

MMHFUND.COM



MISSING MIDDLE HOUSING FUND

Presentation

LEADERSHIP



NED MALIK

- **CEO & Founder, Missing Middle Housing Fund, LLC**
- **Experience:** Over 15 years in Real Estate Development and Construction.
- **Educational Background:**
 - B.Sc. in Engineering from George Washington University
 - M. Sc. in Business Administration from Johns Hopkins University
 - J.D., Law degree from DC School of Law
 - Certificate in Real Estate Development from George Mason University
- **Licensing:** Licensed Class A Contractor.
- **Leadership:** Founder of Green Building Group, leading in sustainable building practices.
- **Regulatory Knowledge:** Well-versed in relevant regulations and the local market.
- **Proven Success:** Demonstrated the Midsize Multifamily Opportunities through successful development projects.



AVISHKAR SABHARWAL

- **Partner / Co-founder, Missing Middle Housing Fund, LLC**
- **Background:** an immigrant physician from India, transitioned into real estate, building a significant portfolio of multifamily properties.
- **Experience:**
 - He ventured into the world of real estate, where he has methodically built a portfolio of multifamily properties
 - His journey through various investment methods, including day trading and cryptocurrency, honed his understanding of diverse financial markets, reinforcing his commitment to real estate.
- **Strategic Initiatives:**
 - Focuses on scaling his investments by transitioning towards larger asset classes while maintaining a diversified portfolio to mitigate market risks.
 - His strategic approach aims not only to expand his own financial freedom but also to create robust passive income streams for his investors.
- **Vision:** To provide financial security and freedom for his investors, enabling them to enjoy life with their families without financial stress.

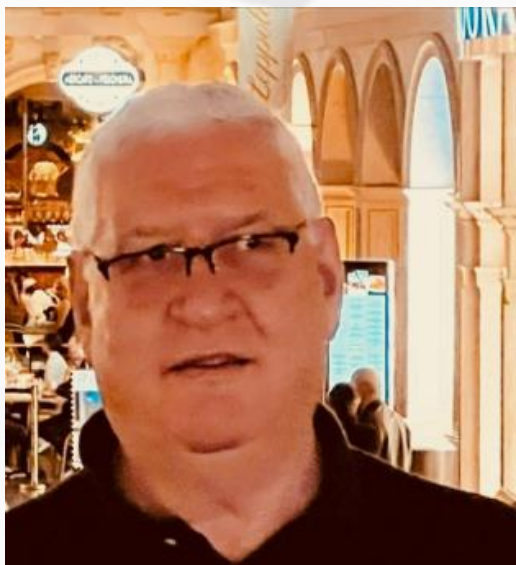
EXECUTIVE TEAM



NED MALIK, JD/MsB
Founder | CEO



AVISHKAR SABHARWAL, MD
Partner | Co-founder



ABE CHEHAB P.E.
Board of Advisors



LEO LEE, Realtor
Board of Advisors



EWA KIELTYKA, Ms.Eco
Chief Operations Officer (Interim)



MAYUKH BIT, MBA
Chief Financial Officer (Interim)



KEN ROCHESTER, CCIM
Director of Business
Development



NADA HAMZA
Senior Interior Designer



JOAQUIN MOREIRA
Construction Manager



KC PRICE
Director of Architectural
Design



LEE E SMITH JR
Marketing / Sales



KAT AGUILAR SMITH
Marketing / Sales

MMH FUND VIDEO PRESENTATION



MMH
MISSING MIDDLE
HOUSING FUND

**MISSING MIDDLE
HOUSING FUND
INVESTMENT
OPPORTUNITY**

EXECUTIVE SUMMARY

The Missing Middle Housing Fund (MMH Fund) is a diversified real estate investment initiative focused on sustainable, high-quality residential developments, including multifamily condominiums, luxury single-family homes, and medium-density housing. MMH Fund leverages recent zoning changes to offer a mix of housing types that meet market demand for both affordable and high-end options, creating value for investors while enhancing community character in the Washington, DC metro area. The fund's strategy includes acquiring and developing properties that incorporate green building practices, driving long-term value and environmental benefits. Through partnerships with local governments and organizations, MMH Fund also accesses incentives that support impactful community development.

