



# Myers Development Group, LLC

Efficient. Effective. Economical.

## WHO WE ARE...

We are **Entrepreneurs, Engineers, Analyst and Technologist** who decided we wanted more out of life than working into our **60s** in corporate America hoping to save enough money to "retire".



## WHAT WE DO...



We set out on a mission to free **100** people from work they are not passionate about. We are doing this through ownership in a portfolio of multifamily properties in low crime neighborhoods that serve as homes to working class folks along the

eastern seaboard. We buy these properties under market value and then force appreciation of the property value through increased rental revenue and decreased operational expenses.

## HOW WE MAKE MONEY...

- Rental income
- Cash Out Refinance
- Proceeds from property divesture





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## What steps are involved?

As we find deals that meet your goals, we'll share them with you. If you decide to invest, you submit your commitment level and we will prepare a commitment letter for your review. On funding day you will deposit your capital and we will confirm your ownership



## What happens after I invest?

You can expect to receive an email once we receive your funds, again at closing, and monthly after that. We update you on our performance relative to the business plan, status of rehab work, and any key

learnings about the property. Every quarter, you will receive a dashboard update and distribution of income.



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## Our value proposition

Clients who partner with us do so because they have made a commitment to excellence! We believe that simple and practical solutions are the answers that are most sustainable and have the highest likelihood of successful implementation. Our value proposition is our ability to facilitate the discovery of these solutions and our orchestration of their implementation.

## Why partner with us?

- Voting rights
- Transparency
- Higher potential returns
- Low fees on investments
- Direct access to the operator
- We have our own capital at risk
- Uncommon level of accountability
- Track record of delivering results
- Our operators are full time investors
- Strict continuous education guidelines
- Opportunity to discuss the business plan
- Interested in doing good and making a profit
- Access to off market deals with high margins
- Connections to the most active brokers in our target markets

