

VER. 01-19

Creating Financial Freedom With

Apartments

Powered By:  PARALLEL

Institutional quality assets for everyday investors

"Great minds discuss ideas; average minds discuss events; small minds discuss people."

- Eleanor Roosevelt

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Meet The Team

Executive Leadership & Advisory Board





Founder

HAYDEN HARRINGTON

Parallel Assets

Hayden is responsible for strategic planning, investment decisions, and overseeing all aspects of the company's operations, financing activities, and investor relations.

He has a passion for marketing and finding strategies to modernize outdated business models.

Advisory Board Member

DUSTIN MILES

Miles Multifamily

Dustin has over 20 years of business and real estate experience. He has closed on 11 multifamily properties, totaling over 1,500 multifamily units. He is also a mechanical engineer and continues to work for Lockheed Martin.



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Advisory Board Member

FERAS MOUSSA

Disrupt Equity

Feras is an entrepreneur at heart with a tech background. Feras worked at Microsoft straight from college. Feras later quit Microsoft to 'bring tech to industries that lack it', where he later found his passion for real estate. Feras quickly built a portfolio of rentals, completing 9 closings in his first 12 months. He currently has a portfolio of over 1,300 units.

Advisory Board Member

BEN SUTTLES

Disrupt Equity

Ben has helped drive acquisition of multiple properties across Texas and Atlanta, as well as managed several million-dollar rehabs. Ben has helped raise millions of dollars for multifamily syndication. He currently has a portfolio of over 1,300 units.





Why Apartments?



National Data

38.7M

Apartment Residents

Spending from the country's apartment residents contributes \$3.0T to the local economy each year (including \$350.8B in taxes), creating 16M jobs.