FUND FEATURES

Diverse Portfolio

MMH Fund invests across multifamily, single-family, and medium-density projects, catering to various market segments and maximizing flexibility.

Sustainable Development

All projects incorporate green building practices, reducing environmental impact and operational costs while enhancing property value.

Community and Economic Impact

By engaging local partners, MMH Fund fosters neighborhood character, supports economic growth, and offers diverse housing options that meet evolving community needs.

Fund Summary

\$30M

Raise

\$100,000

Minimum Investment

8% Pref Rate of Return

70/30 Split

15% – 20%

Target Avg. Return Per Annum

2–5 Years

Reinvest Automatically

Holding Period

2x

Multiplier



Problems & Solutions

PROBLEMS

Home Affordability Crisis

The high demand and low supply in the DC area leads to a limited range of affordable housing options.

Slow Development Process

Lengthy and costly traditional development processes hinder timely project completion, with local resistance slowing densification efforts.

Outdated Building Practices

Conventional construction methods often overlook sustainable and community-focused design, impacting environmental and social well-being.

SOLUTIONS

Affordable Housing Initiatives

Increases housing supply by promoting multi-family and condo conversions with modern, eco-friendly designs.

Collaborative Partnerships

Works with local governments, housing authorities, and nonprofits to facilitate resource access, approvals, and community engagement.

Focus on Sustainability

Implements green building practices, emphasizing energy efficiency, water conservation, and shared community spaces for sustainable growth.

ABOUT MISSING MIDDLE HOUSING FUND

The Missing Middle Housing Fund (MMH Fund) is dedicated to creating sustainable, high-quality housing that aligns with market demand while delivering strong investor returns. We focus on a diversified portfolio of multifamily, medium-density, and luxury single-family properties in Washington, DC, and high-demand surrounding areas. MMH Fund offers investors a unique opportunity to be part of a mission-driven approach that not only addresses today's housing needs but also enhances community value and environmental sustainability.

Our approach combines local expertise, sustainable construction practices, and scalable investment strategies, ensuring that every project meets high standards for both financial and social impact.

Economies of Scale

Think Global. Act Local.

Green and Sustainable Construction

KEY HIGHLIGHTS

Diverse Portfolio

Investing in both social impact projects and high-end single-family homes.

Local Assets Under Management

The MMH Fund manages real estate assets located within 25+ miles of Washington, DC, providing strategic access to a high-demand region.

Community-Enhancing Projects

MMH Fund's developments are designed to boost local economies, create vibrant neighborhoods, and provide diverse housing options that meet a range of needs in the community.

Track Record

25-30 Sites to Develop

Targeting 100+ homes.

100,000 households in the region

Target Market Size

15+ Years

Development Experience

Targeted Market Expansion

Focused on affordable and diverse housing solutions.

Risk & Considerations

Market downturns, supply chain disruptions, labor shortages, regulatory challenges, and unforeseen events like weather or protests may impact costs, timelines, and project completion.

INVESTMENT STRATEGY

INVESTMENT OPTIONS

Syndication Offerings (Direct Investment)

Investors can choose specific real estate assets from our pool of available and qualified real estate assets where they would like to deploy their capital.

Private Equity (Indirect Investment)

Offers access to multiple real estate assets, designed to provide consistent returns and mitigate risk for investors seeking both growth and stability.

Private Debt (Secured Investment)

Offers a secured private debt investment designed for accredited investors seeking steady returns with lower risk.

PRIME INVESTMENT AREAS

High Growth Potential

Invest in expanding areas with strong rental demand and appreciation potential.

Economic Resilience

Diversified job markets ensure stable income and property value retention.

Strong Community Infrastructure

Established schools, healthcare, and transit attract reliable tenants and buyers.

Investment Process Timeline

A streamlined, phased process from acquisition to exit, focusing on sustainable growth, cost control, and transparent returns.



Timeline may vary due to market conditions and regulatory changes. Past performance does not guarantee future results.

