

Stepping Stone to the American Dream[®]



Reszi Property located in Lake Wales, FL



LIVE RESZI[®]

www.reszi.com

RESZI FUND VII

Investors are reminded to always read the private placement memorandum ("PPM") in its entirety for more complete information including the various risks of the offering before making an investment

SINGLE-FAMILY RENTAL PLATFORM

RESZI IS A FULLY-INTEGRATED REAL ESTATE FIRM BASED IN DALLAS, TX, WITH IN-HOUSE ACQUISITIONS, OPERATIONS, AND PROPERTY MANAGEMENT. THE COMPANY CONSISTS OF MORE THAN 50 TEAM MEMBERS AND IS CAPABLE OF ONBOARDING MORE THAN 1,000 SINGLE FAMILY RENTAL HOMES PER YEAR.



**Reszi Property located
in Winter Haven, FL**

Access the Future of SFR — All Under One Roof —

Who We Are

Reszi isn't just a real estate company, a technology company, or a property management firm. **We are ALL of these — seamlessly integrated into one institutional platform.** Our holistic approach makes Reszi different. It's why we are unlike anything you've probably seen before in Single-Family Rentals. **We own the entire ecosystem in-house so you don't have to.**

Reszi partnered with Staubach Capital in 2020 (collectively referred to as the "Sponsor" herein), and since that time have raised and deployed in excess of **\$110M over six different SFR funds** (the "Reszi Funds") To date, the platform owns over 765 homes and is looking to grow to **5,000 homes in the next four years.**



Acquisitions/ National Builder Relationships



Leasing/Move Ins/Outs



Maintenance & Work Orders



The Entire Resident Experience



Investor Management



Institutional Structured Debt Facility with Deutsche Bank, New York Branch

Why We Do What We Do



How We Do What We Do

Brand-new homes without the construction risk. In-place institutional credit facility. Acquisitions negotiated at net purchase prices below appraised values. Just a new way to build a single-family rental company. We've invested thousands of hours building the Reszi platform and technology since 2019.

Today:

→ **97%**

Occupancy platform wide

→ **45 Days**

Average days from listed, leased, to producing revenue

→ **70%**

Resident retention rate

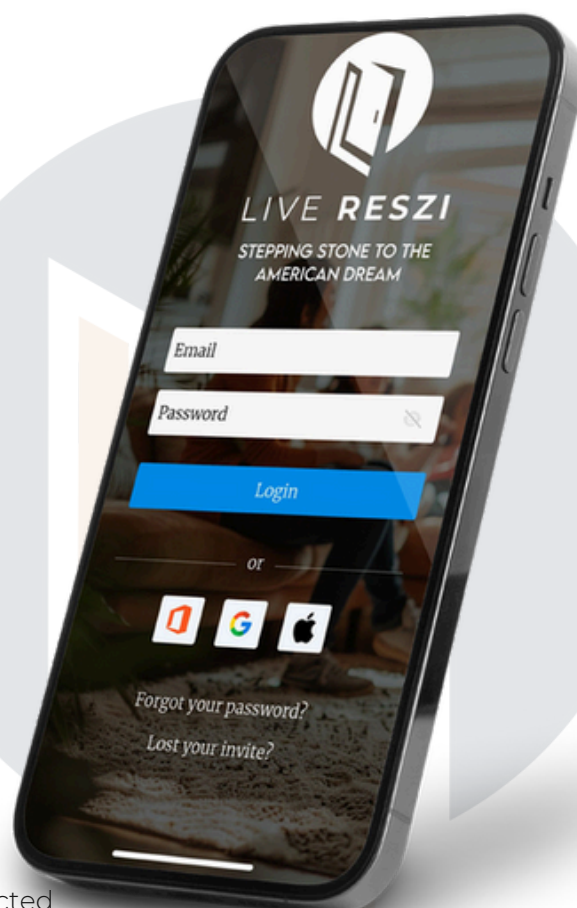
→ **4.5+**

Google reviews from satisfied Reszidents.