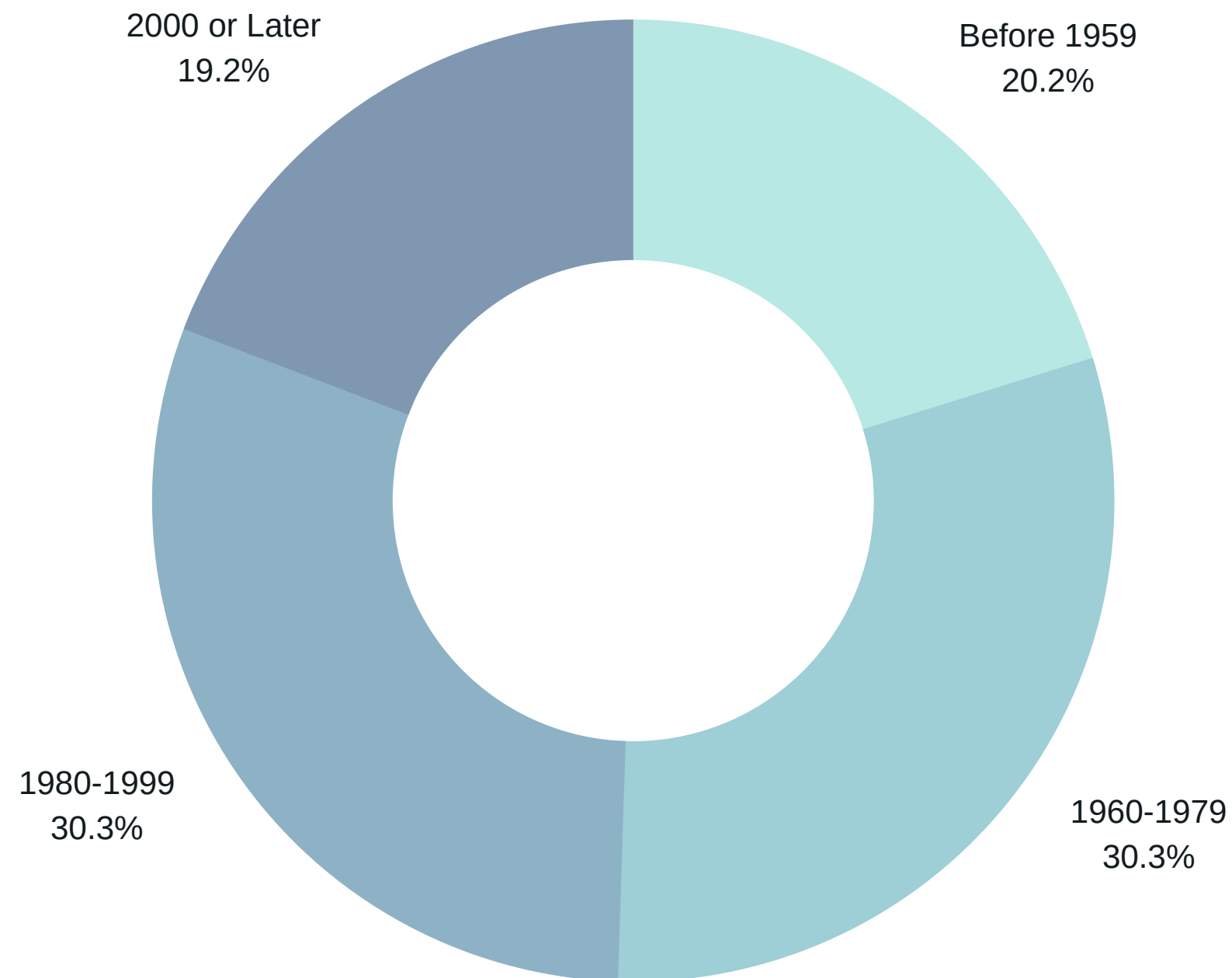
20.7M

Apartment Homes

The operation of the country's apartment homes contributes \$175.2B to the local economy each year (including \$58.0B in property taxes), creating 341K jobs.



Age of stock



50%

Share of U.S. Apartments Built Before 1980

The renovation and repair of apartments helps preserve the country's older more affordable units, contributing **\$69B** to the local economy annually and creating **340K** jobs.



