

Apartment Acquisition  
& Asset Management Focused on Cash Flow

*First Class Investments for Busy People*



ACGC Investments, LLC

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## OVERVIEW

ACGC Investments, LLC is a privately held investment firm focused on stable, income producing multifamily opportunities in stable and emerging U.S. markets. We target high yield passive cash flow and long term capital appreciation through strategic acquisition and superior asset management. ACGC Investments, LLC and its principals has bought, sold and managed over 1175 units, valued at over \$95 million. With over 25 years of real estate combined experience, ACGC Investments, LLC is capitalizing on opportunities created by market conditions to own stabilized multi-family properties in premier locations.

Our target properties generate strong ongoing cash flow income as well as long term wealth potential. Our success and reputation has been built on conservatism, ethics, passion, attention to detail, responsibility, and our belief that trust starts and ends with honesty and integrity.

## MULTI-FAMILY REAL ESTATE

Facts support our belief that the United States is expected to experience a significant demand for rental units. The recession resulted in an unparalleled shift away from home ownership and toward a strong demand for rentals. Stagnant job growth and stringent lending guidelines continue to make any decision other than renting difficult for most Americans. Additionally, the prior recession significantly hindered and reduced the supply of new housing.

While construction financing has become easier and new supply is on the rise, the pipeline for new construction is expected to lag U.S. population growth over the long term. All of these factors contribute to continued demand for apartments and ACGC Investments, LLC and its investors are poised to take advantage of these economic and demographic factors by acquiring premier multi-family properties with stable cash flow and long term appreciation.

## STRATEGY

While the market has come back strongly since the Great Recession, our strict investment criteria along with the current economic environment presents a unique and continued opportunity to acquire quality multifamily assets in prime locations at prices which are conservatively underwritten with exciting yet realistic growth and appreciation expectations. We expect these opportunity to increase in the coming years as climbing interest rates and changing market conditions will force some properties on the market at lower prices. Thus, our strategy is to smartly and patiently acquire, manage and operate stabilized multifamily assets that generate high yield, passive cash flows. We target strong employment centers with growth and stability trends that better the national averages. We aim to position ourselves and our partners to be able to seize the opportunity to acquire value add opportunities in any market condition achieving strong, long term cash flow as well as upside potential and appreciation for our investors and us.

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## TRANSACTION SIZE:

- \$1 - \$20 Million
- Minimum 100+ Units

## ASSET TYPE:

• B+ to C+ class multi-family properties; Prefer B class in A market and C+ class in B market opportunities. Will review distressed A class deals in markets with 1MM+ populations.

## OCCUPANCY:

• Prefer stabilized properties. Minimum 85% occupancy. Will consider lower occupancy if property is well located and has value-add upside.

## AGE:

• Preference is 1978 and newer, but will consider all age properties

## TARGET MARKETS:

- Nationwide growth markets

## LOCATION:

• B+ to C+ trade areas with strong demographics and economic diversity

## CAP RATE:

- Min. 7% (based on current financials)

## TARGET RETURN & INVESTMENT PERIOD:

- 8% cash on cash return (based on current financials)
- 5-7 year hold period (medium to long-term)

