



NEW SYNDICATION FUND INVESTMENT OPPORTUNITY

For Building New Single-Family Homes in Silicon Valley

Targeted Return – 20% Per Annum



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TABLE OF CONTENTS

| | | |
|---|---|----|
| A | Executive Summary | 04 |
| B | Fund Sponsors | 05 |
| C | Our Organizational Goals and Investment Strategy | 06 |
| D | Why Silicon Valley | 08 |
| | Fund Structure | |
| E | <ul style="list-style-type: none">• Organizational Chart• Return To Investors• Fund Financial Projections | 10 |
| F | Our Past Performances | 16 |
| G | Comparison with Other Funds | 26 |
| H | 2 Projects Already Purchased under the Fund | 28 |

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SUMMARY – SYNDICATION FUND

This fund will invest in new construction and fix-flip projects in Silicon Valley
(on Rare occasion we might invest outside Silicon Valley)



Total **\$7 Million** to be Raised and invested under this fund. This Capital will be raised from Multiple investors as and when we find deals



Investors will keep getting money back as and when properties are sold.



Minimum Investment **100K**



Nitin Handa to invest **700K** in the fund



Targeted returns for investors will be **20%** per annum on their money. We intend to accomplish this by giving investors **7%** fixed per annum preferred return on their money and **12%** share of profit from all the projects



Fund will have till October 15th 2022 to Raise all **\$7 Million**. If all **\$7 Million** is not raised till then, the proportionate share of each investor will be adjusted accordingly



NO UPFRONT FEES charged by sponsors

SPONSORS: WHO ARE YOU INVESTING WITH?



NITIN HANDA
CEO and Owner

After working in corporate finance for over 15 years, Nitin Handa Founded the Handa Developers Group in 2015 with a single-minded goal to revolutionize and capitalize Real Estate Development by focusing on four key aspects of this business:

- Acquiring Below Market Value Properties Through Extensive Marketing, Research and Analysis
- Raising Capital With The Right Leverage and Minimal Cost
- Construction of Highest Quality at Reasonable Cost
- Selling at Best Value

With his financial background in technology companies, Nitin ensures that all acquisitions are done at the right price and all costs remain under control throughout the process. He closely monitors national and local economic trends and uses that info to make informed decisions in his business. With this mindset, Nitin has successfully done over 75 real estate deals spread over 3 different states. Nitin also co-owns San Jose Real Estate Networking club that has over 3,900 members currently. The group meets once a month.



PRIYANKA HANDA
VP of acquisitions

As a Co-Founder of Handa Developers Group, Priyanka also began her journey over 6 years ago along with Nitin with the same goals in mind.

Priyanka Comes from a Technology background. Prior to starting Handa Developers Group, Priyanka has worked with multiple Tech companies in Bay Area.

She leads the acquisition department with Handa Developers Group and has been involved in over 75 deals closed by Handa Developers Group.



OUR ORGANIZATIONAL GOALS AND FUND STRATEGY



Take advantage of an incredible real estate market and buy BELOW market value single family properties/lots.



Purchase, Build/Fix and Sell 5-7 homes under this Fund



Spread the risk by doing multiple homes in the fund, rather than investing in one single deal



Develop long term relationships with our Investors by creating a predictable income stream for them and delivering a low risk investment option

