

# ***Stepping Stone to the American Dream®***



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



**LIVE RESZI®**

[www.reszi.com](http://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

# **BUILDER-DIRECT BUILD-FOR-RENT ACQUISITION PLATFORM**

Reszi is a fully integrated housing platform based in Dallas, Texas, with in-house acquisitions, operations, and property management capabilities. The company operates a builder-direct build-for-rent acquisition ecosystem model focused on **contracting for acquisition of future housing supply through direct relationships with national builders rather than through bulk purchasing existing homes from the MLS**.



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

# Access the Future of Housing — All Under One Roof —

## Who We Are

Reszi is a vertically integrated housing platform with a builder-direct build-for-rent acquisition ecosystem, combining acquisitions, operations, technology, and property management into one unified operating platform.

While Reszi participates in the build-for-rent ecosystem, we do not swing hammers. By acquiring newly constructed, fully completed homes directly from national homebuilders — **without assuming direct ground-up development execution responsibilities** — Reszi remains focused on operational excellence and resident experience.

**Reszi partnered with Staubach Capital in 2020** (collectively referred to as the “Sponsor” herein), and since that time has raised and deployed more than \$110 million across six SFR funds and currently **manages and operates** approximately 800 homes.



Acquisitions/National Builder Build-for-Rent Programs



Leasing/Move Ins/Outs



Maintenance & Work Orders



The Entire Reszident Experience



Investor Management



Institutional Structured Debt Facility with Deutsche Bank, New York Branch

# Why We Do What We Do

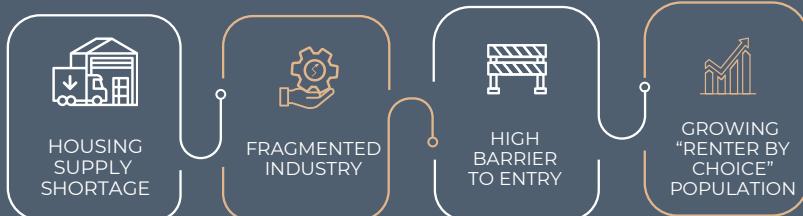
## Stepping Stone to the American Dream®

Reszi exists to support the modern home journey. Families today need flexibility, stability, and access to quality housing — and for many, a clear pathway toward homeownership.

That is why Reszi created and trademarked the **Stepping Stone to the American Dream®** platform in 2024 — purpose-built to support renters today while helping **our qualified Reszidents** move toward owning a home tomorrow.

Whether Reszidents choose to rent long-term or use Reszi as a stepping stone toward homeownership, our mission remains the same: **support stability today while creating opportunity for tomorrow.**

**Our operating model allows Reszi to grow responsibly, support housing accessibility, and operate at scale while staying aligned with our mission — serving our two top priorities: our Reszidents and our investors through a long-term focused investment approach.**



## How We Do What We Do

Reszi leverages long-standing national homebuilder relationships to **contract for acquisition of newly constructed, fully completed homes** in resilient, high-growth markets — supporting disciplined sourcing and consistent portfolio deployment.

Through a vertically integrated operating platform and builder-direct build-for-rent acquisition sourcing, Reszi is built to execute at scale while maintaining transparency and operational consistency.