- **We do not hand off responsibility to unreliable third-parties; we own it.**
- **We underwrite. We close. We execute. We perform. We build lasting relationships.**
- **We earn trust by executing with precision, transparency, and accountability.**

Leveraging our relationships, we are buying newly constructed homes from national builders below replacement cost in some of the nation's most resilient and growing markets. We strive to deliver strong performance, consistency, and transparency to our investors.

Reszi isn't just a new team—it's a new league. We're setting a high standard and changing how it's played in single-family rentals.



Where We Do What We Do



Current Markets

- Tucson, AZ
- Dallas/Fort Worth, TX
- San Antonio, TX
- Orlando, FL

Prospective Markets

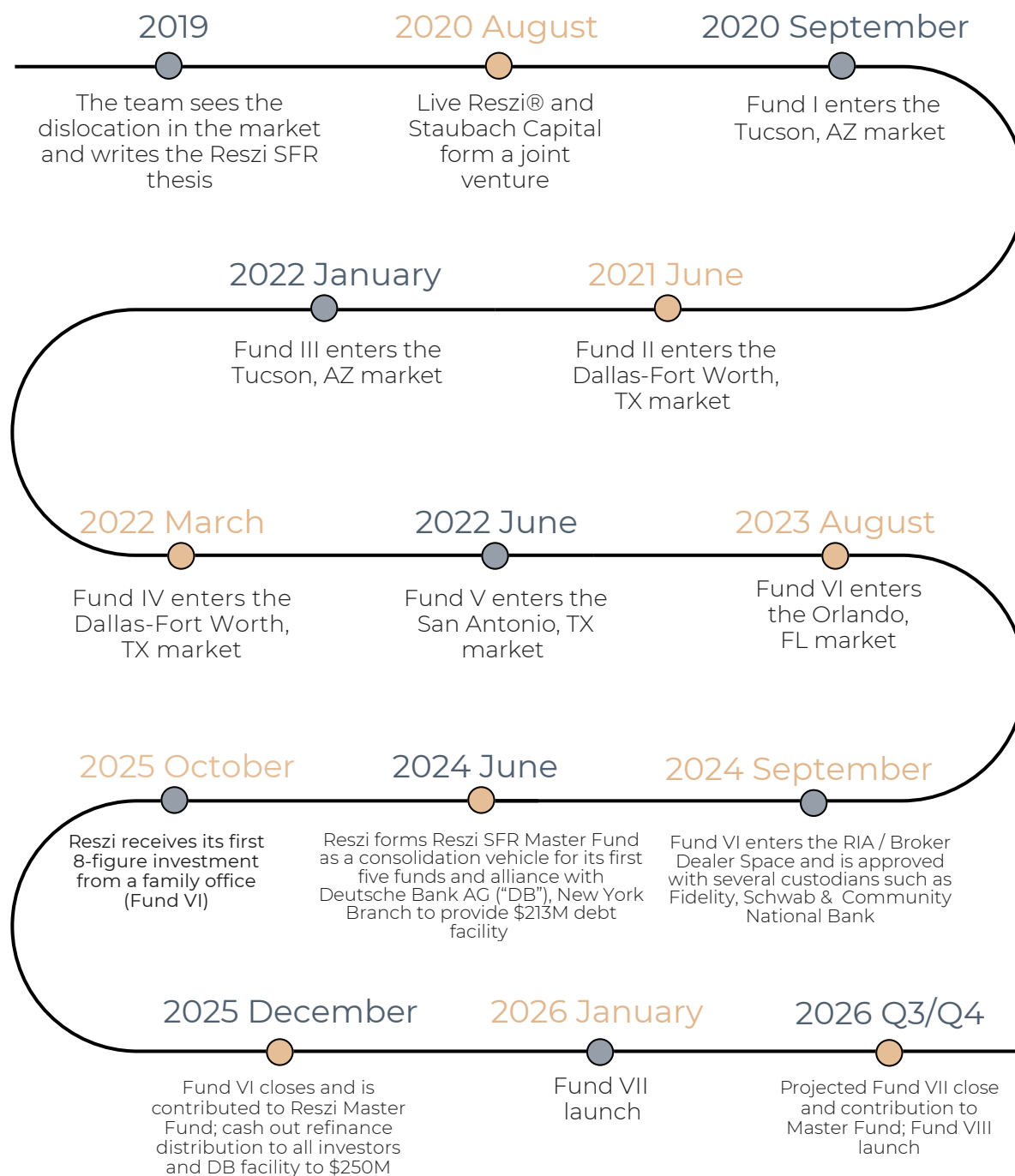
- Oklahoma City, OK
- Huntsville, AL
- Raleigh, NC
- Tulsa, OK/ NW, AR