INVESTMENT PROCESS FLOW



MMH Fund identifies high-potential properties through a network of industry experts and in-depth market analysis. Each acquisition is chosen based on growth potential and suitability for sustainable development.

Market Analysis
Strategic studies ensure selection of prime locations with strong growth potential.

Due Diligence
Comprehensive reviews mitigate risks and confirm alignment with fund goals.

After acquisition, MMH Fund secures permits and approvals to prepare properties for development. This includes architectural planning and ensuring compliance with local regulations.

Design & Planning
Sustainable and community-focused designs are crafted by leading architects.

Permitting
Timely approvals ensure smooth progression, aligning with local codes.

MMH Fund oversees construction, focusing on quality, sustainability, and budget control. Project managers ensure timely completion, adhering to standards and maximizing efficiency throughout.

Project Oversight
Dedicated managers oversee timelines and standards.

Budget Control
Financial tracking keeps costs within scope and maximizes efficiency.

MMH Fund markets completed projects strategically, highlighting unique features. Targeted promotion attracts buyers and tenants, while efficient transactions ensure optimal returns.

Targeted Promotion
Properties are positioned to highlight unique and sustainable features.

Transaction Management
Contract and settlement processes are managed for optimal returns.

MMH Fund finalizes all administrative and financial tasks. Detailed reporting and prompt distributions ensure transparency and fulfill commitments to investors with clarity.

Final Reporting
Detailed performance reports are provided to investors.

Investor Distribution
Returns are distributed with clear documentation, fulfilling all commitments.

MMH FUND PIPELINE

PIPELINE – GREEN BUILDING GROUP (FY 2025)



No.	Address	Asset Class	Asset Type	Hold Period	Acquisition+ Costs	Development Costs (Hard + Soft)	Total Project Cost (Est.)	Equity (50%)	Debt (50%)	Target Sale Price	Exp. Gains /Loss	Target IRR	Exp. Cap Rate	Exp. ROI	Multiplier (Yr1)
1	Shirlington Gate Road Arlington VA	Multifamily Apartments 32 Units Mix: 1BR/1BA, 2BD/1BA, 2BD/2BA	New Constr. Under Contract 12/31/24	5-10 Yr. Hold Rental	\$3,000,000	6,240,000	9,240,000	\$4,620,000	\$4,620,000	13007000	\$3,767,000	17.03%	8.05%	40.77%	1.41X
2	5630 8th St. N. Arlington, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2700000	\$380,000	n/a	n/a	16.38%	1.19X
3	1519 Spring Vale McLean, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2850000	\$530,000	n/a	n/a	22.84%	1.25X
4	6214 Cottonwood St. McLean, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,200,000	1,375,000	2,575,000	\$1,287,500	\$1,287,500	3100000	\$525,000	n/a	n/a	20.39%	1.25X
5	3615 N. Upland Street Arlington, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621. sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,400,000	1,676,620	3,076,620	\$1,538,310	\$1,538,310	3600000	\$523,380	n/a	n/a	17.01%	1.17X
6	2532 Vermont St. N. Arlington, VA	Single Family Home. Zentih Model. 6Bedrooms, 6Bathrooms, 6,000 sf	New Construction. In-permitting	18-mos. For-Sale	\$1,000,000	1,320,000	2,320,000	\$1,160,000	\$1,160,000	2700000	\$380,000	n/a	n/a	16.38%	1.16X
7	6422 Noble Dr. McLean, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,500,000	1,676,620	3,176,620	\$1,588,310	\$1,588,310	3800000	\$623,380	n/a	n/a	19.62%	1.19X
8	Clover Dr. McLean, VA	Single Family Home. Danforth Model. 6Bedrooms, 6.5Bathrooms, 7,621 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,400,000	1,760,000	3,160,000	\$1,580,000	\$1,580,000	3800000	\$640,000	n/a	n/a	20.25%	1.20X
9	3851 Rambla Orienta, Malibu, CA 90265	Single Family Home. Coastal Model. 3Bedrooms, 3.5Bathrooms, 3,450 sf	Under Contract. 12/31/24	24-mos. For-Sale	\$1,000,000	2,817,500	3,817,500	\$1,908,750	\$1,908,750	8500000	\$4,682,500	n/a	n/a	122.66%	2.2X
		TOTAL			\$9,500,000	\$13,265,740	22,765,740	\$11,382,870	\$11,382,870	\$31,050,000	\$8,284,260				

