



Lincoln Village Investor Offering

Columbus, Ohio

Freedom Family Investments

6485 Centerville Business Pkwy,
Dayton, OH 45459, United States



More Information

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Our Contact

+1937-588-6096



Get to know CJ, the host



**Christopher (CJ)
John**

Investor Relations,
Freedom Family Investments

CJ has a background in Financial Software Consulting for Deloitte Consulting where he worked for CVS, HP, & Google. He's been in an investors relations role for 4 years with Freedom & loves helping investors build passive income through investing in real estate.

- CJ has a personal real estate portfolio of 95 rentals in Dayton, OH
- CJ has raised \$20+ Million dollars for real estate private lending & syndications
- CJ is a licensed real estate agent in Dayton & Columbus, OH



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Disclosures



The information contained in this overview and initial plan is considered confidential and is solely for the use of prospective investors to determine the level of interest in FFI Lincoln Village LLC. While the information contained in this overview, plan and model has been compiled from various sources, we believe it to be reliably based on the data used, but neither Freedom Family Investments, Flip & Dani Lynn Robison, or their affiliated companies and representatives make any representations or warranties as to the accuracy or completeness herein.

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Lincoln Village Opportunity

- ▶ The Opportunity: The ability to assume an out-of-state owner's 3.98% interest rate mortgage. Half the units have been renovated, with proven market rents that can be achieved once fully renovated.
- ▶ This B-class apartment building consists of 48 one-, two, and three-bedroom apartments/townhomes. Each apartment has its own patio and interior laundry and will be updated with contemporary finishes, including new flooring and paint, along with stainless appliances.
- ▶ This multifamily complex is located in a growing area of Columbus, OH, the fastest-growing city in the Midwest. The complex is located close to a main thoroughfare, with excellent walkability to restaurants and shopping, close proximity to freeways, and plenty of parking.



Investment Summary

- ▶ Freedom is seeking \$2.2M of equity for this investment opportunity.
- ▶ Investors can participate in three classes, as described below.
- ▶ Each class will participate in 50/50 bonus depreciation for the 2024 tax year.
- ▶ The term of investment will be 5 years.
- ▶ Minimum investment is \$50,000.

Investment Class	Investment Tier	Total Preferred Return	Quarterly Distributions	Distributions at Sale
Class A-1	\$250,000+	14%	6%	8%
Class A-2	\$100,000 - \$250,000	13%	6%	7%
Class A-3	\$50,000 - \$99,000	12%	6%	6%



Investment Summary: Financials

The property has been purchased for \$4,250,000 with an assumable interest rate of 3.98%. Offering Proceeds will be used to repay Freedom Family Capital for the acquisition financing.