We analyze prospective markets by evaluating:

- Positive population growth
- Positive job growth
- Highly-rated school districts
- Good transportation arteries
- Landlord-friendly city/state
- National builder presence
- Community infrastructure and amenities



Track Record



Years	Cumulative Homes	YE Cumulative Equity
2020	35 Homes	\$ 6,061,000
2021	175 Homes	\$ 29,875,000
2022	300 Homes	\$ 72,000,000
2023	500 Homes	\$ 79,493,758
2024	600 Homes	\$ 87,837,758
2025	800 Homes	\$ 115,000,000
(Projection) 2026	1,800+ Homes	\$ 200,000,000+

Offering & Overview

Accredited Investors Only



Structure:
Limited partnership



Offering Size:
\$50,000,000



Early Investor Unit Discount:
Investors who invest in the first \$15M of the fund will receive a 5% discount on units



Term:
We are underwriting 4 years exit; the Fund life is 5 years, with two one-year extensions (per the PPM)



Distributions:
To be made from cash, if available, on a monthly basis, commencing once the homes are purchased and the fund is stabilized



Tax Treatment:
Expected long-term capital gains via K-1 to all limited partners; 100% of depreciation flows through to contributing equity partners (Reszi makes no representations or warranty regarding any tax treatment, and investors should consult their tax professionals)



Sponsor Fees:

- 2% Acquisition Fee (on purchase price; one time)
- 6.5% Property Management Fee (on collected income; monthly) - **NOTE:** Unlike multifamily, in SFR, the Sponsor does not bill payroll back to the Fund for the employees associated with running and managing the assets - this protects the downside for investors as PM fee is capped at 6.5% (market is 7% to 9%).
- 2.0% Asset Management Fee (on collected income; monthly) - **NOTE:** Our AM fee is calculated on collecting income which aligns interest with investors – at < \$200k a year, this is significantly below 2% of equity which would be 2% * \$50M or \$1M a year.
- If applicable, any negotiated brokerage commission, paid by the seller



Waterfall:
100% to LP through 8% IRR (Includes return of and on capital) then 80% LP/ 20% GP thereafter



**Reszi Property located
in Eagle Lake, FL**

Value Creation & Potential Exit Options

Scattered SFR Investments benefit from greater liquidity and optionality for multiple off-ramps



Risk Adjusted Value Creation

Live Reszi® is acquiring brand-new homes from national builders at discounts up to 22% off the retail value (see recent acquisitions summary for more information), creating embedded equity at closing of the asset. We generate income on the asset quickly by working to lease the home within 45 days. Each new home we acquire is delivered with builder warranties which help reduce operating costs, not to mention we take on no development risk. Our all-in basis per home is significantly below the replacement cost of a multifamily or “build to rent” community.¹



Robust Operating Platform

Live Reszi® has built a refined institutional-quality operating platform, heavily focused on technology and processes. We own the property lifecycle, from acquisition to leasing to property management, all handled by our team. Our operational efficiencies are noteworthy: we maintain a 96%+ occupancy portfolio wide, a tenant renewal rate of ~70% in 2024 which speaks to the satisfaction of its Residents; and our expense ratio of 38% - 39% is on par with, and in some respects better than, what one would typically see in the multifamily residential asset class.