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

SWOT ANALYSIS

STRENGTH

- Expanding DMV Market
- Strong Team / Experience
- Committed to High-Performance, Sustainable Builds

WEAKNESSES

- Lack of Strong Brand Recognition
- Lack of Capital
- Lack of Inventory of Available Land

THREATS

- Increasing Cost of Labor and Materials
- High Mortgage Interest Rates
- Tariff war

OPPORTUNITIES

- Housing Shortage
- Demand for Green Housing
- Rising Property Values

COMPETITIVE ADVANTAGE

Market Opportunity

MMH Fund targets the growing demand for sustainable, moderate-density housing in Washington, DC. The company capitalizes on local demand for affordable, eco-friendly homes amidst rising housing needs.

Strategic Partnerships

MMH Fund has established relationships with industry-leading homebuilders, allowing seamless project execution and access to resources. Partnerships with DR Horton, Lennar, Toll Brothers, and David Weekly Homes strengthen our position in the market.

Target Markets

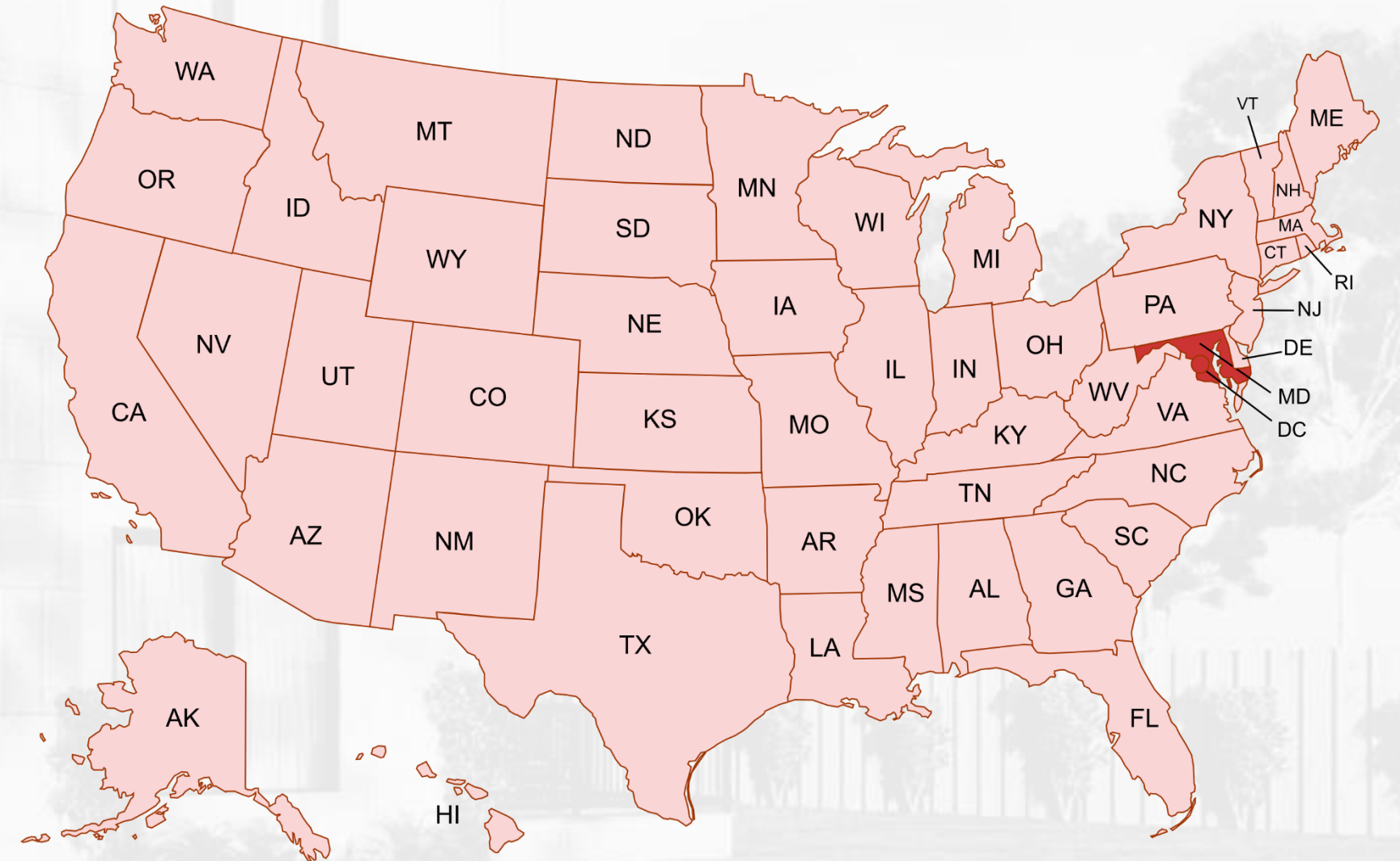
Focused on high-demand urban areas in Washington, DC, Maryland, and Virginia, MMH Fund operates where housing supply lags behind demand, ensuring strong occupancy and long-term value.

