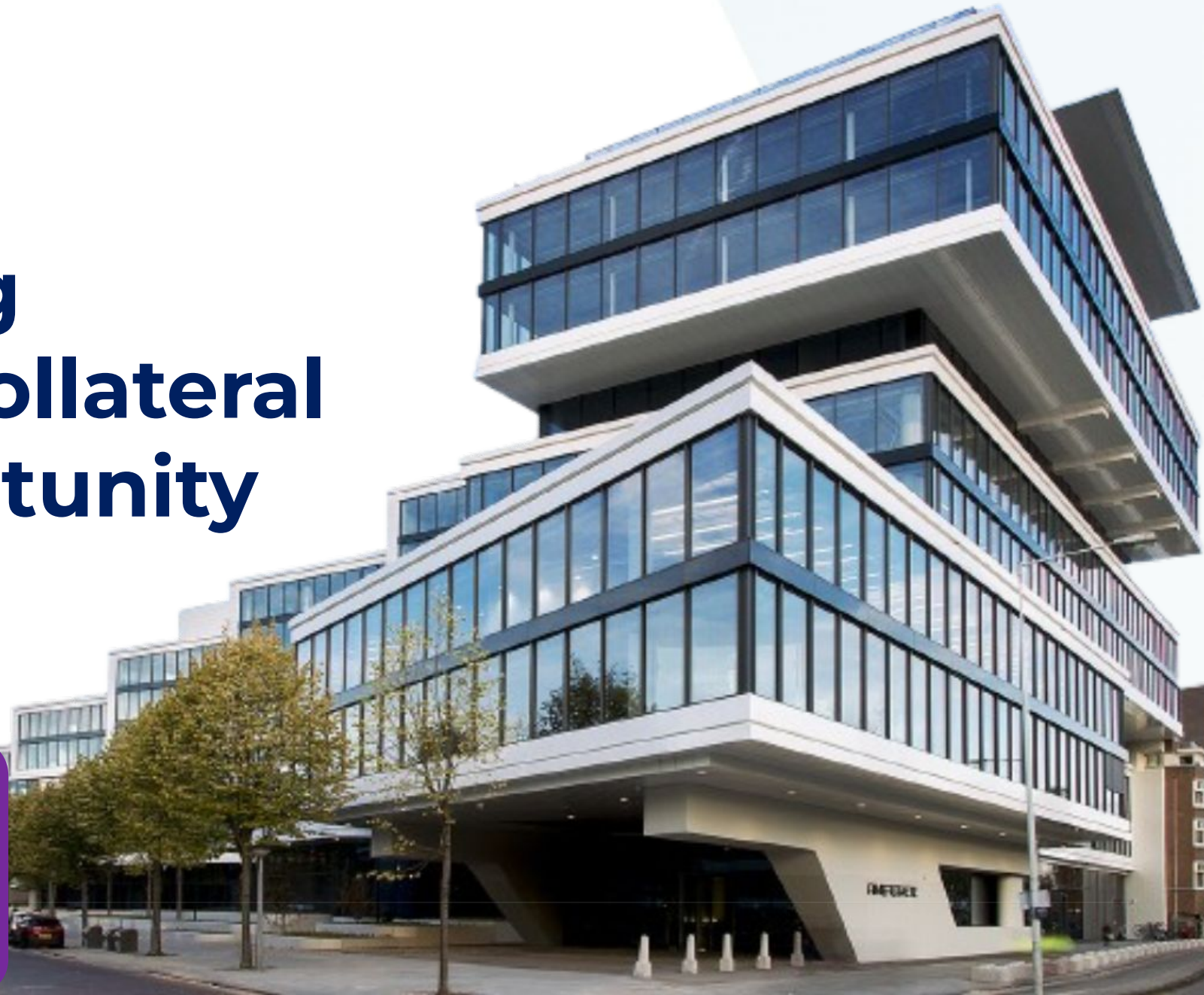






# College Housing Fixed Income Collateral Dividend Opportunity

PRESENTED BY

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# Investment Strategy: Studio & 1 Bed Condo Housing In The Ivy League College Markets

Deal type	DSCR			
State	CT	RI	MA	NY
City	New Haven	Providence	Cambridge	NYC
Rental Focal Point: Colleges	<b>Yale</b>	<b>Brown</b>	<b>Harvard</b>	<b>Columbia</b>
Sections	Connecticut (CT)  Yale University	Rhode Island (RI)  BROWN	New York (NY)  COLUMBIA UNIVERSITY	Massachusetts (MA)  HARVARD UNIVERSITY
Max Price Points	\$500,000.00	\$500,000	\$600,000.00	\$600,000.00
Property Type	Condos	Condos	Condos	Condos
Max # of unit in market	15	15	5	5
Max # bedrooms per units	1	1	1	1
Total # of leases per units	15	15	5	5

# Why The Investment Strategy Exists



**Strong Demand:** Highly resilient lease profiles in Condo housing segments.



**Extremely Tight Inventory:** Limited property turnover within a strict 3-block radius of premier college campuses.



**High-Net-Worth Rental Base:** Backed by affluent student households or young professional co-signers.



**Real Estate Equity Appreciation:** The real estate equity appreciation doubles in a 3-5 year span due to Cap rates and property values.

**3+ Years**

Tenant occupied properties

**3+ Years**

Of stable tenant history

# Competitive Advantage

We max our NOI & min costs



## 1. Service Mgt

We will own all of our in-house property services and leasing networks to bypass external management premiums.

**Integrated Ops**



## 2. Maintenance

MD Property Service Partners, LLC - we will own our in-house maintenance company, cutting standard contractor cost markup.

**OpEx Compression**



## 3. Retention

MD Leasing Partners - we will do in-house property Management and leasing to ensure rapid turnarounds and high student renewals.

**Tenant Stability**



## 4. Staging

Providing high-end furnished and staged student units to capture premium rents and maximize Net Operating Income.

**Premium Value-Add**