



# RESIDENTIAL ASSISTED LIVING

Earn passive income while paying tribute to the elderly.

15 to 17% Target Return per annum

NEW INVESTMENT  
OPPORTUNITY



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# SYNDICATION FUND SUMMARY

The fund will invest in residential assisted living



15 to 17%

Targeted Return per annum



5 to 7  
years

Hold Years



\$10M

Total Raise



- 70/30% split  
to a 15% IRR

- 60/40% to a  
20% IRR

then 50 / 50%

Returns over 20%



7% *Preferred cash  
distributions to investors  
with an annual 2% catch  
up to sponsor (1)*



\$25K

Minimum Investment



\$0

No hidden fees

(1) This provision provides that the investor gets 100% of all profit distributions until a predetermined rate of return has been achieved. Then, after the investor achieves the required return, 100% of the profits will go to the sponsor until the sponsor is "caught up".



WHO ARE YOU INVESTING WITH?

# SPONSORS



Derek Wood, MBA

Co-Founder and Managing Partner

- Former US Marine
- Florida Institute of Technology – MBA
- Villanova – Lean / Sigma Six Certification
- Residential Assisted Living Specialist
- 16 years business operations management experience
- 22 years organizational leadership



Jon Allen, MD

Co-Founder and Partner

- Founder of Falcon Property Group – an Atlanta based real estate investment firm
- Indiana University School of Medicine – MD
- Medical College of Georgia- Residency in EM
- Residential Assisted Living Specialist

SETTING UP FOR SUCCESS

# ADVISORS



Brad Blazar

Capital Raising Advisor



Lorn Miller, MD

Senior RAL Academy  
Associate Advisor



Isabelle  
Guarino-Smith

COO - RAL Assisted  
Living Academy



Jim Guarino

Senior Housing Investment  
Partners CEO / Founder



Mona Guarino

Principal Owner - RAL Academy





# WHY TRUE HARBOR



## Expertise on Expansion

True Harbor Capital is a developer and operator of high end, private pay adult care homes specializing in the care of individuals as they age. The fund is based in Atlanta, GA and was created to expand on the success the founders have had in prior business dealings



## Dedicated & Experienced Team

With over 100 years of combined management expertise, True Harbor Capital's senior management team is dedicated to serving the underserved population of aging baby boomers in \_\_\_\_\_ seeking an alternative to antiquated senior care models.



## Unique Care Model

True Harbor Capital's unique care model embraces aging as a unique and precious opportunity in one's life for discovery, growth and restorative activities, not a time for idleness, decline and despair.



## Customized Programs

True Harbor Capital's custom-designed care programs build on the unique moments of each individual's daily life from which they foster an environment where each day is filled with encouragement, achievement and well-being.





# WHY IS THIS A GREAT INVESTMENT?



## Attractive Niche

RAL is trending as one of the most attractive investment niches of 2020 and forward. Savvy capital has taken notice of the opportunity within the sector.



## Constant Demand from Generation

The baby boomers (post-World War II babies) began turning 65 in 2011 and by 2030, the remainder will also reach age 65 and account for approximately 21% of the total United States population.



## Fastest Growing Opportunity

Senior housing is the fastest growing opportunity in the national housing market of which the residential assisted living niche provides the highest level of personal care for seniors while providing investors excellent returns.