Multiple Off-Ramps

SFR benefits from greater liquidity and optionality that create multiple off-ramps. A buyer of the entire platform would benefit from acquiring an institutional-quality operating platform, heavily focused on technology and processes, commanding a premium over sale of just assets alone. We also have the ability to sell assets individually - we have the latitude to tailor a sale of the entire portfolio or a subset thereof, to suit a particular buyer's needs. SFR assets are one of the most liquid of real estate assets; demand will increase as more institutional capital enters the SFR market.

¹According to Janover Multifamily Loans, the average cost to build a multifamily property in the United States in 2023 was \$350 per square foot (compared to our after purchase price basis of < \$160 per square foot)

Executive Team



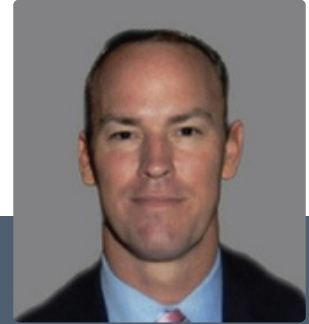
Chris Mitchell
CEO

CEO & Founder of Reszi, Chris brings 25+ years of real estate expertise across housing and commercial sectors. Chris is a YPO board member and holds a Business Excellence certificate from Columbia Business School.



Tyler Arrington
Reszi/Staubach Capital

CIO of Reszi and Partner at Staubach Capital, Tyler oversees acquisitions and capital strategy. A former Hillwood exec with \$1.5B+ in deals, he holds a BS/ MBA from Pepperdine, plus credentials from Cornell and Harvard.



Thadeus Avvampato
COO

COO of Reszi, Thadeus brings 30+ years of rental asset and operations expertise. A former U.S. Marine, he's held senior roles at CHEP, Lennar Homes, iGPS, and more, driving growth through leadership and innovation.



Morgan Evans
Chief Legal Counsel

Reszi's Chief Legal Counsel, Morgan brings 25+ years of experience in corporate and real estate law, overseeing transactions, fund formation, and compliance. He holds degrees from UC Irvine and McGeorge School of Law.



Kim Beckley
CFO

Reszi's CFO, Kim is a CPA with deep expertise in financial operations, SEC reporting, and compliance. A KPMG alum, she holds a BS in Business Administration from Cal Poly San Luis Obispo.



Lee Froschheiser
Chairman of the Advisory Board

Lee, Senior Consultant (MAP), brings 30+ years of executive experience, including roles as President and Regional VP. He's consulted across industries, led leadership and strategic planning programs, and developed business training curricula. He served on the board of directors for several associations and financial institutions.



Jeff Staubach
Advisor/Staubach Capital

Founding Partner of Staubach Capital and Advisor to Reszi, Jeff is a Duke alum with a \$1B+ track record in real estate. Former JLL regional president, he's active in YPO and several business and philanthropic groups.



Andy Swartz
Advisor

Advisor to Reszi and Founder & CEO of SBI Investments which is an investment firm with allocations across private equity, credit, real estate, and technology. SBI has a long operating history in the SFR space. Between 1996-2013 they acquired, managed, and sold over 10,000 homes across five states.

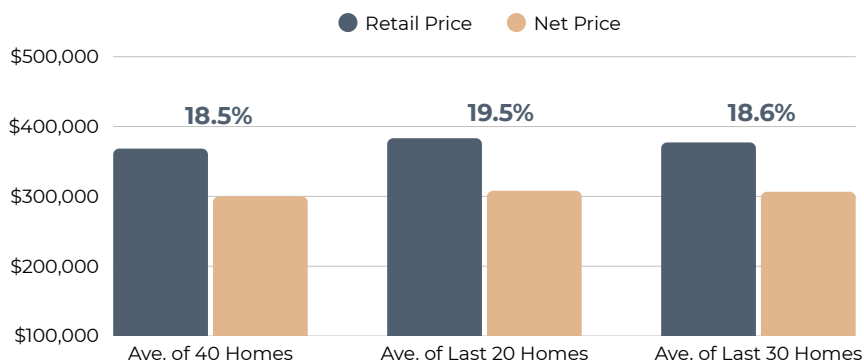


Michael Caito
Advisor

Michael, CEO of Management Action Programs (MAP), is a lifelong entrepreneur and former EO Global Chairman. He scaled Restaurants on the Run to \$40M and 600 employees before selling, and now leads MAP's global growth and leadership development.