SINGLE FAMILY GROWTH

Provide content: benefits, stats, population, etc

WHY WE ARE SO FOCUSED ON SILICON VALLEY




Area (Sq Miles)
1,854


Population (Million)
3.10


Jobs
1,551,681


Average annual earnings
\$152,185

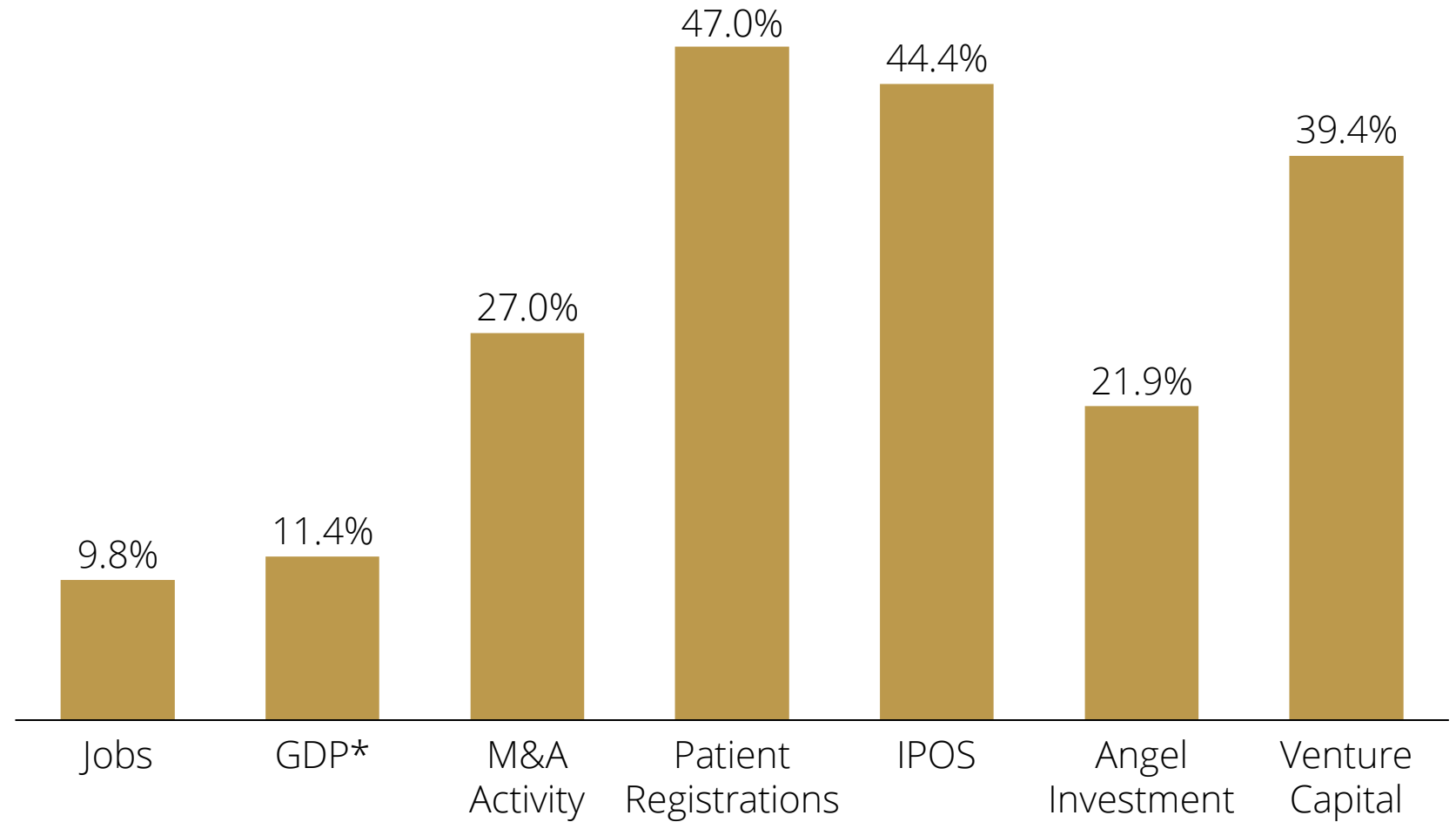

Net foreign immigration
+16,350


Net domestic immigration
-29,089

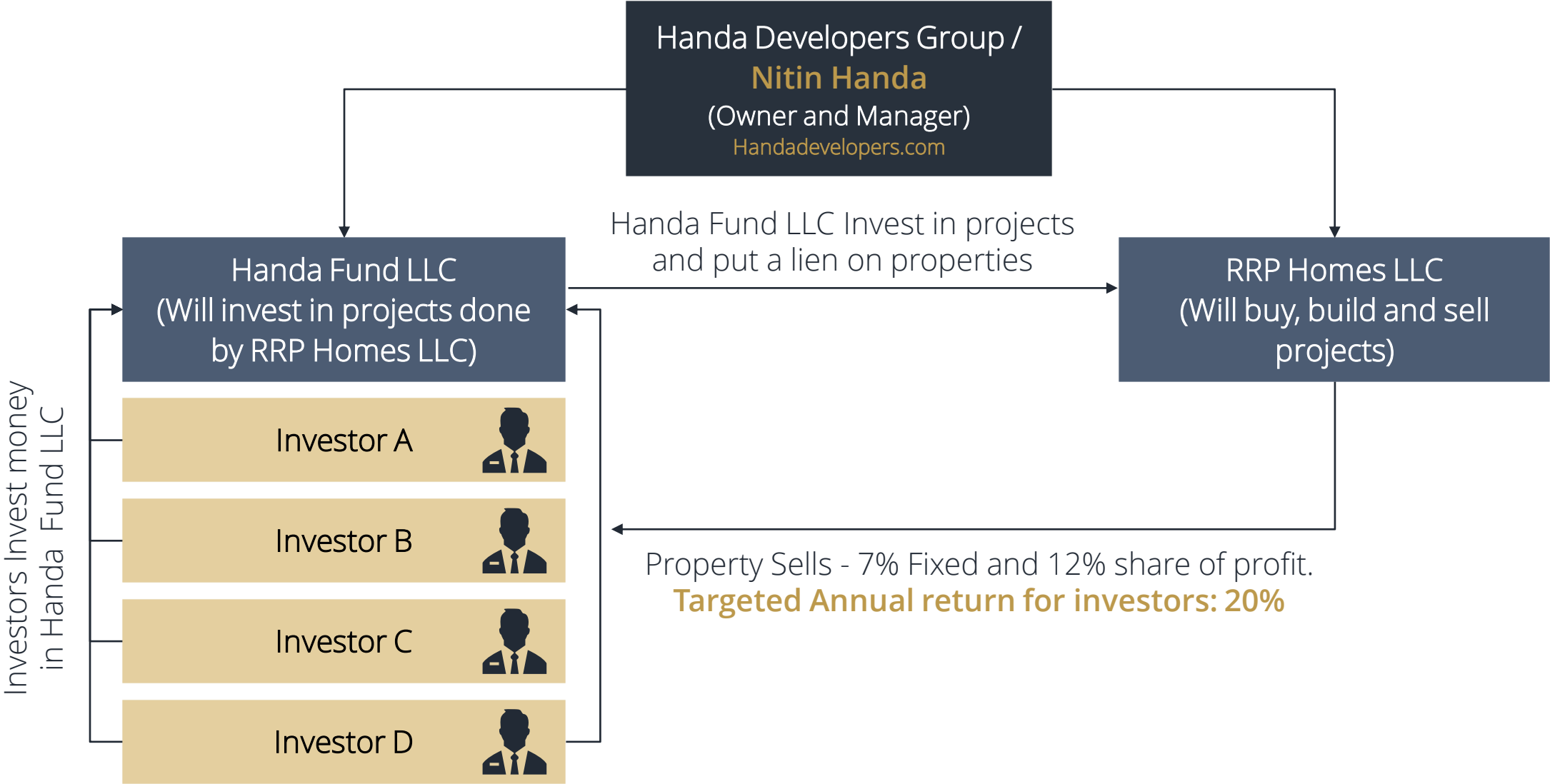
- ✓ Tech has clearly been a major driving force for the global economy since decades now. It shows no signs of slowing down
- ✓ Tech Heavy Silicon valley has always been and continues to be a strong job creator
- ✓ Huge Positive impact of COVID on all Tech companies
- ✓ Its local to us - Very important factor in finding right deals and managing constructions
- ✓ The area is land locked. This Restricts any potential excess supplies in future
- ✓ We are mostly focused in high end cities from Palo Alto to San Francisco for our projects. These markets showed great resilience even in 2008 downturn

THE REGION'S SHARE OF CALIFORNIA'S ECONOMIC DRIVERS

SILICON VALLEY



ORGANIZATION CHART AND FUND STRUCTURE



RETURN TO INVESTORS – TARGETED AT 20% PER ANNUM

On sale of every property, Investors will get below return:



Per annum fixed preferred return for part of capital returned.

Share of net profit* that RRP homes LLC earns on sale of every property.

On sale of every property, the Investors will also get back the pro rata share of their capital that was linked to the property sold.



RRP homes LLC might occasionally also **refinance** the loans on the property.



If any excess is received from the lending institution upon such refinance, such excess can be distributed amongst the investors as return of their investment/capital contribution.

*The **net profit** is calculated after deducting all expenses incurred by RRP homes LLC on the property sold, the proportionate share of all overhead/ marketing expenses allocated to that property and the 7% preferred return for the investors.