Execution Strategy

MMH Fund employs a rigorous sourcing mechanism, including an in-house marketing team to secure off-market deals, robust due diligence processes, and adherence to environmental and community-friendly development standards.

Target Markets

MMH Fund targets high-demand areas in the Washington, DC, Maryland, and Virginia (DMV) region. These locations are carefully chosen for their strong growth indicators and community-focused development potential, aligning with the fund's mission to create sustainable, affordable housing.



Our main competitors are the traditional real estate developers who build low-rise multifamily or high-rise single-family homes in Washington, DC, and its surrounding areas. Some of the prominent national players in this market are:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER™

STANLEY MARTIN

FOCAL POINT
HOMES

BOZZUTO

KHovnanian
Homes

LENNAR

classic
COTTAGES

MONARCH
CUSTOM HOMES

DMV TRIANGLE

Economic Engine of the Mid-Atlantic

The DMV region, encompassing Washington, D.C., Maryland, and Northern Virginia, is a vital hub for federal operations, tech industries, and cultural diversity. Its robust economy, driven by high-income professionals and a growing population, makes it one of the most influential metropolitan areas in the U.S.

The DMV Triangle

DMV Highlights

6.3M Total Population
\$121,469 Median Household Income
1,045/sq mi Population Density

DMV Economy

\$61,464 Per capita income
\$121,469 Median household income
7.9% Persons below poverty line