Can Significantly Lower Your

Taxable Income

3 Types of Depreciation

1. Standard/Striaight Line Depreciation
2. Bonus Depreciation
3. Accelerated Depreciation

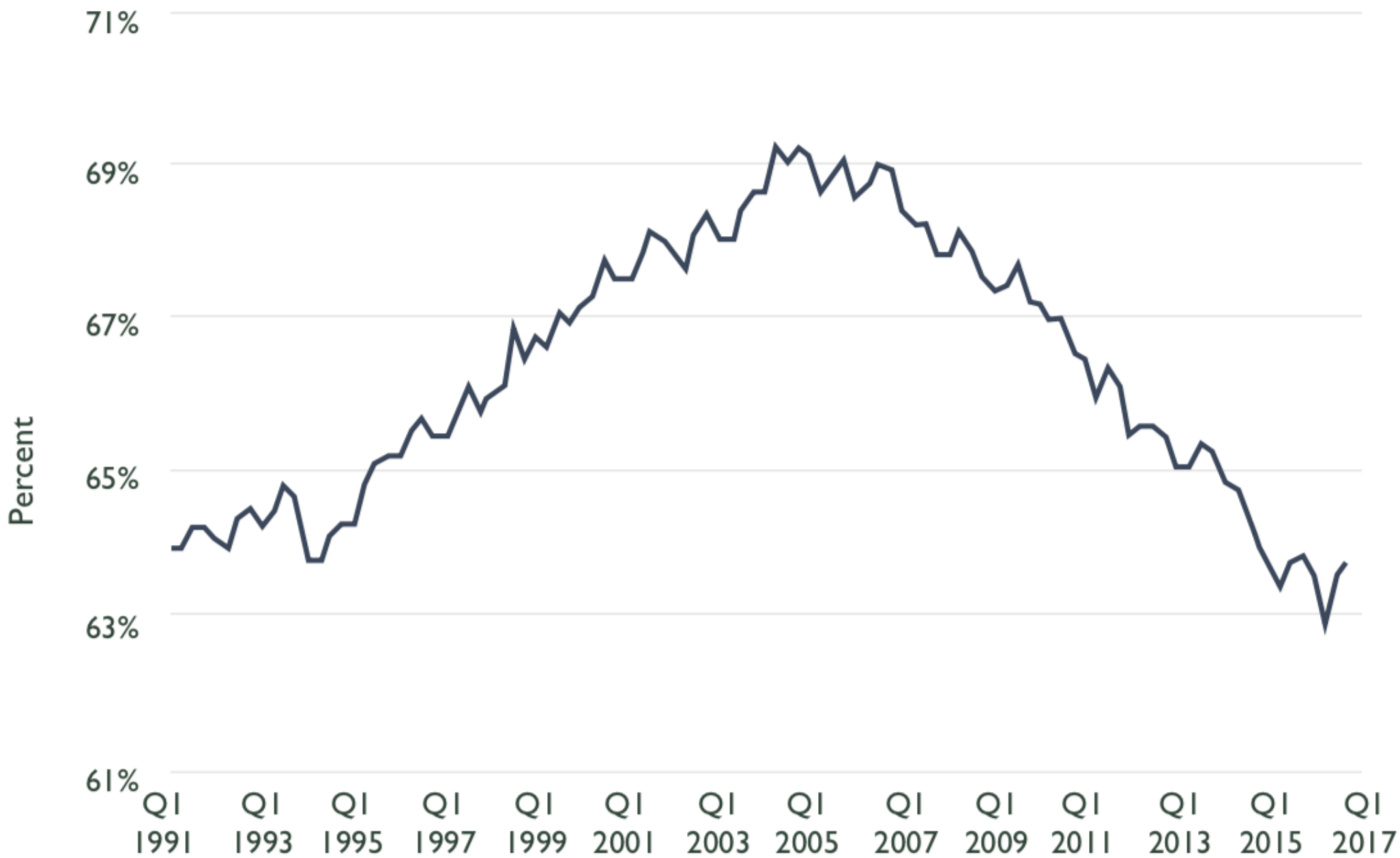
We will be doing cost segregation studies on all assets which will allow tax benefits to pass through to our investors.



Home Ownership

Is Dropping Significantly

As we move to a more on demand world, housing is starting to feel the effects as well. For more than a decade, the average home ownership rate has been dropping year over year.



Our Investment Strategy

How we deal with market conditions and a changing economy.

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Value Add

Targeting markets that are fundamentally sound with moderate cap rates.

Employers

Presentations are tools that can be used as lectures.

Supply Constraints

Presentations are tools that can be used as lectures.

GDP Growth

Presentations are tools that can be used as lectures.