FINANCIAL PROJECTIONS

3 Year projected returns for a \$100,000 investment

Projected distribution of principal and returns to investors if you invest **100K**

| Month | 12 | 18 | 24 | 30 | 36 | Total |
|-----------------------------|----------|----------|----------|----------|----------|-----------|
| Principal returned | \$10,000 | \$22,500 | \$22,500 | \$22,500 | \$22,500 | \$100,000 |
| 7% Fixed Return | \$700 | \$2,363 | \$3,150 | \$3,938 | \$4,725 | \$14,875 |
| 12% Share of profit | \$2,501 | \$5,628 | \$5,628 | \$5,628 | \$5,628 | \$25,015 |
| Total returns for Investors | \$3,201 | \$7,991 | \$8,778 | \$9,566 | \$10,353 | \$39,890 |
| Per Annum Return | 32% | 24% | 20% | 17% | 15% | 22% |

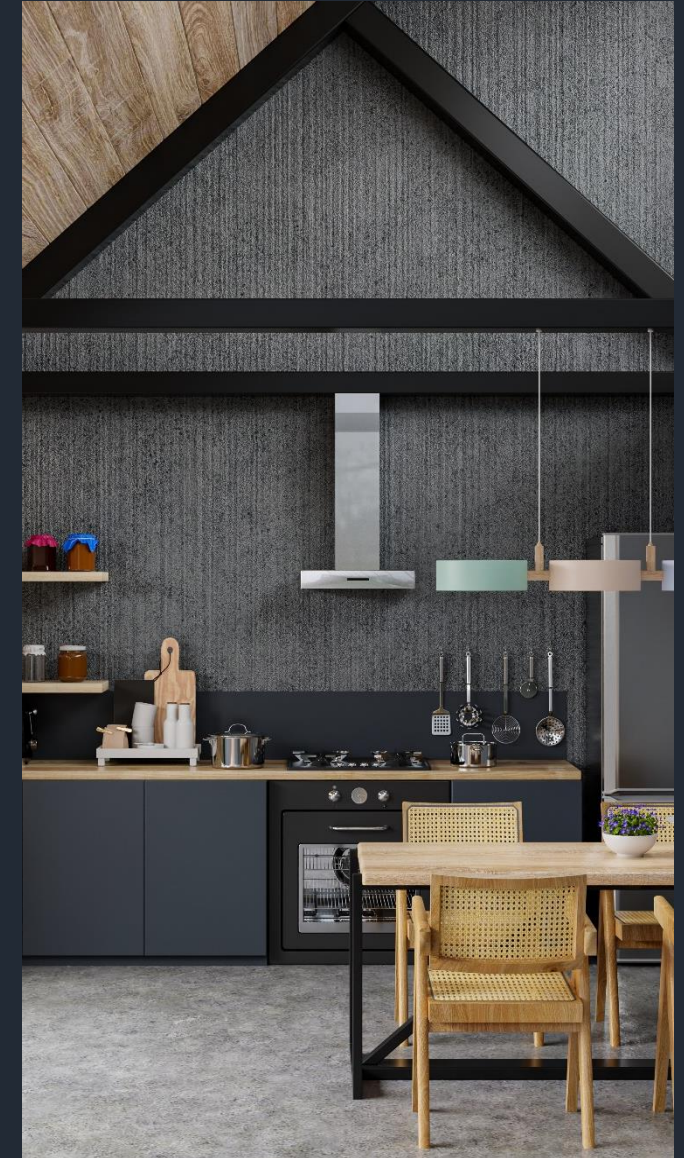
EXAMPLE OF HOW THE FUND WILL WORKS

For example, if Investor X invests **\$1.4 Million** in this **\$7 Million** fund in Sep 2021 when a big project in Property B in Menlo Park* is being purchased. He will get **20%** share in the Fund. Suppose the fund buys 3 properties and invest **\$7 Million** in 3 properties as below:



