

# SYNDICATION OFFERINGS (DIRECT INVESTMENT) MANY OPTIONS. SUPERIOR RETURNS

## Syndication Offerings

MMH Fund provides investors with the flexibility to invest directly in specific real estate assets. Investors can select projects from a pool of available and qualified properties, becoming part owners in an LLC that holds the asset. Ownership is structured on a pro-rata basis, with no minimum or maximum investment required.

## What are some ways to invest?

### A Multifamily

This can be condominiums (For Sale) or Apartments (For-Rent) based on market cycle conditions..

### Single Family Home

Single-family homes, held in an LLC, allow investors to own a share of the property. These assets are typically speculative and provide an opportunity for higher returns.

## INVESTMENT EXAMPLE

**\$100,000**

Investment Amount

**\$2,000,000**

Project Costs

**Approximately 5%  
interest in the LLC**

Ownership Share

Tied to overall performance of the asset once completed construction and sold times the pro-rata ownership in the LLC.

## The key differentiator:

- ① **Flexible Ownership:** Investors become part owners in an LLC, receiving pro-rata shares of the property based on their investment.
- ② **Investment Limit:** Flexibility to invest at any level, There is no minimum or maximum investment.
- ③ **Joint Venture (JV):** Structured similarly to a JV, where investors partner with the managing members of the LLC.
- ④ **K-1 Tax Form:** Investors will receive a K-1 tax form at the end of the LLC's life, detailing their share of profits and losses.
- ⑤ **Payouts Based on Asset Performance:** Returns are tied to the sale of the asset upon completion of construction or sale.
- ⑥ **Hold Period:** 2 years

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# PRIVATE EQUITY (INDIRECT INVESTMENT)

## DIVERSIFIED PORTFOLIO. CONSISTENT RETURNS

### PRIVATE EQUITY

MMH Fund offers accredited investors the opportunity to participate in a professionally managed, diversified pool of real estate assets. By investing through the fund, investors gain exposure to multiple real estate projects, reducing risk and providing consistent returns based on overall fund performance. This structure allows for flexibility and long-term financial growth while leveraging a wide range of asset types.

### What are some ways to invest?

#### A Multifamily

This can be condominiums (For Sale) or Apartments (For-Rent) based on market cycle conditions..

#### Single Family Home

The fund manages a variety of single-family developments, offering speculative growth potential with reduced individual risk.

### The key differentiator:

- ① **Diversified Investment:** Capital is invested across multiple real estate assets, providing immediate diversification.
- ② **Preferred Return:** Investors receive a targeted 8% annual preferred return before sponsors or general partners (GP) are paid.
- ③ **Profit Split:** Once preferred returns and the return of initial capital are paid, profits are split 70% to LPs and 30% to GPs.
- ④ **Pro-Rata Ownership:** Investors do not own the underlying real estate but hold pro-rata shares in the fund.
- ⑤ **K-1 Tax Form:** Investors receive a K-1 annually, detailing their share of the fund's profits and losses.
- ⑥ **Hold Period:** 5 years

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### INVESTMENT OFFERING

**\$15,000,000**

Private Equity

**15%-20% per annum**

Targeted overall average  
return of return

**70/30**

Profit Split

Tied to overall performance of the asset once completed construction and sold times the pro-rata ownership in the LLC.

Disclaimer: Returns are not guaranteed, subject to market condition and fluctuation.

# PRIVATE DEBT (SECURED INVESTMENT)

SECURE INVESTMENTS. RELIABLE RETURNS

## PRIVATE DEBT

MMH Fund offers accredited investors the opportunity to participate in a secured private debt investment, backed by real estate assets. This investment provides fixed returns with limited risk exposure, as it is secured by a deed of trust. Investors benefit from a fixed interest rate, along with potential profit-sharing, while holding a non-recourse debt instrument. This structured approach offers predictable returns without ownership of the underlying real estate.

## What are some ways to invest?

### A Multifamily

This can be condominiums (For Sale) or Apartments (For-Rent) based on market cycle conditions..

### Single Family Home

Participate in secured debt investments on single-family home developments. These investments provide reliable returns, protected by underlying real estate assets.

## The key differentiator:

- ① **Secured by Real Estate:** Investments are secured by a deed of trust on underlying real estate assets (on pro-rata basis), ensuring added protection for investors.
- ② **Fixed Interest Rate:** Debtholders receive a fixed interest rate of 8% per annum, offering consistent returns.
- ③ **Profit Sharing:** In addition to the fixed interest rate, investors may receive 4% of gross profits after preferred investors have been paid.
- ④ **Non-course Debt:** MMH Fund is seeking only non-course debt instruments from the investors
- ⑤ **Agreement:** The investor will enter into a note agreement with the MMH Fund and receive a 1099-misc. interest pay out.
- ⑥ **Hold Period:** The minimum hold period is just 5 years

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## INVESTMENT OFFERING

**\$15,000,000**

Private Debt

**8%-12% per annum**

Targeted overall average  
return of return

**4% Gross Profit Share**

After preferred investors  
have been paid

Tied to the performance of the underlying real estate assets, secured by a deed of trust.

# ACTIVE DEALS

## Shirlington Gate, South Arlington

Shirlington Gate presents an exciting opportunity for investors to participate in converting a single-family lot into a multifamily apartment building. This strategic development offers pro-rata ownership in a valuable real estate asset, allowing investors to benefit from increased rental income, appreciation, and the growing demand for multifamily housing in prime locations.

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## 5630 8th Street N. Arlington, VA

A modern, contemporary, and sustainable boutique apartment building in the heart of Arlington VA. This is a 5-Unit Condominium Conversion project from a single-family home to a multifamily building using the newly enacted Missing Middle Housing zoning laws. MMH intended to build 20-30 multifamily sites over the next 5 years.

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## 1519 Spring Vale Ave, McLean, VA

Explore stunning new construction in sought-after West McLean: over 6,500 sq ft, featuring 6 beds, 6.5 baths, high-tech features, open layouts, balconies, and a luxurious penthouse suite. Enjoy premium finishes, energy efficiency with LED lighting, Tesla EV charger, and solar panel pre-wiring. Located near Tysons, Arlington, and DC, offering customization options for your home.

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Request For More Information



MMH Fund Website

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# ACTIVE DEALS

## 6214 Cottonwood St.

Located on a spacious 0.5-acre lot, this modern, contemporary home offers over 6,500 sq. ft. of living space. Featuring 6 bedrooms, 5.5 bathrooms, and a finished basement, it includes a 2-car garage with an additional carport. This home provides optional upgrades like a pool, patio, and penthouse, with a circular driveway for added convenience. Set within top-rated school districts, the expected delivery is Summer 2025.

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## Claiborne at Bethesda Metro

The Claiborne offers a prime investment opportunity at Bethesda Metro. This fully approved, shovel-ready development features 84 well-appointed residential units and ground-floor retail space, crafted to meet the area's demand for high-quality, convenient urban living. With all permits secured, The Claiborne provides investors with immediate entry into a market known for its stability and growth.

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[Request For More Information](#)



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