GDP Growth

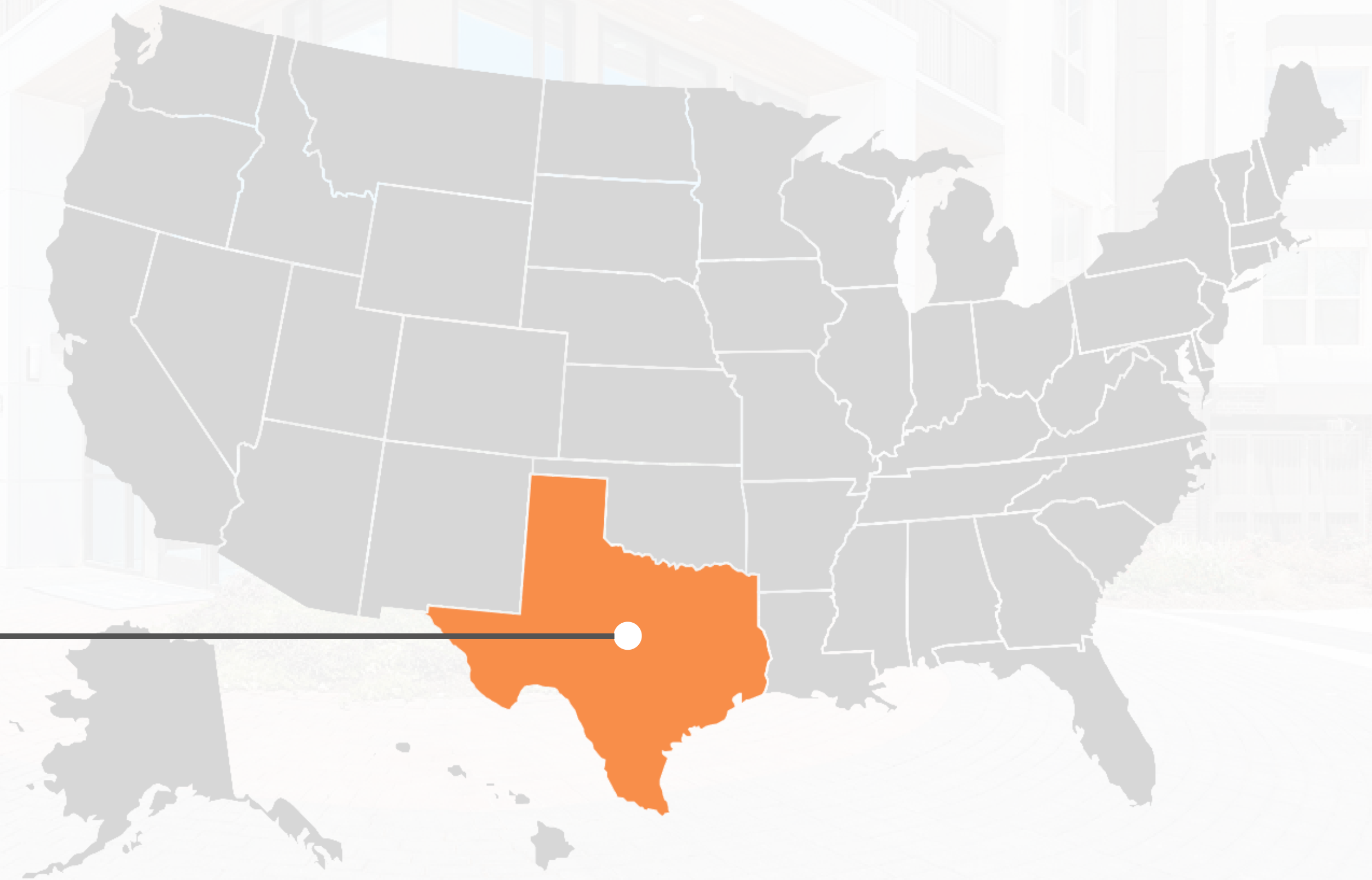
Presentations are tools that can be used as lectures.

Occupancy Trending Up

Presentations are tools that can be used as lectures.

TEXAS

Our main focus is the lone star state. We feel that the state will continue to see growth and prosperity which makes for a great place to invest.



Investment Targets

Typical Investment Structure And Returns



100+ Units

Ideally we are looking for over 100 units in stale locations. We will consider a smaller unit count only if it is in close proximity to DFW.



65-75% LTV

By using a conservative amount of leverage, we are able to minimize risk while maximizing returns in a safe manner.



> 8% COC

Presentations are communication tools that can be demonstrations, lectures, and more.



5-7 Year Hold

We are anticipating longer hold times due to current economic conditions. This will allow us to withstand any downturns.

Investment Outline



Our Process

Finding Deals
Making Offers
Negotiations
Getting Offers Accepted
Due Diligence
Renegotiations
Closing





Our 6-Step Process

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Find Deals

That meet our investment criteria and risk tolerance.



Make Offer & Negotiations

Once we have identified a property that meets our investment criteria, we will submit an LOI and begin negotiations.



Accepted Offer

Once our offer is accepted, we will share the opportunity with investors.



Our 6-Step Process

Due Diligence:

Review utility bills, lease audit, bank statements, on-site research, etc.

Detailed Due Diligence

Once a property is under contract, our team will begin our detailed due diligence process.

Renegotiation (If Needed)

If our detailed due diligence process uncovers unforeseen issues, we will go back to the seller to renegotiate based on our findings.

Closing

Our legal team will create necessary documents for our team and investors so we can close.



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Learn More:
www.parallelassets.com