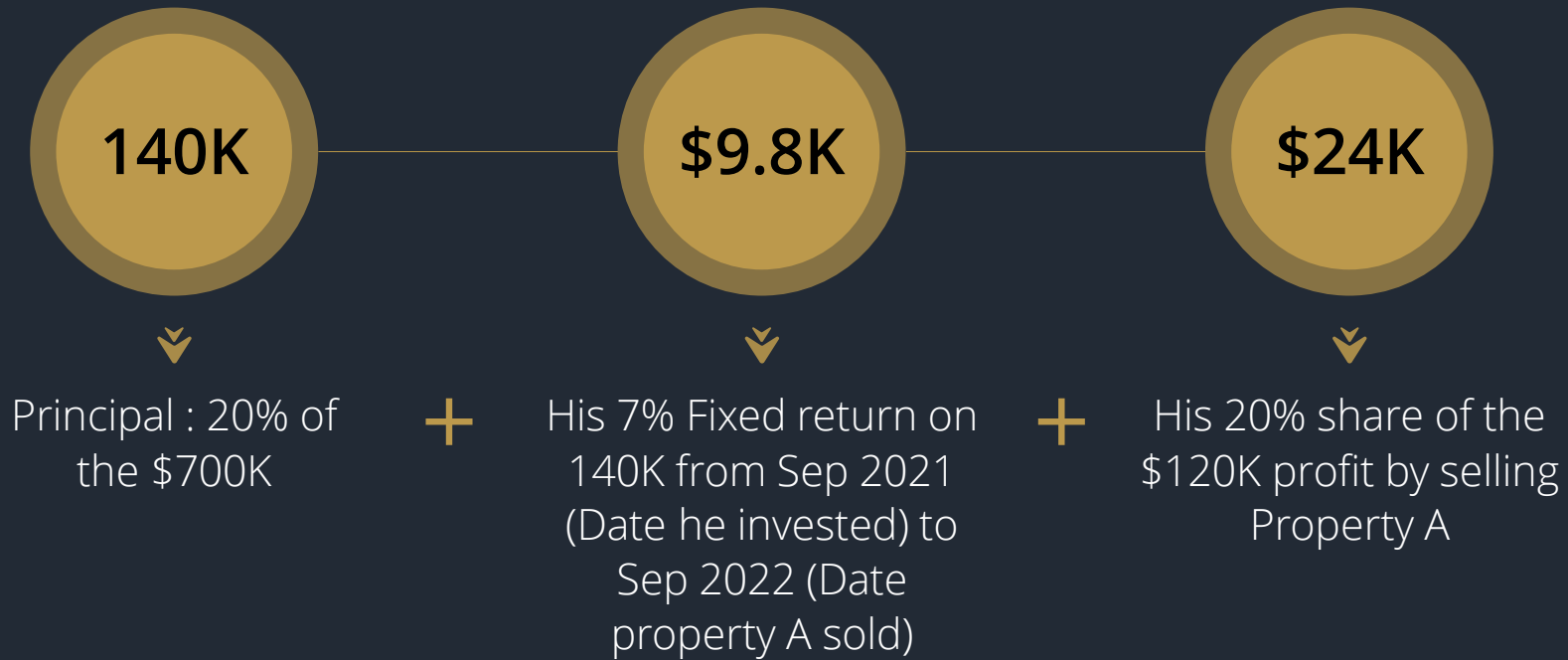
Now suppose Property A sells in Sep 2022 and it Earned total **\$1 Million** profit.

In this situation, RRP homes LLC will return below amounts to Handa Fund LLC and the Handa Fund LLC will return exact same amount to all Investors in proportion to the share of their contribution.



EXAMPLE CONTINUED

Since Mr. X invested **1.4 Million** and holds **20%** share in Fund LLC, he will get below amount back from sale of property A



*Important Note: Even though Mr. X invested the amount when we bought the Property B in Menlo Park and that money was all used to buy Property B in Menlo Park Deal, this does not mean that Mr. X investment is only linked to Menlo Park deal. His investment will be linked to all past and future properties that fund buys. He holds 20% share in the fund (and not just Property B in Menlo Park).











