borrower** : As one of the leading commercial real estate lenders in the United States, you can count on us to provide you with industry-leading financing without the need for tax returns and other rigorous depository banking requirements.
- III. **Partner** : As a leader in providing passive and active investments, we can provide you with the equity capital needed to reposition your asset and bypass the loan underwriting process.





We organize and convey turnkey funding solutions to our clients through strategic alliances with a comprehensive network of capital providers throughout the country.



[www.BeRemarkableGroup.co](http://www.BeRemarkableGroup.co)

Thank you

Contact us: [info @ BeRemarkableGroup.co](mailto:info@BeRemarkableGroup.co)

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