



jacobgrant

CAPITAL



NORTHGATE M
SOUTH LEE AVE

CLEVELAND STREET

GLADSTONE STREET

LOMAX STREET

1ST STREET

2ND STREET

3RD STREET

PROJECT SUMMARY

CITY HEIGHTS



JACOB DURTSCHI
Founder | Acquisitions

Jacob Durtschi has been investing in real estate for over 20 years in the Idaho Falls, Idaho, market. In 2009 he founded Jacob Grant Property Management. Currently, the company manages \$170m of residential real estate in the Rexburg, Idaho Falls, and Pocatello markets.

In addition to management and investing, Jacob provides development consulting on multifamily development, and reposition plans on poorly performing multifamily properties and has obtained the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM).



MINDY CUMMINGS, *Manager of Operations*

Mindy Cummings has been in real estate for over 20 years and managing investment real estate for over 12 years. Her experience includes all aspects of multi-family, single family, new construction, and repositions while directing operations on over 1,500 units in Idaho and Utah. Mindy has excelled in maximizing profitability for investment portfolios and strategically working with investors to leverage her local knowledge and expertise.



Curt Wells Construction – *Contractor*

Curt Wells is the owner of Curt Wells Construction, a licensed Idaho general contractor based in Idaho Falls that has served Eastern Idaho since 2007. With more than 25 years of hands-on building experience and over five years specializing in multifamily construction, Curt and his team focus on custom homes, townhomes, apartments, structural framing, and full project management for homeowners, developers, and investors.



MICHAEL KRICFALUSI, *Chief Financial Officer*

Michael Kricfalusi is a senior real estate professional and CFO with over 30 years of experience in asset management, acquisitions, dispositions, leasing, underwriting, reporting and financial analysis, including CFO for Columbus Capital and Foursquare Properties where he was responsible for the accounting of 100 simultaneous redevelopment and tax credit projects.

Michael's role includes assisting in the evaluation and selection of new projects, acquiring debt and equity financing for each development and serving as the company's liaison between its lenders and private investors.



MANAGEMENT TEAM PORTFOLIO

\$168,750,000 UNDER MANAGEMENT

RUBY TOWNHOMES



28 Units
Shelley, Idaho

VICTOR GATEWAY APARTMENTS



110 Units
Victor, Idaho

SINGLE FAMILY HOMES



108 Units
Eastern Idaho

MULTI-FAMILY HOMES



675 Units
Eastern Idaho



THE BENEFITS OF INTEGRATED SERVICES



Jacob Grant Property Management

Over \$168,750,000 in real estate assets including new construction, multi-family properties, and single family homes under management in Eastern Idaho.



Jacob Grant Home Services

Coordination and project management of the maintenance for rehabs, flips and new construction in Eastern Idaho for over 20 years.