FINANCIAL PROJECTIONS

| Duration Of Project (Months) | 24 | 27 | 24 | 24 |
|---|------------------|-----------------------|--------------|-----------------------------------|
| | Byron, Palo Alto | May Brown, Menlo Park | Total | Extrapolated for \$7 Million Fund |
| After Construction Value | \$9,500,000 | \$13,500,000 | \$23,000,000 | \$55,329,883 |
| Purchase | \$3,275,000 | \$5,900,000 | \$9,175,000 | \$22,071,812 |
| Commission Back | | (\$144,500) | (\$144,500) | (\$347,616) |
| *Construction Cost | \$1,625,000 | \$2,750,000 | \$4,375,000 | \$10,524,706 |
| Marketing and Office Cost (25K Per Deal) | | | | \$125,000 |
| Closing Cost on sale and purchase | \$30,000 | \$40,000 | \$70,000 | \$168,395 |
| First Loan Varies from 70% to 90% of purchase price and 100% of construction plus Interest. Rates are around 7-9% per annum and 0.5 to 2 Points. The above variations depends on the size of deal, the lender, economic environment, etc. | \$644,238 | \$1,076,122 | \$1,720,359 | \$4,138,578 |
| 7% Fixed return for Investors | \$134,725 | \$306,731 | \$441,456 | \$980,000 |
| Agent's commision including Staging | \$427,500 | \$560,000 | \$987,500 | \$2,375,576 |
| Utilities | \$4,800 | \$8,100 | \$12,900 | \$31,033 |
| Property Taxes and Insurance | \$93,875 | \$184,838 | \$278,713 | \$670,484 |
| Final Profit after Paying 7% Fixed to Investors | \$3,264,863 | \$2,818,709 | \$6,083,572 | \$14,591,915 |
| Profit as % of ARV | 34.4% | 20.9% | 26.5% | 26.4% |
| Break even point for Investors | \$6,100,413 | \$10,374,559 | \$16,474,972 | \$39,757,968 |
| Investment required form Investors | \$962,320 | \$1,947,500 | \$2,909,820 | \$7,000,000 |
| 12% profit Shared with investors | \$391,784 | \$338,245 | \$730,029 | \$1,751,030 |
| TOTAL Return for Investors | \$526,508 | \$644,976 | \$1,171,485 | \$2,731,030 |
| % Return for Investors for total Project Duration | 55% | 33% | 40% | 39% |
| % return for Investors Every Year | 27% | 15% | 20% | 20% |

*Given that we will be returning investors money as and when we sell the properties, the average tenure of your investment to be approximately 24 months. In other words, your Investments will be returned between 12 to 36 months

PAST PERFORMANCE – NEW CONSTRUCTION

These are ALL the new construction projects done by Handa Developers Group in last 4 Years

| Address | 2241 Boxwood Dr | 718 N redwood Ave | 1487 Martin Ave | 720 Dennis Dr | 898 Jansen Ave | 2438 Kenwood Ave | 2168 Tulip Rd. | *7 Fair Oaks Ln |
|--|---|---|--|---|---|---|---|---|
| Sale Price | \$1,548,000 | \$1,825,000 | \$1,905,000 | \$2,535,000 | \$3,800,000 | \$2,050,000 | \$2,050,000 | \$5,700,000 |
| Purchase Price | \$793,000 | \$973,676 | \$905,095 | \$1,831,000 | \$1,265,000 | \$957,500 | \$980,000 | \$1,825,000 |
| Total Cost (Construction, Commission, Interest, Taxes, closing costs, etc) | \$389,203 | \$738,289 | \$900,091 | \$281,353 | \$1,404,212 | \$679,402 | \$808,438 | \$1,850,000 |
| Net Profits | \$365,797 | \$113,035 | \$99,814 | \$422,647 | \$1,130,788 | \$413,098 | \$261,562 | \$2,025,000 |
| Net Profit as % of Sale Price | 24% | 6% | 5% | 17% | 30% | 20% | 13% | 36% |
| Property Image |  |  |  |  |  |  |  |  |


*This project is in Atherton and is almost done and ready to be listed. We feel confident of getting at least 5.7 Million sale price
All these are new construction projects but in few cases we kept a small part of old foundation in the new house

CASE STUDY

2241 BOXWOOD DR

Beautiful remodeled home with an open concept and high end finishes one would expect. Located on a lovely street with easy access to all that silicon valley has to offer! Kitchen features carrara marble counters, shaker style cabinets and large island with stainless steel appliances. The open family room and dining area have high ceilings doors to access the backyard. Beautiful wood floors throughout, tile floors in bathrooms, large inside laundry room, master bedroom has a large walk in closet and amazing tile work in master bath. Three additional bedrooms and the hall bath complete this single story home. CLOSE TO the ALAMEDA, ROSE GARDEN, ROSICRUCIAN MUSEUM, ZANOTTOS, BILL'S CAFE, new PARK STATION HASHERY, SAP and so much MORE.



| | |
|---|---|
|  | \$1,548,000 Sale Price |
| \$793,000 Purchase Price | \$365,797 Net Profits |
| \$389,203 Total Cost | 24% Net Profit as % of Sale Price |




CASE STUDY

718 N REDWOOD AVE

Location, location, location...Located in the Cory neighborhood of San Jose, one of Silicon Valley's most desirable neighborhoods, this diamond in the rough with a huge lot is waiting for your special touches. Walking distance to Valley Fair and Santana Row and biking distance to the new Apple campus, the home is centrally located to world class shopping, restaurants, nightlife and entertainment. Close to Highways 280 and 880 for an easy commute. The home is perfect for first time home buyers or anyone who wants to create their own masterpiece.