### Today:

→ **97%**  
Platform occupancy

→ **70%**  
Reszident retention rate

→ **45 Days**

→ **4.5+ stars**  
Google rating

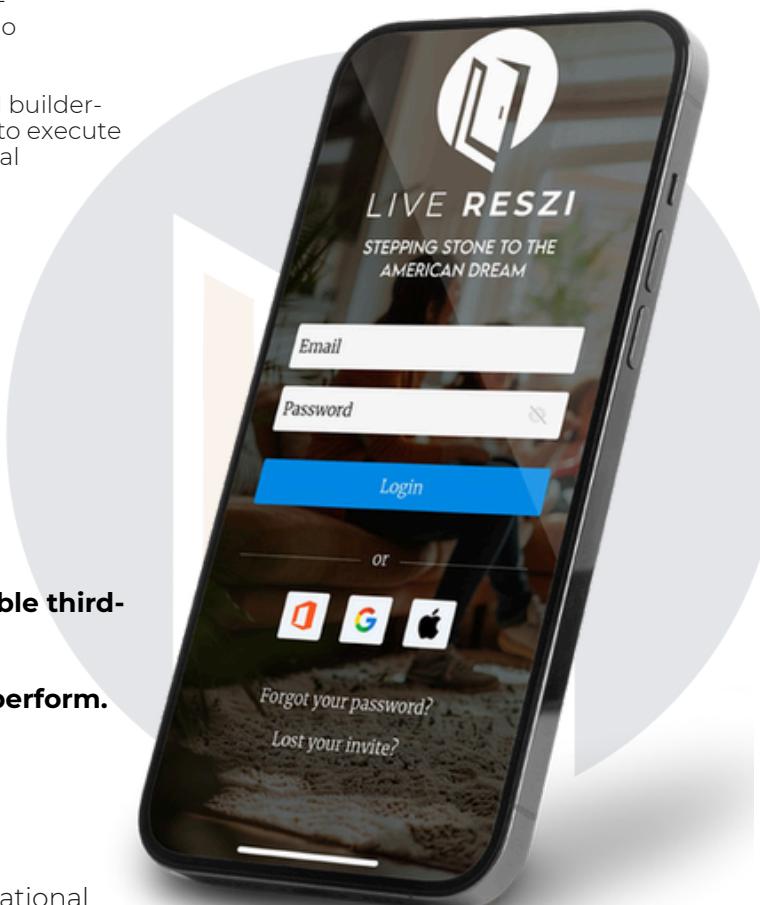
Average time from listed to leased

- **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.**

We focus on consistency, transparency, and operational excellence. Our platform is built to deliver reliable execution, strong resident experience, and long-term alignment with our investors.

Reszi isn't following legacy playbooks.

We're building a better housing model — one designed for modern renters, responsible growth, and long-term community impact.