## GENERAL CRITERIA:

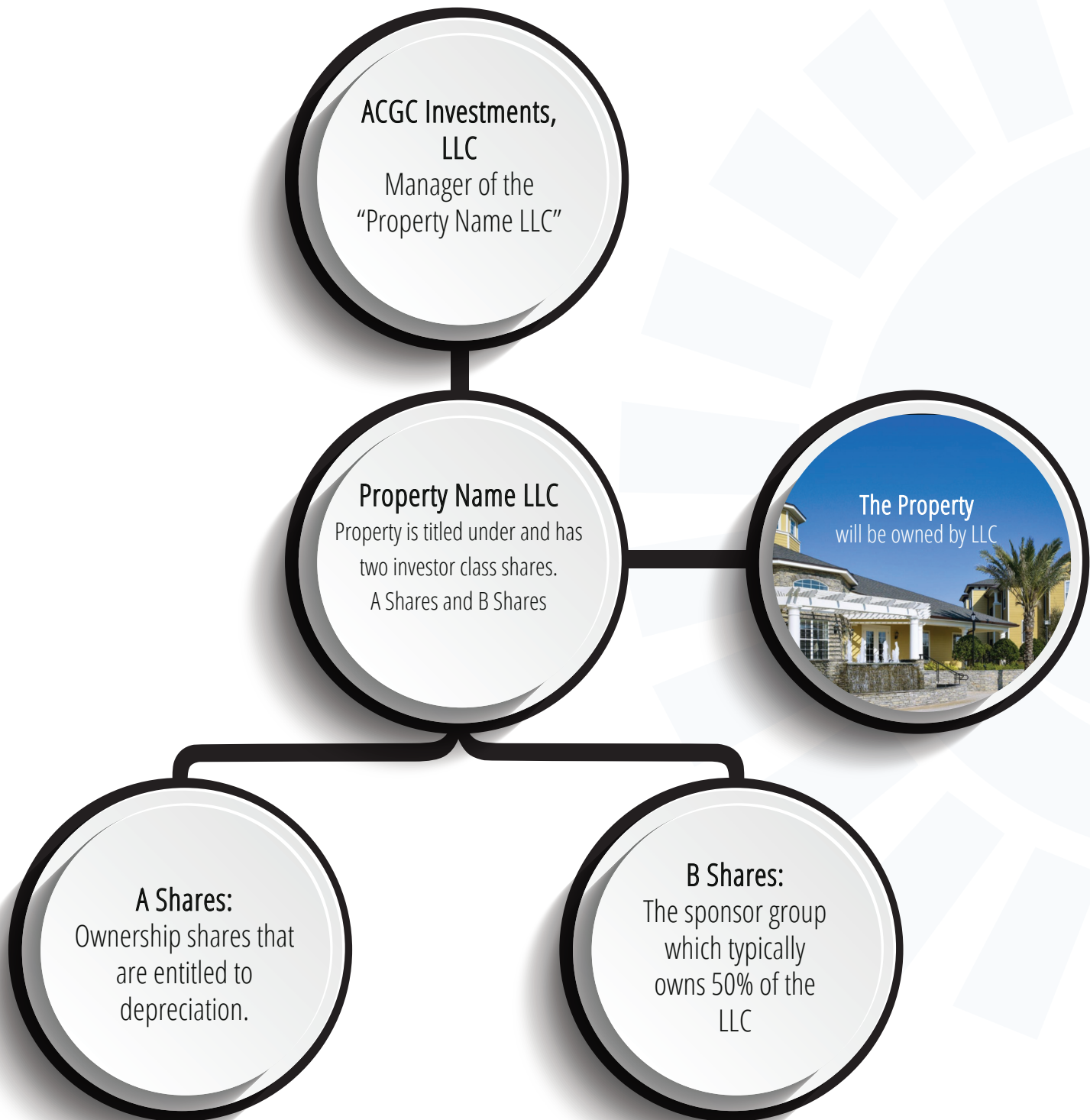
- Potential high yield income streams
- 20% below replacement cost
- Cash equity-"All cash" or "Cash to existing debt"
- Value-add opportunities sought

## PROPERTY CRITERIA:

- Utilities-Prefer individual metered units but not required
- Roofs- Prefer pitched roof construction but not required
- Premier Properties-Prefer stabilized properties with minimal deferred maintenance but will consider others if well located and possessing a strong, value-add upside opportunity.