| | |
|---|--|
|  | \$1,825,000 Sale Price |
| \$973,676 Purchase Price | \$113,035 Net Profits |
| \$738,289 Total Cost | 6% Net Profit as % of Sale Price |




CASE STUDY

1487 MARTIN AVE

An impeccable, new construction with builder warranty that sits on a tree-lined street. Comprising six spacious bedrooms and four full baths, this two-floor family home offers an open footprint with ample natural light. Lined in hardwood floors, the first floor encompasses two bedrooms with a Jack and Jill bath and a master bedroom with separate bath. An expansive living room bleeds seamlessly into an open kitchen with stainless-steel appliances, subway tile backsplash, and Quartz countertops. A formal dining room lies adjacent to a fireplace-clad family room. Upstairs, a loft and laundry room accompany three bedrooms and two full baths. A sprawling master suite with soaring ceilings includes French doors that lead outward to a balcony. Located in close proximity to local schools and parks, the home is a short drive from the Municipal Rose Garden, Santana Row Shopping Center, Downtown Museums, CalTrain, VTA, and the San Jose Diridon Station.



| | |
|---|--|
|  | \$1,905,000 Sale Price |
| \$905,095 Purchase Price | \$99,814 Net Profits |
| \$900,091 Total Cost | 5% Net Profit as % of Sale Price |




CASE STUDY

920 DENNIS DR

A Flat, Rectangular shape of lot! Opportunity Knocks! Build a Prestigious Palo Alto Home in Excellent Midtown Neighborhood! Plans are under City Review! Award Winning Schools! Proposed Plan As Below:*4 Bedrooms
*3.5 Bathrooms *Living Area: 2,355 SF. Plans are almost approved from the city. Architect working on some final items with the city.

The picture shows the finished product



| | |
|---|---|
|  | \$2,535,000 Sale Price |
| \$1,831,000 Purchase Price | \$422,647 Net Profits |
| \$281,353 Total Cost | 17% Net Profit as % of Sale Price |



CASE STUDY

898 JANSEN AVE

898 Jansen Ave, San Jose, CA 95125 is a single family home built in 2020. This property was last sold for \$3,800,000 in 2021. This 2 Story house has 7 Bedrooms and 6 Bathrooms and was sold during construction.



| | |
|--------------------------------------|---|
| | \$3,800,000 Sale Price |
| \$1,265,000 Purchase Price | \$1,130,788 Net Profits |
| \$1,404,212 Total Cost | 30% Net Profit as % of Sale Price |




CASE STUDY

2438 KENWOOD AVE

This modern farm style home has everything you need on one single level. 5 bedrooms and 3 and 1/2 baths. 10 foot ceilings throughout. Separate living and family rooms. The open kitchen overlooks the dining and family rooms which are bright and airy, with large sliding doors to the lush backyard. Top of the line appliances with a 36 Bertazzoni gas range / hood and Liebherr refrigerator. 2781 square feet to stretch out in. Wide plank hardwood floors throughout. Expansive main bedroom ensuite with large soaking tub and walk in shower. Excellent location near the recently renovated Westfield Valley Fair, Santana Row, and both highways 280 and 880. Only minutes to downtown San Jose.



| | |
|---|---|
|  | \$2,050,000 Sale Price |
| \$957,500 Purchase Price | \$413,098 Net Profits |
| \$679,402 Total Cost | 20% Net Profit as % of Sale Price |




CASE STUDY

2168 TULIP RD.

2168 Tulip Rd, San Jose, CA 95128 is a single family home built in 2020. This property was last sold for \$2,050,000 in 2020. This 2 Story house has 5 Bedrooms and 4 Bathrooms and was sold during construction.



| | |
|---|---|
|  | \$2,050,000 Sale Price |
| \$980,000 Purchase Price | \$261,562 Net Profits |
| \$808,438 Total Cost | 13% Net Profit as % of Sale Price |