## Where We Do What We Do



### Current Markets

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

### Prospective Markets

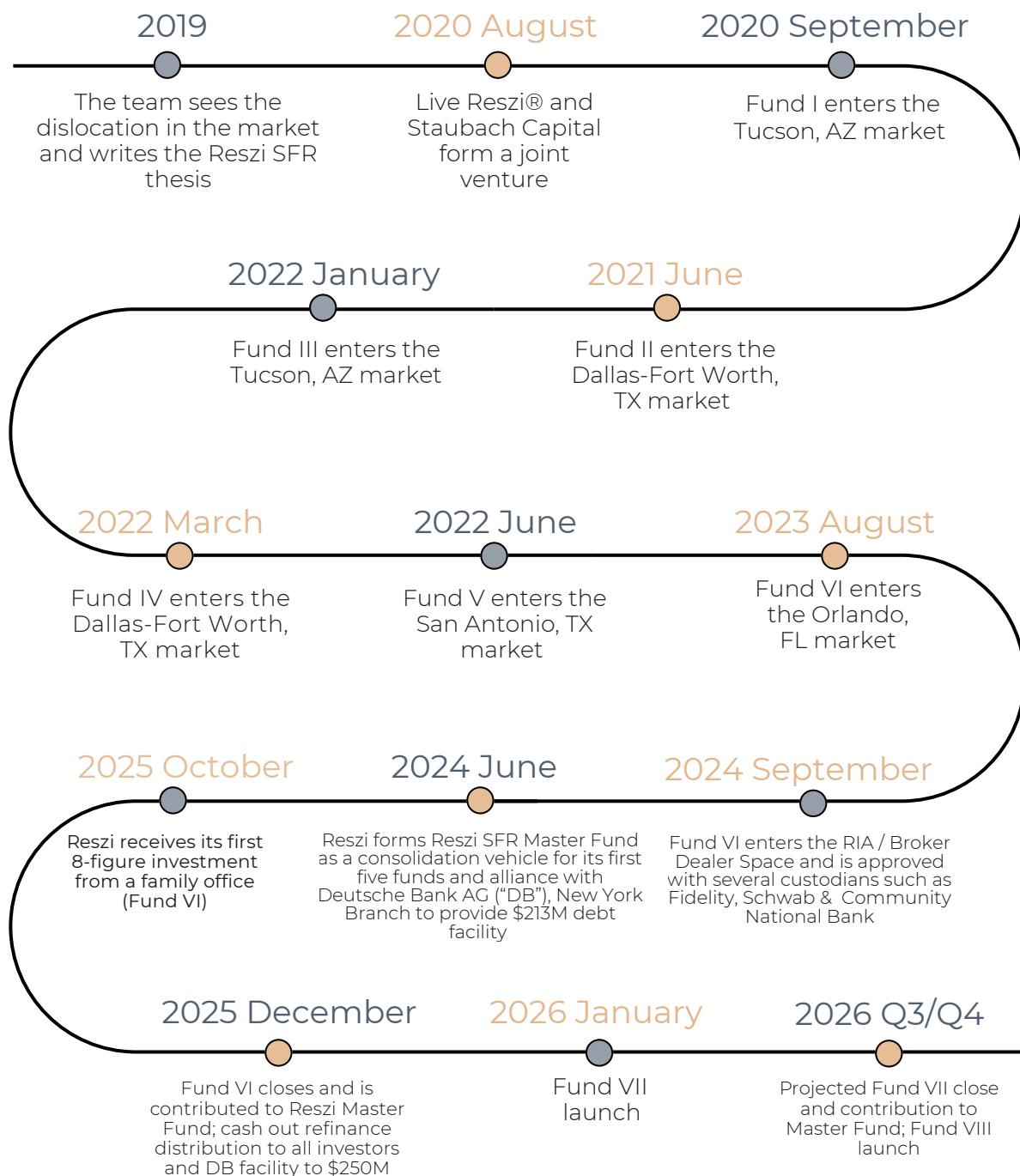
- **Oklahoma City, OK**
- **Huntsville, AL**
- **Raleigh, NC**
- **Tulsa, OK/ NW, AR**

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 | Reg D offering, Rule 506(c)



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



**Offering Size:**  
\$50,000,000



**Minimum Investment:**  
\$50,000



**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)



**Sponsor Fees:**



**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)



**Capital Structure & Waterfall (Class A):**

100% of distributable cash flow to investors until an 8% IRR hurdle is achieved. Thereafter, distributions allocated 80% to investors and 20% to Sponsor

| Fee Type                       | Rate       | Basis            | Frequency     | Notes  |
|--------------------------------|------------|------------------|---------------|--|
| <b>Acquisition Fee</b>         | 2%         | Purchase price   | One-time      | Charged at time property acquisition   |
| <b>Property Management Fee</b> | 6.5%       | Collected income | Monthly       | 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%). |
| <b>Asset Management Fee</b>    | 2.0%       | Collected income | Monthly       | Our AM fee is based solely on collected income, which aligns our interests directly with investors. At under \$200K per year, it is significantly lower than a typical 2% on \$50M ( $\approx$ \$1M per year).                               |
| <b>Brokerage Commission</b>    | Negotiated | N/A              | As applicable | Paid by the seller (if applicable)   |

Please see the full PPM of Reszi Fund VII, LP for the full terms of the Offering

# Portfolio Structure & Liquidity Optionality



## Risk Adjusted Value Creation

Live Reszi® has historically acquired homes at purchase prices that, in certain transactions, have been up to approximately 22% below independent appraised values at acquisition; results vary by property and market (see recent acquisitions summary for more information), which may create embedded value at acquisition. We generate income on the asset quickly by working to lease the home historically averaging approximately 45 days. Each new home we acquire is delivered with builder warranties which help reduce operating costs, without assuming direct ground-up development execution responsibilities. Our all-in basis per home is significantly below the replacement cost of a multifamily development.<sup>1</sup>



## 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 2025 which speaks to the satisfaction of its Reszidents; and **our expense ratio of 38% - 39% is on par with, and in some respects generally consistent with 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 have historically demonstrated relatively strong transaction liquidity compared to certain other real estate asset classes; future market liquidity conditions may vary.