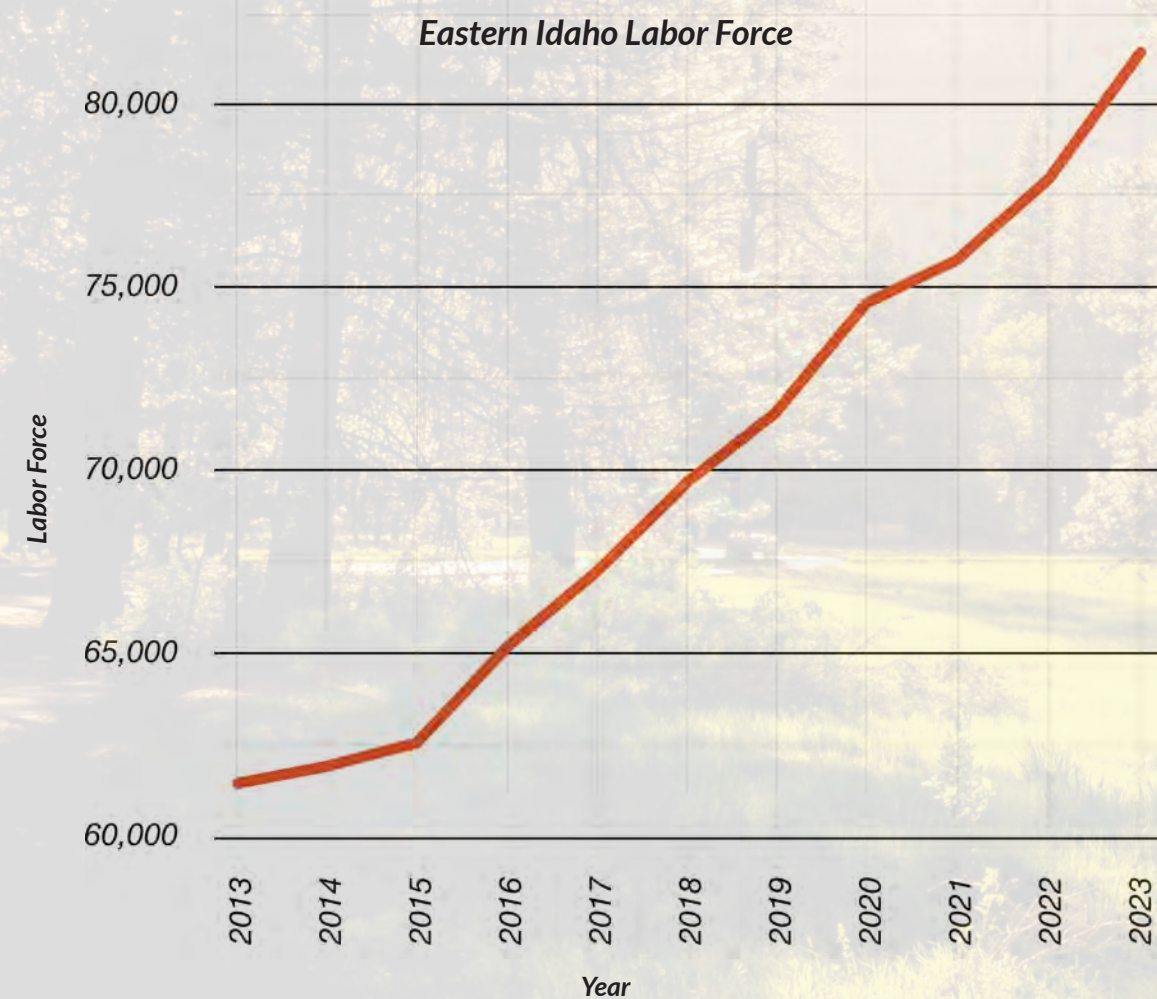
Jacob Grant Real Estate Investing

Finding solutions for real estate investors at all levels to increase net worth, generate cash flow, and develop an investment portfolio.



Idaho Falls is listed as
No. 1 on Milken Institute 2023 and 2024
list of **best-performing small cities**.

Home to **premier science,
technology and research facilities**.



WHY WE INVEST in
Eastern Idaho



EASTERN IDAHO MARKET

The area population is currently growing at a rate of 1.22% percent annually.

The increasing demand for housing — along with rising values and an under supply of single-family residences — bode well for multifamily investing in the area.

Idaho Falls Population Growth





EASTERN IDAHO MARKET



Vacancy Trends

Rates in Idaho Falls have stabilized over the past year.

Demand

Delayed construction paired with limited inventory is resulting in rising property values.



Supply

A recent survey identified that currently, builders are waitlisted.