PAST PROJECTS

898 JANSEN AVE SAN JOSE

Sold \$3.8M
Single Family Home
San Jose
6 beds

2438 KENWOOD AVE

Sold \$2.05M
Single Family Home
San Jose
5 beds

2168 TULIP ROAD

Sold \$2.05M
Single Family Home
San Jose
5 beds

718 N REDWOOD AVE

Sold \$1.8M
Single Family Home
San Jose
5 beds

1487 MARTIN EVE

Sold \$1.9M
Single Family Home
San Jose
6 beds

1638 ALAMEDA DE LAS PULGAS

Sold \$1.6M
Single Family Home
Redwood City
3 beds

2033 BARRETT AVE

Sold \$1.6M
Single Family Home
San Jose
4 beds

2241 BOXWOOD DRIVE

Sold \$1.5M
Single Family Home
San Jose
4 beds

933 HILMAR ST

Sold \$1.8M
Single Family Home
Santa Clara
5 beds

21 ICHABOD LN ORINDA

Sold \$1.4M
Single Family Home
Orinda/ Rheem
4 beds

2346 KAY DRIVE

Sold \$1.5M
Single Family Home
Santa Clara
4 beds

1487 HERVEY LN

Sold \$1.6M
Single Family Home
San Jose
5 beds

1452 HEATHERDALE AVE

Sold \$1.6M
Single Family Home
Redwood City
3 beds

3951 BIBBITS AVE PALO ALTO

Sold \$2.6M
Single Family Home
Palo Alto
3 beds

CURRENT PROJECTS

7 FAIR OAKS LN ATHERTON

5,000 sq feet
Single family house
Atherton
7 beds

440 8TH AVENUE MENLO PARK

3100 sq feet
Single Family Home
Menlo Park
6 beds

1168 PINE AVE SAN JOSE

3700 sq feet
Single Family Home
San Jose
6 beds

1304 MILLS AVE BURLINGAME

3020 sq feet
Single Family Home
Burlingame
5 beds

1480 BYRON ST. PALO ALTO

5000 sq feet
Single Family Home
Palo Alto
7 beds

1170 MAY BROWN AVE MENLO PARK

83000 sq feet
Single Family Home
Menlo park
8 beds

738 15TH AVE SAN FRANCISCO CA

3200 sq feet
Single Family Home
San Francisco
4 beds

COMPARISON OF HANDA DEVELOPERS GROUP FUND WITH OTHER FUNDS IN THE MARKET

HANDA DEVELOPERS GROUP FUND



- We buy below market properties and offer significant value add through construction
- Developer/Sponsor is not charging any fees upfront. If you do not make money, developer does not make any money too
- Developer/Sponsor is also investing 700K in the fund. If you loose money, Developer also loose his money too.
- We offer 7% Fixed Preferred returns and 12% profit share, but our targeted return averages to 20% per annum



MOST FUNDS IN THE MARKET

- Most funds buy multi family homes that are rented out. There is no significant value add. Excess of rent over monthly loan obligation gets distributed to investors.
- Most Fund owners charge upfront fees and also charge their management fees (So irrespective of how well the fund perform, fund owners make their money)
- Fund sponsors rarely invest money of their own. All contributions comes from other investors
- Other funds might offer 70% equity position, but their targeted per annum return average 16-18%. Their low return despite high equity position offered is attributed to above 3 factors

HOW WE FIND DISCOUNTED PROPERTIES

Hint: WE ANALYZE MORE THAN 100 DEALS BEFORE WE BUY 1 DIAMOND IN THE ROUGH

MARKETING!

INTERNET

MLS
Realtors Pocket Listings
Buyer Squeeze Pages
Seller Squeeze Pages
Facebook Business
Google Ad Words

MAILERS

Probate
Pre-Foreclosure
Back Tax
Free n Clear
Code Violations
Divorce
Expired Listings
Non-Owner Occup.

OTHER

Bandit Signs
Door Hangers
Wholesalers
House Banners

2 PROJECTS ALREADY PURCHASED UNDER THE FUND

ALL APPRECIATION GAINED SO FAR WILL BE SHARED WITH THE INVESTORS



1480 Byron St Palo Alto

- Purchase Date - Jan, 2021
- Purchase Price 3.275 Million
- » • Current As is value of lot expected to be 4 Million
- Expected Construction Cost – 1.625 Million
- Expected After Construction Value – 9.5 Million

1170 May Brown Ave Menlo Park

- Purchase Date – August, 2021
- Purchase Price 5.75 Million net of commission back
- Current As is value of lot expected to be 6.35 Million. 2nd house to the left (1190 May Brown Ave) just sold for lot value at 6.35 Million ◀
- Expected Construction Cost – 2.75 Million
- Expected After Construction Value – 13.5 Million



READY TO INVEST? CALL OR EMAIL US NOW!

NITIN HANDA

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<https://www.handadevelopers.com>

<https://www.meetup.com/San-Jose-Real-Estate-Networking-Club>

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