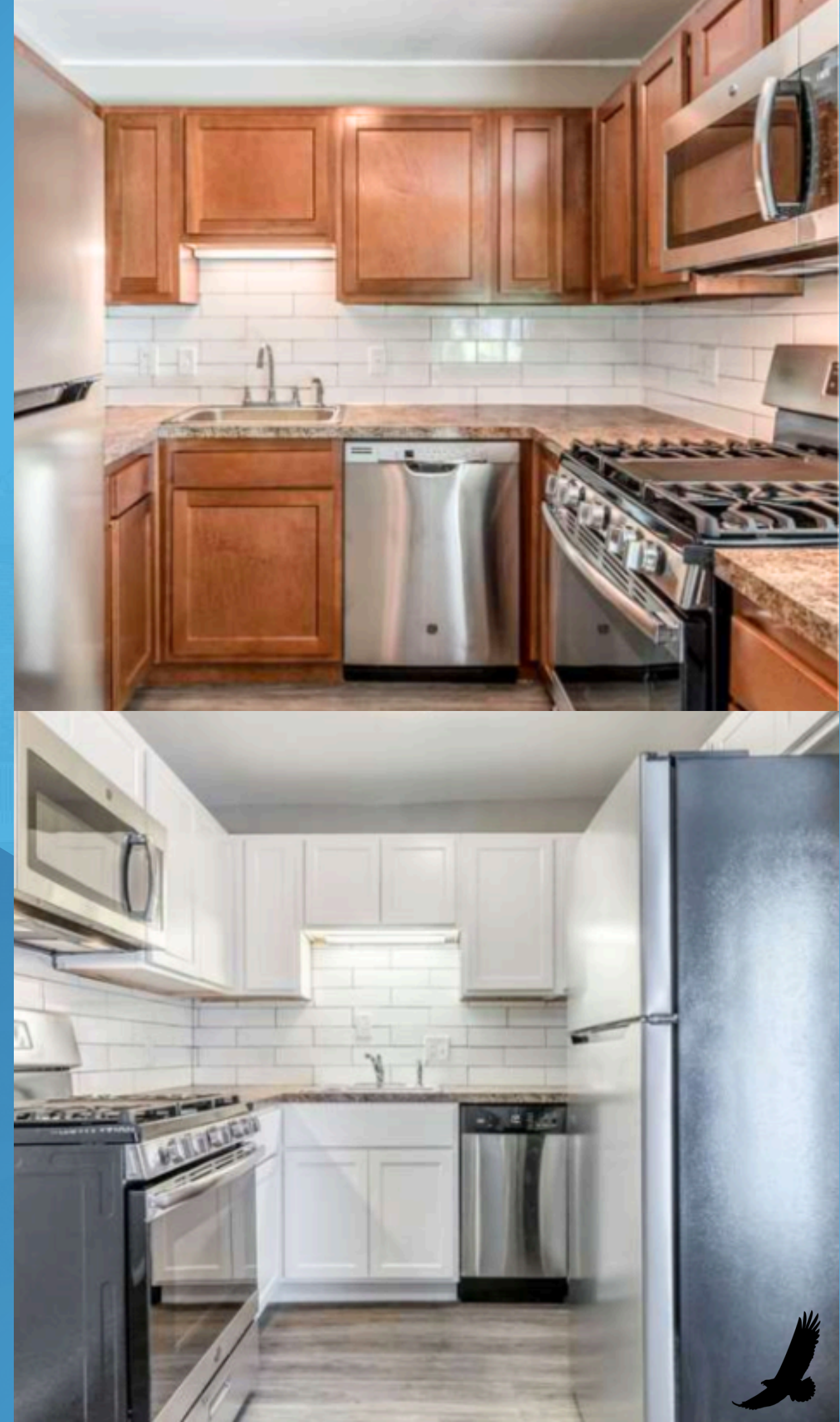
- 24 units have been renovated and we plan to spend another \$240,000 to renovate the remaining 24 units
- As seen below after these renovations & increased rents we intend to improve the NOI over \$100,000
- At a stabilized 5.75% Cap / \$424,697 the value of the property will then be worth \$7,386,000

CURRENT FINANCIALS

Rental Income	\$485,436
Vacancy (6%)	(included)
Other Income	\$77,000
Gross Income	\$562,436
Expenses	(\$269,750)
Taxes	(\$124,000)
Insurance	(\$29,500)
Utilities	(\$32,250)
Maintenance	(\$26,000)
Management	(\$30,000)
Contract Services Admin	(\$28,000)
NOI	\$292,686

STABILIZED (AFTER REPAIR) FINANCIALS

Rental & Other Income	\$674,000
Vacancy (5%)	\$33,700
Other Income	\$78,548
Gross Income	\$718,848
Expenses	(\$295,131)
Taxes	(\$146,740)
Insurance	(\$36,000)
Utilities	(\$35,000)
Maintenance (incl reserve)	(\$30,000)
Management	(\$35,391)
Contract Services Admin	(\$12,000)
NOI	\$423,717



Business Plan

► Renovate Units

- We anticipate nearly \$240,000 of improvements to the building and renovating the remaining 24 units to achieve a higher rent for the building
- The unit renovations will consist of new flooring, paint, kitchen cabinets/countertops, & modernizing the bathrooms