DIVERSIFIED WORKFORCE

MAJOR EMPLOYMENT SECTORS IN EASTERN IDAHO



MAJOR EMPLOYERS IN EASTERN IDAHO



CITY HEIGHTS

PROPERTY HIGHLIGHTS

ADDRESS

187 1st Street
Idaho Falls, Idaho 83401

UNIT TYPE

40 Apartments
5,749 sqft. Commercial

AMENITIES

- 9 FT CEILINGS
- AIR CONDITIONING
- BICYCLE STORAGE
- CEILING FANS

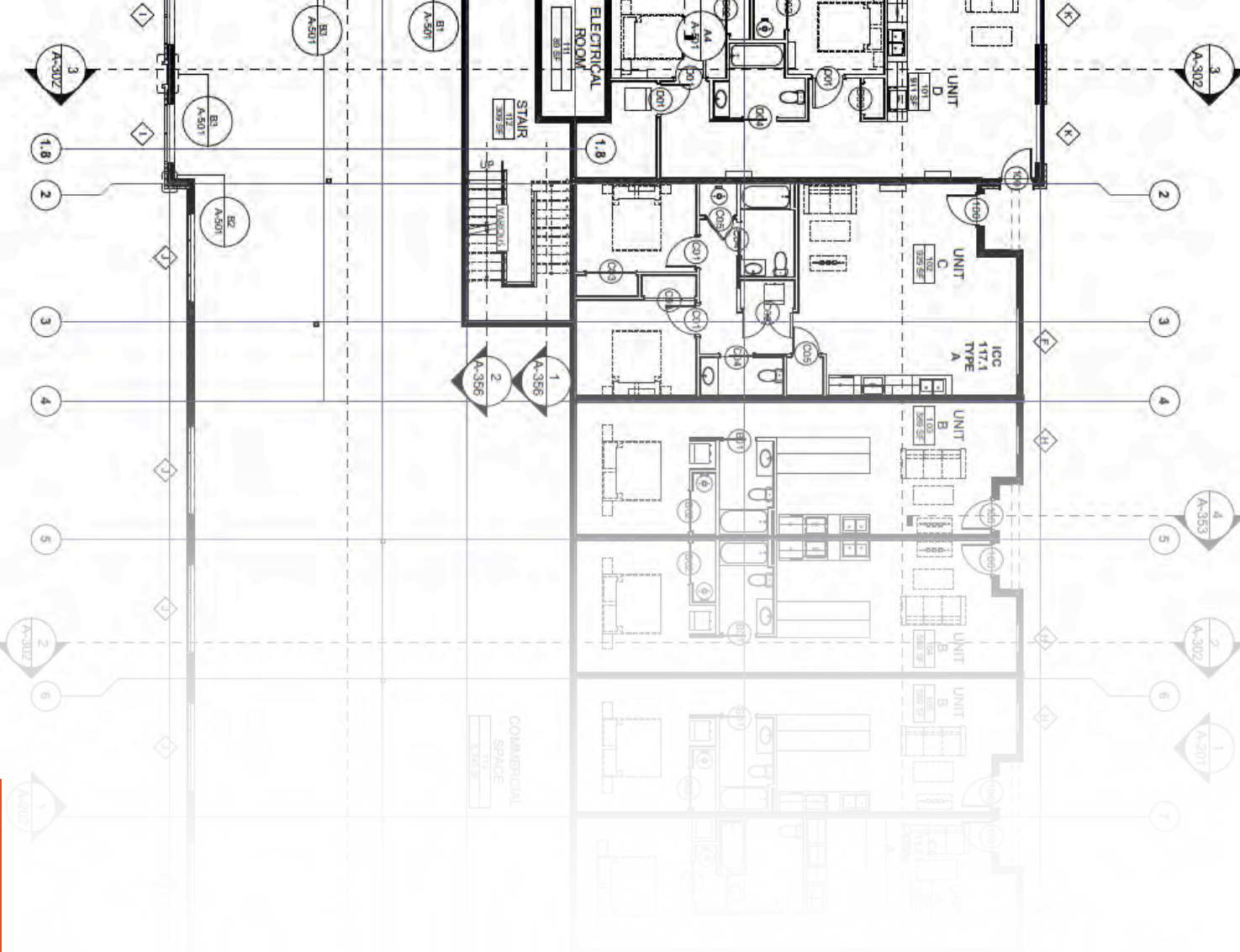
BUILT

Construction to begin in 2024

MIX + SQUARE FOOTAGE

1 BD/1 BA	20 units	± 539
2 BD/1 BA	8 units	± 898
2 BD/1.5 BA	10 units	± 762
2 BD/2 BA	2 units	± 1017

- KEYLESS ENTRY
- KITCHEN CENTER ISLAND
- LUXURY VINYL PLANK FLOORING
- PRIVATE BALCONY
- WASHER + DRYER



SOURCES + USES

FINANCIAL BREAKDOWN

SOURCES

Cash	\$2,308,916
Debt / Loan	\$6,000,000
.....	
Total	\$8,308,916

USES

Land	\$700,000
Legal	\$15,000
Accounting	\$10,000
Construction	\$6,891,867
Contingency	\$689,187
Leaseup	\$12,500
Reserves	\$100,242
Working Capital	\$50,121
Capital Improvement Budget	\$20,000
Loan Fees	\$180,000
.....	
Total	\$8,308,916



FINANCIAL ASSUMPTIONS

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Investor	(\$2,308,916)	\$184,713*	\$184,713	\$184,713	\$184,713	\$184,713	\$184,713	\$184,713
Preferred Return	8%							
Equity Return								\$2,308,916
Profit (50/50)								\$2,868,289
Total Investor CF	(\$2,308,916)	\$184,713*	\$184,713	\$184,713	\$184,713	\$184,713	\$184,713	\$5,361,918

IRR

15.4%

AAR

34.13%

Equity Multiple

2.39x

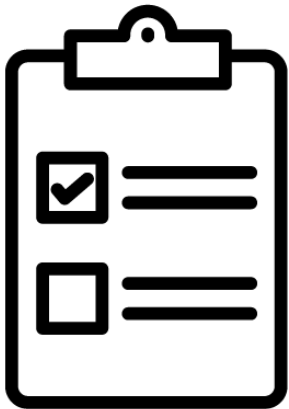
Rent / Other Income / Expense Growth

Market research indicates stabilized rent growth of 3% year over year.

**If cashflow does not meet the preferred return, there will be a catch-up upon a capital event.*



PROJECT TIMELINE



August 1, 2024

Pull Permits
+
Begin Demolition



September 1, 2024

Begin Construction



March 1, 2026

Projected Construction
Completion Date
+
Lease Up Begins



September 2026

Projected