<sup>1</sup> According 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

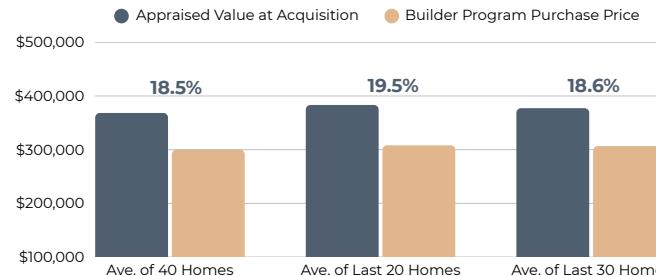
Michael, CEO of Management Action Programs (MAP), is a lifelong entrepreneur and former EO Global Chairman. He scaled Restaurants on the Run to \$40M and 600 employees before selling, and now leads MAP's global growth and leadership development.

# Exhibit

Reszi operates across Texas, Arizona, and Florida, managing a portfolio of newly constructed single-family rental homes acquired through long-standing national homebuilder partnerships. These homes are **acquired through builder-direct build-for-rent delivery programs rather than through bulk purchasing of existing homes from the MLS or resale market.**

Through these partnerships, Reszi is able to access programmatic builder pricing associated with **contracted forward delivery commitments** and standardized newly constructed inventory. Independent third-party appraisals are obtained at acquisition as part of Reszi's underwriting and reporting process.

The platform maintains portfolio-wide operating oversight supported by consistent rental demand for professionally managed housing across its target markets.



Illustrative difference between independent third-party appraised values at acquisition and builder program purchase pricing for selected historical transactions. Results vary by property and market.

| 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 | \$ 384,999              | \$ 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        |
| <b>TOTAL</b>                    |              |            |            |              |             |          |        | <b>\$ 14,735,321</b>    | <b>\$ 2,754,872</b>   | <b>\$ 12,001,404</b> |                              | <b>\$ 14,254,000</b> |                        |                  |
| <b>AVERAGE OF 40 ALL HOMES</b>  |              | <b>4.2</b> | <b>2.6</b> | <b>2,086</b> | <b>2025</b> |          |        | <b>\$ 368,383</b>       | <b>\$ 68,872</b>      | <b>\$ 300,035</b>    | <b>18.5%</b>                 | <b>\$ 356,350</b>    | <b>118.9%</b>          | <b>\$ 145.89</b> |
| <b>AVERAGE OF LAST 20 HOMES</b> |              | <b>4.4</b> | <b>2.7</b> | <b>2,201</b> | <b>2025</b> |          |        | <b>\$ 383,273</b>       | <b>\$ 75,208</b>      | <b>\$ 308,065</b>    | <b>19.5%</b>                 |                      | <b>Min = 105.0%</b>    | <b>\$ 140.63</b> |
| <b>AVERAGE OF LAST 30 HOMES</b> |              | <b>4.2</b> | <b>2.6</b> | <b>2,095</b> | <b>2025</b> |          |        | <b>\$ 377,261</b>       | <b>\$ 70,925</b>      | <b>\$ 306,603</b>    | <b>18.6%</b>                 |                      | <b>Max = 138.9%</b>    | <b>\$ 148.98</b> |

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)

All-in basis  
PSF



# DISCLOSURES AND RISK FACTORS

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



# LIVE RESZI

*Stepping Stone to the  
American Dream®*

**Chris Mitchell**  
Live Reszi®

Chief Executive Officer  
cmitchell@reszi.com



**Tyler Arrington**  
Live Reszi®

Chief Investment Officer  
tarrington@reszi.com



**Bill Boscow**  
Live Reszi®

Director of Capital Markets  
bboscow@reszi.com