Exhibit

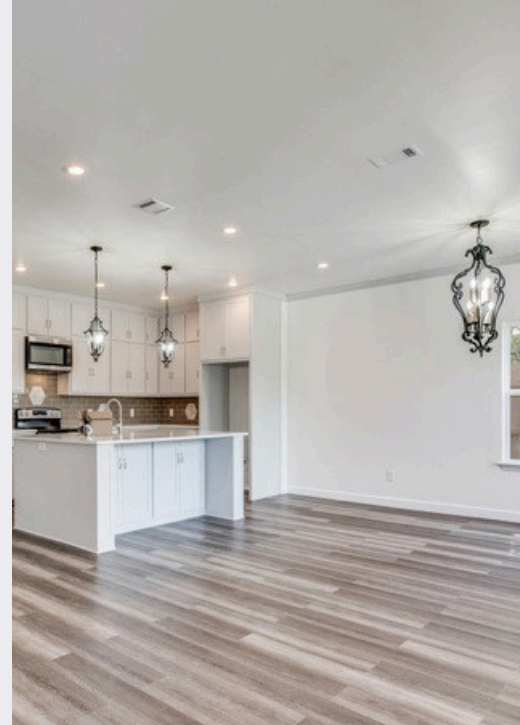
Reszi operates across Texas, Arizona, and Florida, managing a portfolio of newly constructed single-family rental homes acquired from national builders, often at negotiated discounts. Independent appraisals from multiple U.S. banks have valued certain properties above their purchase prices at the time of acquisition. The company has reported high occupancy and renewal levels across its portfolio, supported by steady demand for professionally managed rental housing.