## ACGC Investments, LLC Asset Management Organization Chart



# Apartment Acquisition & Asset Management Focused on Cash Flow

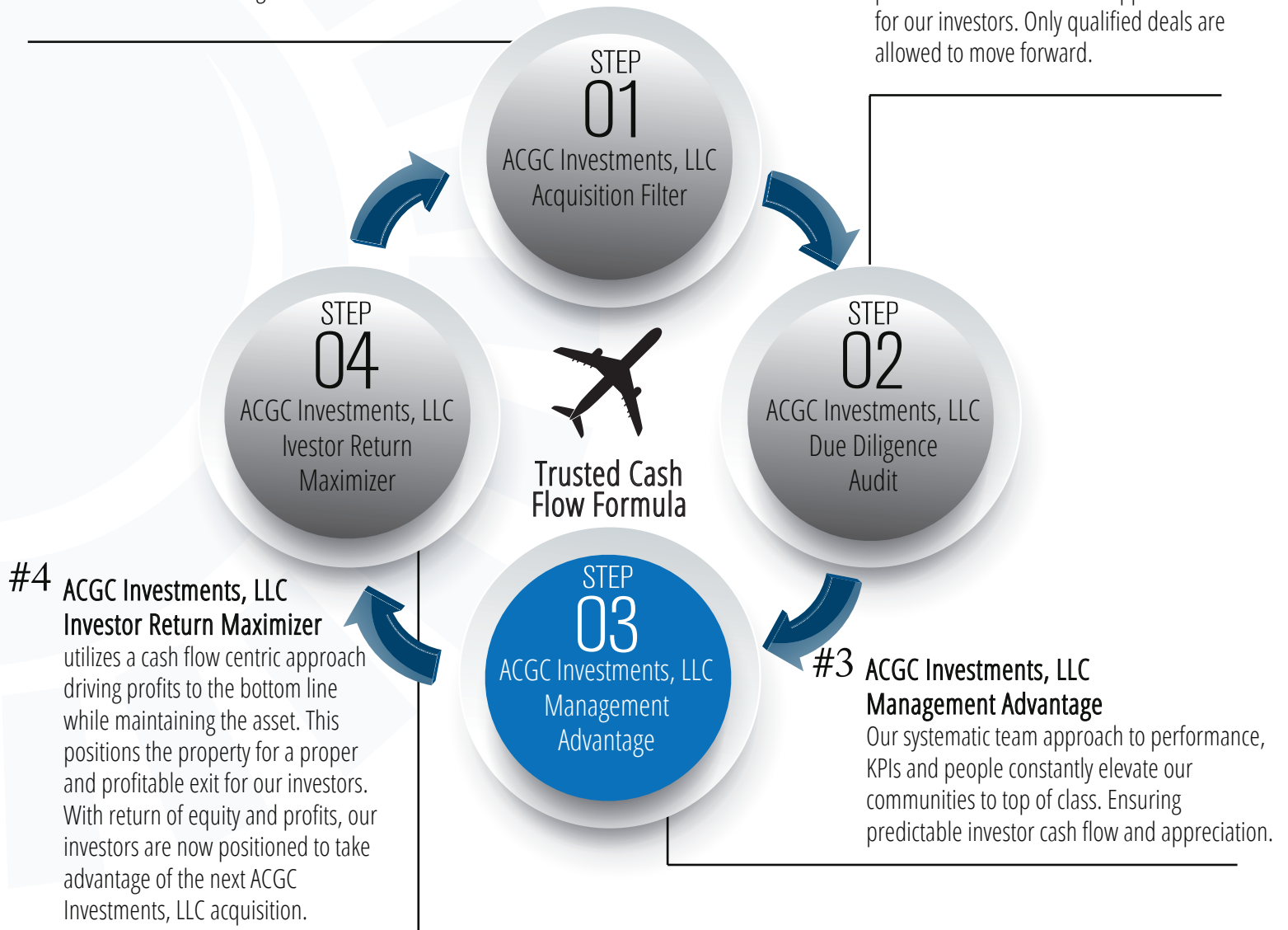
## The ACGC Investments, LLC Trusted Cash Flow Formula

### #1 ACGC Investments, LLC Acquisition Filter

Allows us to thoroughly analyze 95% of all deals in the markets we target with only 2% to 3% qualifying for further review. This strict filtering process ensures only assets which meet our conservative underwriting with focus on cash flow for investors get selected.

### #2 ACGC Investments, LLC Due Diligence Audit

Our team of experts inspect and analyze on site all financials and the physical condition of the property to mitigate potential risks and uncover opportunities for our investors. Only qualified deals are allowed to move forward.





## EXECUTIVE TEAM:

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### **David Cochran, ACGC Investments, LLC**

David has a strong background in communication, strategizing along with executing plans, managing tasks of all magnitudes, and commitment. David founded Big Wave Properties, which was a small real estate venture in the Phoenix market. Although the business was on boutique scale of the spectrum, David understood the importance of helping others, as well as providing another source of income. While managing properties, David has been employed as a Professional Airline Captain. David is a significant part of the largest Airline, American Airlines. David's reliability and competence has been recognized for nearly three decades. David's passion besides flying around the world, has invariably been real-estate. David is excited to partner with the world renown Kahuna Investments Team and share with others The Cash Flow Life.



### **Corey Peterson, Kahuna Investments**

As the owner of Kahuna Investments, Corey strives to provide his investors with stable cash flow returns and long-term capital appreciation by buying multi-family apartments. Corey has managed and acquired over \$95 million in real estate across the country. He is the bestselling author of "Why The Rich Get Richer – The Secrets to Cash-Flowing Apartments" and host of the Multi-Family Legacy Podcast. He speaks around the country on this subject including at Harvard and Nasdaq. Corey is frequently featured on FOX, CBS, ABC, and NBC affiliates.



### **Shelley Peterson MS/RD- Kahuna Investments**

Shelley Peterson focuses on investor relations, acquisitions and asset management of all current portfolio assets. Her primary roles are sourcing investment opportunities and investor communications. In addition to finding deals, Shelley is responsible for developing effective communication strategies and vehicles targeted to the investment community that accurately portrays the company's vision, performance and prospects. Shelley graduated from the University of Central Oklahoma with a Masters degree in science. Her strengths include an unmatched ability to quickly connect and communicate effectively to others.



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