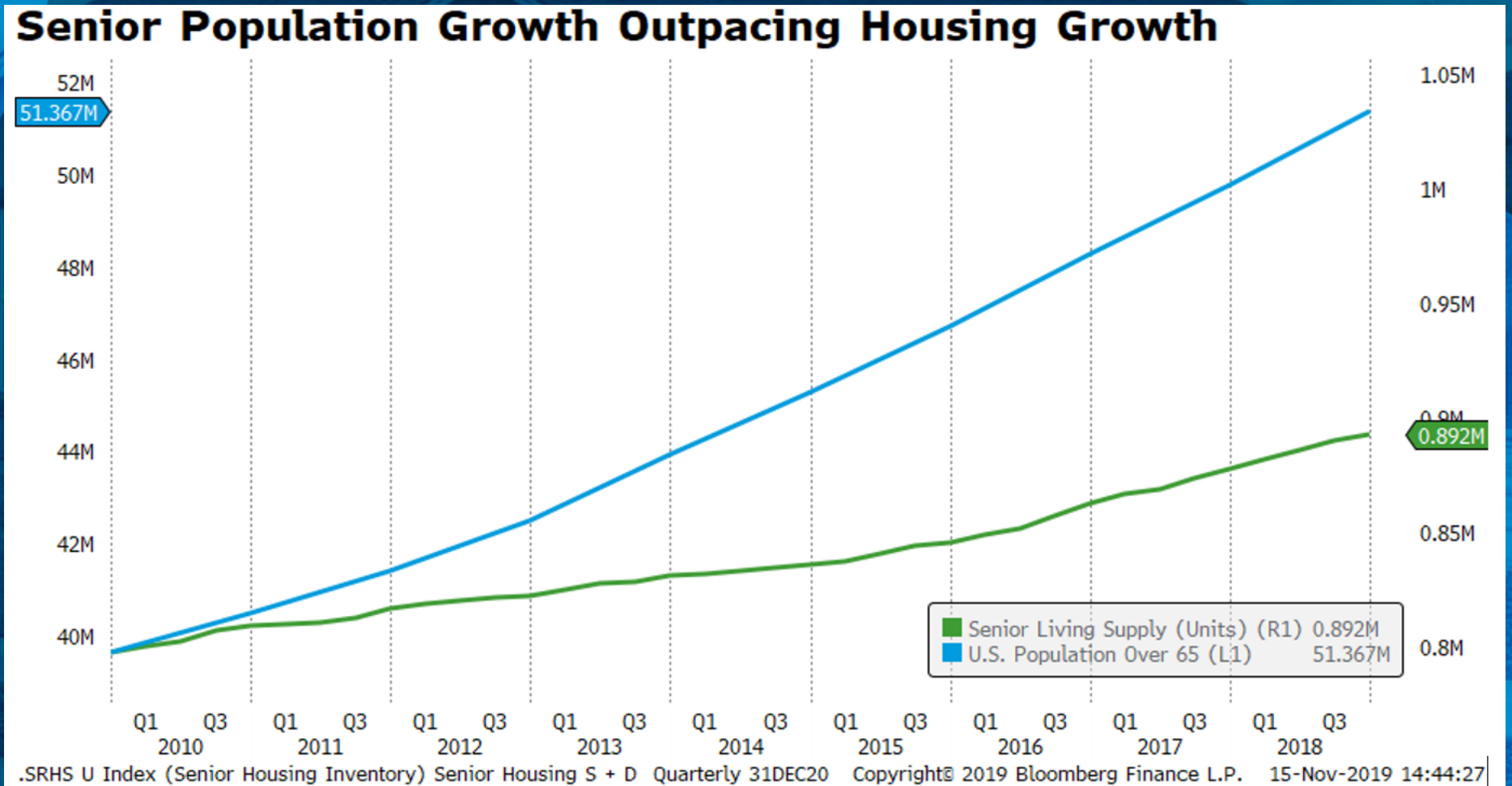


## Cost-Effective

Residential Assisted Living homes are cost-effective to develop, often costing on the order of \$50-\$100k/room versus big-box facilities averaging over \$150-\$300k/room.



Seniors want to “age in place” and the increased demand for residential assisted living is something True Harbor Capital Partners wants to capitalize on

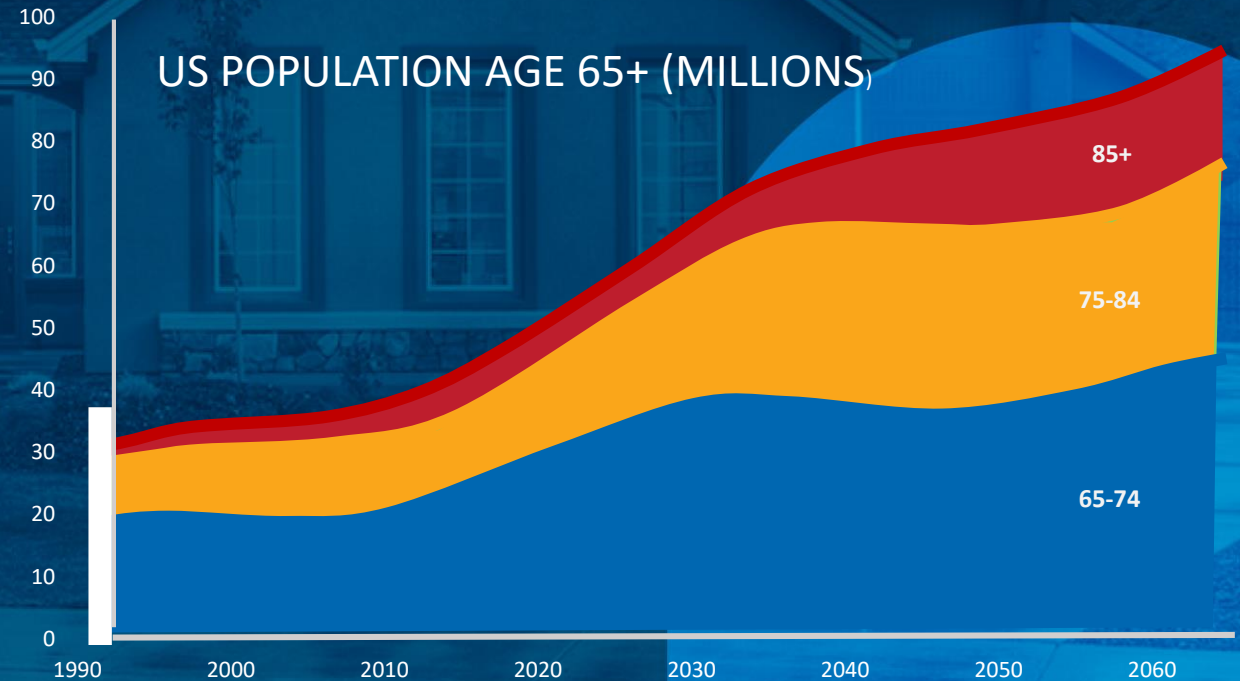


# An aging population will put increased demand on residential assisted living



## Fastest Growing Opportunity

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SOURCE: U.S. Census Bureau, *National Intercensal Estimates*, and *2014 National Population Projections*, December 2014. Compiled by PGPF

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# DEAL STRUCTURE



Property must meet our underwriting guidelines and be suitable for investment and / or repositioning to RAL.



Purchased using long-term debt at 70% to 80% LTV



Our target is 7% or more return to investors on an annual basis – paid quarterly\*



We plan on a 5-7 years hold depending on the business plan with an IRR target of 15 to 17%+ to the investors.

\*It is the fund's intent to make quarterly cash distributions to investors in the fund

# KEY INVESTMENT OBJECTIVES

- Profit sharing at 70 / 30% to 15%, 60/40% to 20% and then 50 / 50% on returns over 20%
- Provide members with income in the form of cash distributions and potential growth of income
- Provide growth of capital through appreciation in value of the company's real estate holdings
- Provide return of the Member's capital upon the sale or refinance of the Company, which is anticipated to be at the end of 5 to 7 years







# Earn passive income while paying tribute to the elderly

BOOK A CALL NOW



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