Address	City	St	BR	BA	SF	Yr Built	Status	Retail Price (Contract)	Builder Seller Credit	Net Price (Close)	Seller Credit / Retail Price	Bank Appraisal / BPO	Appraisal to Net Price	Net Price PSF
1937 Sarah Street	Winter Haven	FL	5	2.5	2,326	2024	Closed	\$ 350,990	\$ 69,990	\$ 281,000	19.9%	\$ 350,000	124.6%	\$ 120.81
1921 Sarah Street	Winter Haven	FL	5	2.5	2,326	2024	Closed	\$ 340,490	\$ 59,490	\$ 281,000	17.5%	\$ 350,000	124.6%	\$ 120.81
1965 Sarah Street	Winter Haven	FL	4	2	1,824	2024	Closed	\$ 305,490	\$ 47,490	\$ 258,000	15.5%	\$ 307,000	119.0%	\$ 141.45
1949 Sarah Street	Winter Haven	FL	4	2	1,824	2024	Closed	\$ 309,490	\$ 51,490	\$ 258,000	16.6%	\$ 305,000	118.2%	\$ 141.45
1957 Sarah Street	Winter Haven	FL	4	3	2,174	2024	Closed	\$ 350,990	\$ 69,499	\$ 285,000	19.8%	\$ 355,000	124.6%	\$ 131.09
1941 Sarah Street	Lake Wales	FL	5	2.5	2,112	2024	Closed	\$ 330,890	\$ 62,698	\$ 271,500	18.9%	\$ 342,000	126.0%	\$ 128.55
1945 Sarah Street	Winter Haven	FL	4	2.5	1,880	2024	Closed	\$ 304,590	\$ 52,635	\$ 255,000	17.3%	\$ 342,000	134.1%	\$ 135.64
1925 Sarah Street	Winter Haven	FL	4	2.5	1,880	2024	Closed	\$ 304,590	\$ 52,635	\$ 255,000	17.3%	\$ 305,000	119.6%	\$ 135.64
2077 Hemingway Cir	Groveland	FL	4	2.5	2,121	2024	Closed	\$ 408,990	\$ 79,590	\$ 329,400	19.5%	\$ 403,000	122.3%	\$ 155.30
2061 Hemingway Cir	Groveland	FL	4	2.5	2,121	2024	Closed	\$ 410,990	\$ 81,590	\$ 329,400	19.9%	\$ 403,000	122.3%	\$ 155.30
1342 Inkberry Cir	Deland	FL	5	3	2,451	2025	Closed	\$ 414,069	\$ 68,209	\$ 350,000	16.5%	\$ 430,000	122.9%	\$ 142.80
1338 Inkberry Cir	Deland	FL	4	3	2,174	2025	Closed	\$ 390,096	\$ 61,996	\$ 332,000	15.9%	\$ 420,000	126.5%	\$ 152.71
1334 Inkberry Cir	Deland	FL	4	2	1,824	2025	Closed	\$ 351,234	\$ 60,234	\$ 291,000	17.1%	\$ 352,000	121.0%	\$ 159.54
2054 Hemingway Cir	Groveland	FL	3	2	1,401	2024	Closed	\$ 358,990	\$ 69,590	\$ 289,400	19.4%	\$ 350,000	120.9%	\$ 206.57
2036 Hemingway Cir	Groveland	FL	4	2.5	2,121	2024	Closed	\$ 408,990	\$ 79,590	\$ 329,400	19.5%	\$ 416,000	126.3%	\$ 155.30
2085 Hemingway Circle	Groveland	FL	3	2	1,200	2025	Closed	\$ 353,990	\$ 83,990	\$ 270,000	23.7%	\$ 375,000	138.9%	\$ 225.00
1300 Blue Ash Ln	Deland	FL	4	2	1,824	2025	Closed	\$ 349,999	\$ 59,999	\$ 290,000	17.1%	\$ 353,000	121.7%	\$ 158.99
1279 Inkberry Cir	Deland	FL	4	3	2,174	2025	Closed	\$ 379,999	\$ 49,999	\$ 330,000	13.2%	\$ 395,000	119.7%	\$ 151.79
1994 Sarah Street	Winter Haven	FL	3	2	1,487	2025	Closed	\$ 259,990	\$ 29,999	\$ 230,000	11.5%	\$ 270,000	117.4%	\$ 154.67
1303 Inkberry Cir	Deland	FL	4	3	2,174	2025	Closed	\$ 384,990	\$ 59,999	\$ 325,000	15.6%	\$ 395,000	121.5%	\$ 149.49
1339 Inkberry Cir	Deland	FL	4	3	2,174	2025	Closed	\$ 369,999	\$ 44,999	\$ 325,000	12.2%	\$ 395,000	121.5%	\$ 149.49
