

LMDG Real Estate Value Fund II

\$15,000,000



OVERVIEW

Lujan-Merriman Development Group ('LMDG') is raising a fund, LMDG Real Estate Value Fund II LP ('The Fund'). LMDG and its affiliates have completed **\$100,000,000+** in transactions. The Fund will seek to make value-based investments on advantageous pricing terms resulting from market dislocations in the current economy, generating cash flow, immediate capital appreciation, and increased net worth.

INVESTMENT STRATEGY

The Fund will seek investments ranging from approximately \$1,500,000 to \$5,000,000 per asset, too large for novice investors and not large enough for institutional investors. The Fund employs disciplined asset by asset underwriting and tactical management strategies to enhance value and generate strong cash flows. The focus is on intrinsic real estate value that translates into long term cash flow and immediate value enhancement. The Fund targets properties that can be acquired at 30% - 40% below market price and fully stabilized within 9-18 months, generating a gain on asset of 45% - 55%. The Fund has a strategic market focus backed by strong fundamental analysis of economics, demographics, and local supply and demand conditions. Property type focus includes: multifamily, in-fill land, and single family residential investments.

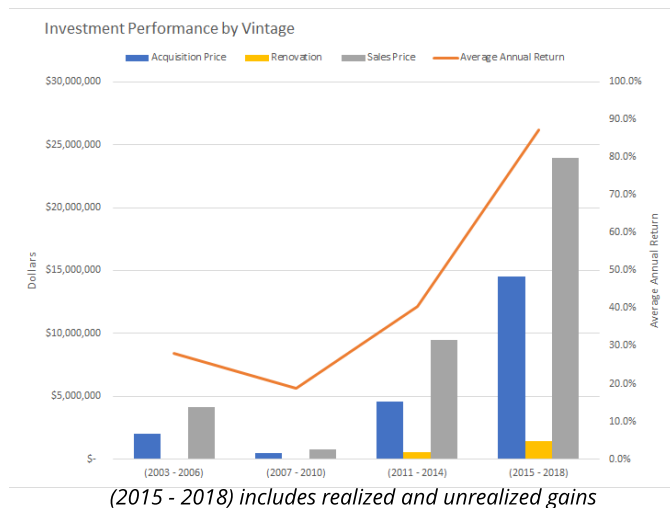
Target Returns, upon stabilization of investments: 12% - 17% Net IRR 1.5x - 2.0x Net Multiple

SUMMARY OF INVESTMENT PERFORMANCE

- \$100,000,000+ in transactions
- 56% Gain on Assets
- 102% Return on Capital 2015 - 2019
- 15 year track record
- 40+ transactions

ORGANIZATION

LMDG is headquartered in Long Beach, CA. Founded in 2005 by Aaron Lujan and Aaron Merriman with a long-term orientation and focus on value-based real estate investments. Mr. Lujan and Mr. Merriman lead LMDG's day-to-day operations. Combined, these executives bring nearly 40 years of real estate, corporate finance, and accounting experience and possess experience across disciplines including: acquisitions, asset management, property management, and construction.



SUMMARY OF TERMS

Fund Size: \$15,000,000; up to 65% leverage.

Principal Terms:

- Operating cash flows to be distributed pro rata quarterly
- Cash Flow from sales to be distributed pro rata within 90 days of capital event.
- Management equity ownership 30%

This information is qualified in its entirety by reference to the Confidential Offering Memorandum, which contains, among other things, a description of the risks associated with an investment in this Fund. Investors must read the Confidential Offering Memorandum if they are considering an investment. Important information is also contained in the Limited Partnership Agreement and Subscription Agreement.

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