First Distribution



NEXT STEPS

This is a 506(B) Investment

- ▶ Register in the Investor Portal to view Subscription Documents
- ▶ Create your Investment Profile
- ▶ Read through all Legal Documents
 - Private Placement Memorandum
 - Operating Agreement
 - Subscription Agreement
 - Investment Summary
- ▶ Complete e-Sign for Subscription Agreement
- ▶ Wire funds per wiring instructions (*available after signing*)
 - Funds to be wired within 3 days of approval
- ▶ Receive confirmation from Sponsor on fund transfer
- ▶ Wait for the deal to close



DISCLOSURE + DISCLAIMER

This Property Summary has been prepared solely for, and is being delivered on a confidential basis to, persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument of the Company. No offer of securities shall be made except by means of a private placement memorandum meeting the requirements of the Securities Act of 1933, as amended, and applicable regulations of jurisdiction in which such an offer may be made. Any reproduction of this Property Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the Company, is prohibited.

By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

FORWARD-LOOKING STATEMENTS

This Property Summary includes “forward looking statements” within the meaning of the “safe harbor” provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as “forecast”, “intend”, “seek”, “target”, anticipate”, “believe”, “expect”, “estimate”, “plan”, “outlook” and “project” and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under “Risk Factors” therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at the their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company’s accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company’s results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations.”





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GET STARTED