1348 Blue Ash Ln	Deland	FL	4	3	2,174	2025	Closed	\$ 400,216	\$ 75,216	\$ 325,000	18.8%	\$ 395,000	121.5%	\$ 149.49
1294 Deepwater Cir	Eagle Lake	FL	4	2.5	1,880	2025	Closed	\$ 284,990	\$ 34,990	\$ 250,000	12.3%	\$ 307,000	122.8%	\$ 132.98
1807 Teagan Lane	Winter Haven	FL	5	2.5	2,326	2025	Closed	\$ 367,990	\$ 79,118	\$ 288,872	21.5%	\$ 336,000	116.3%	\$ 124.19
2025 Lasso Loop	Eagle Lake	FL	4	3	2,205	2025	Closed	\$ 349,990	\$ 41,807	\$ 308,183	11.9%	\$ 350,000	113.6%	\$ 139.77
1791 Teagan Lane	Winter Haven	FL	5	2.5	2,326	2025	Closed	\$ 367,990	\$ 79,118	\$ 288,872	21.5%	\$ 336,000	116.3%	\$ 124.19
1275 Inkberry Circle	DeLand	FL	5	3	2,451	2025	Closed	\$ 452,020	\$ 97,184	\$ 354,836	21.5%	\$ 420,000	118.4%	\$ 144.77
2474 McKinley Drive	Lake Wales	FL	4	2	1,824	2025	Closed	\$ 337,190	\$ 72,226	\$ 264,964	21.4%	\$ 295,000	111.3%	\$ 145.27
1344 Blue Ash Ln	Deland	FL	5	3	2,451	2025	Closed	\$ 455,020	\$ 97,829	\$ 357,191	21.5%	\$ 420,000	117.6%	\$ 145.73
2902 Pennachio Dr	Lake Wales	FL	4	2	1,824	2025	Closed	\$ 334,190	\$ 71,851	\$ 262,339	21.5%	\$ 295,000	112.4%	\$ 143.83
1950 Sarah St	Winter Haven	FL	4	3	2,174	2025	Closed	\$ 365,990	\$ 78,688	\$ 287,302	21.5%	\$ 330,000	114.9%	\$ 132.15
1954 Sarah St	Winter Haven	FL	4	2	1,824	2025	Closed	\$ 335,190	\$ 72,066	\$ 263,124	21.5%	\$ 290,000	110.2%	\$ 144.26
2039 Hemingway Cir	Groveland	FL	3	2.5	1,826	2025	Closed	\$ 389,990	\$ 73,848	\$ 316,142	18.9%	\$ 390,000	123.4%	\$ 173.13
1278 Inkberry Cir	Deland	FL	5	3	2,754	2025	Closed	\$ 474,724	\$ 99,692	\$ 375,031	21.0%	\$ 422,000	112.5%	\$ 136.18
1319 Blue Ash Ln	Deland	FL	4	3	2,174	2025	Closed	\$ 420,126	\$ 88,227	\$ 331,899	21.0%	\$ 386,000	116.3%	\$ 152.67
1317 Acorn Meadow Loop	Eustis	FL	5	2.5	2,112	2025	Closed	\$ 405,990	\$ 70,990	\$ 335,000	17.5%	\$ 354,000	105.7%	\$ 158.62
2906 Pennachio Drive	Lake Wales	FL	4	3	2,174	2025	Closed	\$ 364,490	\$ 76,543	\$ 287,947	21.0%	\$ 325,000	112.9%	\$ 132.45
2478 McKinley Drive	Lake Wales	FL	5	3	2,451	2025	Closed	\$ 394,790	\$ 82,906	\$ 311,884	21.0%	\$ 330,000	105.8%	\$ 127.25
2866 Pennachio Drive	Lake Wales	FL	5	3	2,451	2025	Closed	\$ 396,790	\$ 83,326	\$ 313,464	21.0%	\$ 330,000	105.3%	\$ 127.89
2890 Pennachio Drive	Lake Wales	FL	5	3	2,451	2025	Closed	\$ 397,790	\$ 83,536	\$ 314,254	21.0%	\$ 330,000	105.0%	\$ 128.21
TOTAL								\$ 14,735,321	\$ 2,754,872	\$ 12,001,404		\$ 14,254,000		
AVERAGE OF 40 ALL HOMES								\$ 368,383	\$ 68,872	\$ 300,035	18.5%	\$ 356,350	118.9%	\$ 145.89
AVERAGE OF LAST 20 HOMES								\$ 383,273	\$ 75,208	\$ 308,065	19.5%		Min = 105.0%	\$ 140.63
AVERAGE OF LAST 30 HOMES								\$ 377,261	\$ 70,925	\$ 306,603	18.6%		Max = 138.9%	\$ 148.98