► Operate Efficiently

- The previous owner was an out of state landlord that could not effectively manage the property & property manager
- Bring on our 3rd party property manager that manages similar assets in Ohio for us. Our home office is less than an hour away so we will be able to check in regularly throughout the lifecycle of managing the asset

► Increase the NOI

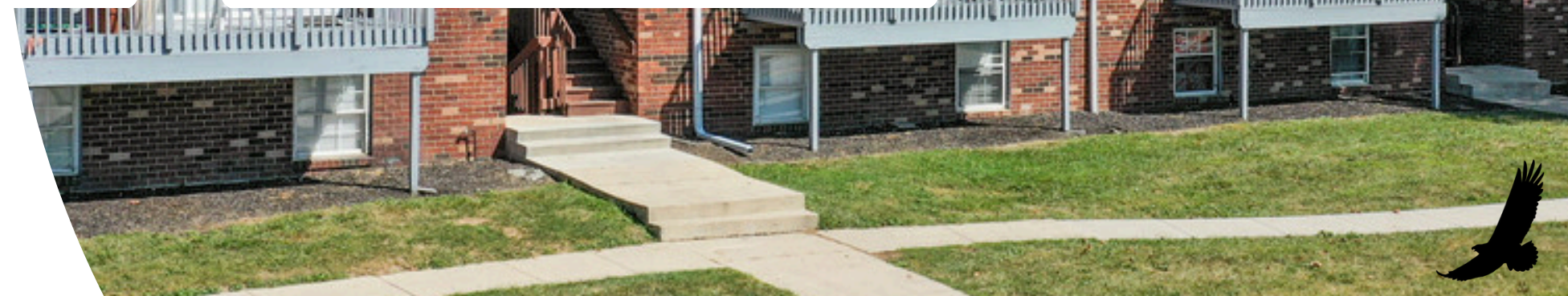
- Through the renovations we will look to see an increase of 30% in current rent roll
- Having an in-house renovations company we will be able decrease material and labor costs for renovations



Pictures of Property Interior



Pictures Overall Location & Site



Rent Comparables

1 BEDROOM UNITS			
Property	Unit Size	Rent per Unit	Rent PSF
Lincoln Village Current	575 sqft	\$778	1.35
Lincoln Village Market	575 sqft	\$895	1.55
Trinity Lakes	690 sqft	\$1,070- \$1,463	1.55 - 2.12
Racoon Creek	542 sqft	\$960	1.77
River Oaks	765 sqft	\$1,199 - \$1,355	1.56 - 1.77

2 BEDROOM UNITS			
Property	Unit Size	Rent per Unit	Rent PSF
Lincoln Village Current	676 sqft	\$826	1.22
Lincoln Village Market	676 sqft	\$1175	1.75
Trinity Lakes	949 sqft	\$1,225- \$1,805	1.29 - 1.90
Racoon Creek	716 sqft	\$1,070	1.49
River Oaks	1070 sqft	\$1,399- \$1,680	1.30 - 1.57



Team Overview



Dani Lynn Robison

*Co-Founder, Chair, Chief
Executive Officer*



Flip Robison

*Co-Founder, Vice Chair,
Chief Revenue Officer*



Tina Howard

Chief Operations Officer



Ryan Marchi

Managing Director



Marc Demshock

Fund Manager



Dr. Binit Shah

Sr. Strategist



Christopher John "CJ"

Investor Relations



Ben Katt

Investor Relations



Eric Mielke

Acquisition



Allain Arcinas

Finance Specialist



Jody Buagas

Executive Assistant



Elyza Abella

Executive Assistant



Daynielle Somera

GoHighLevel Pro



Next Steps - How to Invest & Timeline

Please scan the QR code to place your soft commitment.

1

Scan to Sign Up
& reserve your
sport

2

Review & Sign the
Agreement via
InvestNext (PPM,
Offering Agreement)

3

Confirm Details
& Wire Funds

4

Start Earning
Passive Income via
Lincoln Village



Thank You!

TALK TO US!

Visit

www.chatwithfreedom.com
to book a call

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