3rd party appraisals are coming back on average 118.9% of our net purchase price on these 40 homes (we are consistently acquiring below market value)

Incredible all-in basis PSF



DISCLOSURES AND RISK FACTORS

The content provided in this brochure was reviewed by Ausdal Financial Partners, the managing broker dealer.

Investors are reminded as always to read the private placement memorandum in its entirety for more complete information including the various risks of the offering before making an investment. This document does not constitute an offer to sell or solicitation of an offer to buy any securities. Any and all securities in Reszi Fund VII, LP ("Reszi") are offered only via a Confidential Private Placement Memorandum ("PPM") provided to certain accredited investors. This document has been prepared by Reszi to provide initial information about Reszi's offering for sale of Class A limited partnership units ("Units") described in detail in the PPM. This document contains certain confidential and/or proprietary information including, without limitation, certain information that may be trade secrets of Reszi, the disclosure of which could materially, adversely affect Reszi and/or its affiliated entities. Prospective investors should consider carefully those risk factors set forth below, as well as those set forth in the PPM in evaluating whether or not to purchase units. An investment in Reszi is not a direct investment in real property, but rather an investment in a limited partnership that owns a portfolio of single-family homes.

Risks Inherent in Investment in Real Property

An investment in Reszi is subject to the risks that are incident to ownership, management and operation of residential real property. Such risks include, without limitation, general economic conditions (which may impact the cost of debt financing, the availability of credit-worthy tenants, and maintenance costs), local real estate market conditions, such as pricing and availability of qualifying homes. Other risks include competition from other home buyers and single-family for rent operators. Ownership of real property creates obligations such as payment of property taxes, insurance and maintenance costs that must be met regardless of market conditions or revenue generated by operations. Leverage of Investor's Equity. Reszi intends to obtain one or more debt facilities, as set forth in greater detail in the PPM. While Reszi anticipates servicing such debt with rental income generated by the single-family homes, it is possible that operations may not produce sufficient revenue to service such debt. Such conditions would place Reszi's real property assets in jeopardy of foreclosure, and could result in the loss of some or all of the investors' equity. Tax Consequences. Neither Reszi nor its sponsor makes any representations or warranties regarding the tax treatment of any investment in Reszi, and strongly encourages any prospective investor to consult with his or her own CPA or tax professional to evaluate any tax issues or consequences that may result from an investment in Units of Reszi.

Cautionary Statement Regarding Forward-Looking Statements

Certain statements contained in this presentation or in other documents made available by the Fund, along with certain statements that may be made by Reszi GP I, LLC, the Fund's general partner, or other Fund representatives orally in presenting this material, regarding, among other matters, development plans and investment strategies, may contain "forward looking statements". They use words such as "estimate", "expect", "intend", "believe", "plan", "anticipate," "projected" and other words and terms of similar meaning.

These statements are based upon our current beliefs and expectations, and such beliefs and expectations are subject to significant risks and uncertainties, including those set forth in the private placement memorandum for the securities offering. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results and performance could differ materially from those set forth in the forward-looking statements. This presentation does not purport to provide all the information required for an investment decision. All information contained herein is qualified in the entirety by the offering documents and no investment decision should be based solely upon the information provided herein. Neither the Fund nor its advisors assume any obligation to update or revise, publicly or otherwise, this presentation or any forward-looking statements as circumstances change or as a result of subsequent events. By accepting this presentation, the recipient agrees that it will, and will cause its owners, directors, partners, managers, officers, employees, attorney(s), agents and representatives, to use the information only to evaluate potential interest in investments and strategies described herein, and for no other purpose. The contents of this presentation are proprietary and products of the Fund, and may not be reproduced or disseminated in whole or part without the prior written consent of the Sponsor. This presentation has been prepared from sources and data believed to be reliable. However, no representations are made as to the accuracy or completeness thereof. An investment in the Fund involves a high degree of risk and is suitable only for sophisticated investors who can tolerate the risk of loss of the entirety of such investor's investment. Past performance is not a guarantee, and is not necessarily indicative of future results. There is no assurance that the portfolio characteristics, ranges, returns on investments and limitations referenced in this material will be achieved and such information is subject to change without further notice. Potential investors should consult with their own professional advisors for advice on any investment, legal, tax, or accounting issues relating to an investment in a Fund. Investing in private placements (unregistered securities) is highly speculative and illiquid, suitable for only a limited number of investors who can bear the complete loss of the entirety of such investment without a change in lifestyle. The information contained herein is not investment advice and does not constitute a recommendation to buy or sell any security or that any transaction is suitable for any specific purposes or any specific person and is provided for information purposes only. Securities are offered by Ausdal Financial Partners, Inc. Member FINRA/ SIPC Reszi LLC and Staubach Capital LLC are not affiliated with Ausdal.



LIVE RESZI

*Stepping Stone to the
American Dream[®]*

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