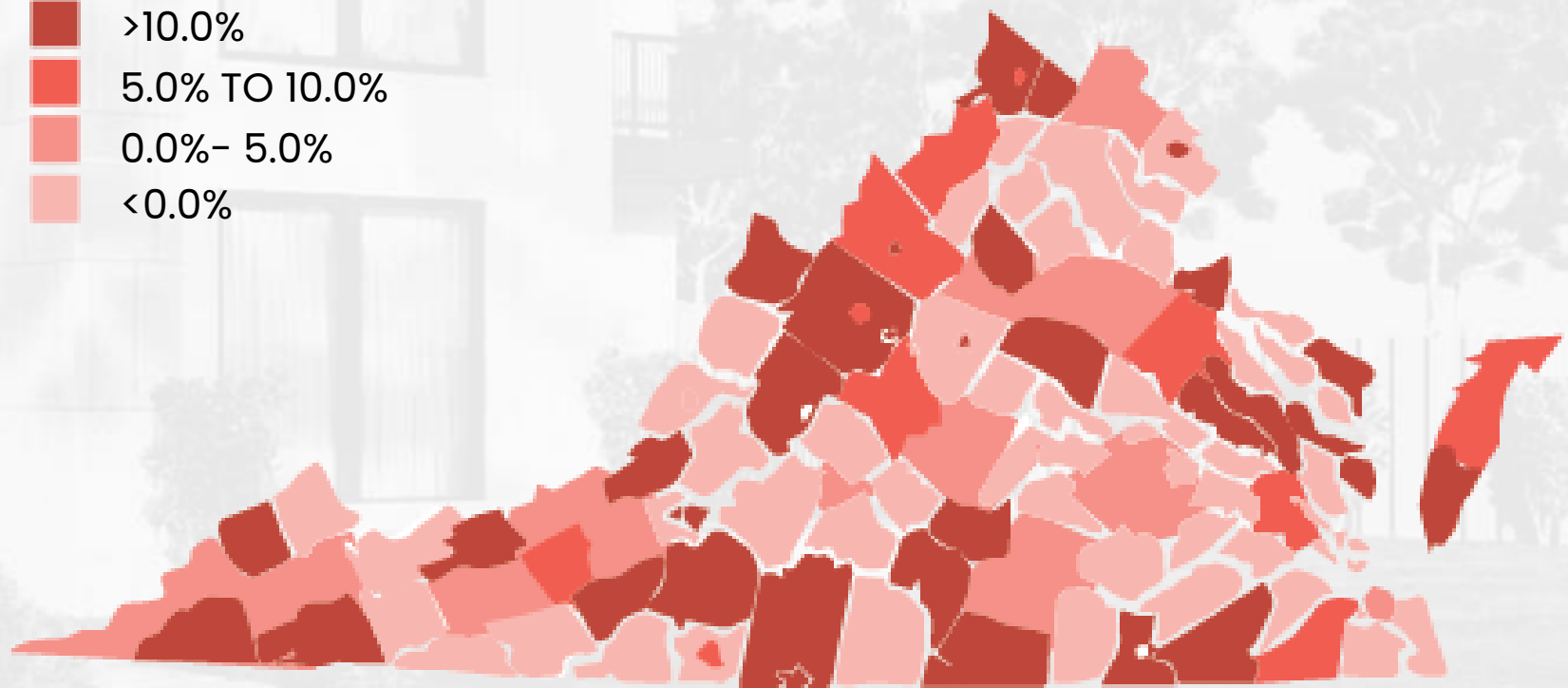
DMV Housing

2,532,369 Number of housing units
\$574,000 Median value of owner-occupied housing units
13.2% Moved since previous year

Local Markets

Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr'24	vs. Apr 23	Apr'24	Vs. Apr 23	Apr'24	Vs. Apr 23
Mid-Atlantic	18,662	+7.6%	\$410,000	+7.6%	8 days	+0days
Philadelphia Metro	5,207	+5.9%	\$365,000	+10.9%	9 days	-2 days
Baltimore Metro	2,704	+7.7%	\$381,000	+5.8%	8 days	+1day
Washington, D.C. Metro	4,518	+7.4%	\$640,000	+9.2%	6 days	-1 day
Central Pennsylvania	2,023	+5.2%	\$270,000	+7.6%	7 days	+ 0 days
MD/WV Panhandle	638	+15.0%	\$310,000	+10.7%	12 days	-3 days
MD Eastern Shore	330	+7.8%	\$365,000	+5.8%	13 days	+3 days
Del/Mar Coastal	789	+11.1%	\$412,500	+5.8%	27 days	+8 days
Southern Maryland	408	-1.9%	\$448,250	+9.3%	10 days	-2 days
North Central Virginia	1,518	+19.2%	\$480,000	+6.7%	6 days	+0 days

Change in Home Sales, 2023 to 2024



Source: <https://censusreporter.org/profiles/31000US47900-washington-arlington-alexandria-dc-va-md-wv-metro-area/>

Source: Virginia REALTORS, data accessed April 15, 2024



MISSING MIDDLE
HOUSING FUND



MMH Fund
Overview

Investment Opportunity

Financials
Pro-Forma

Track
Record

Fund Terms

MMH

MISSING MIDDLE
HOUSING FUND

Shirlington Gate Condos

South Arlington

OVERVIEW

- New Multifamily project
- Opportunity for pro-rata ownership in a real estate asset
- **Project:** Convert single-family lot into multifamily apartment building
- Syndication Close date: 1Q25
- Target start date of construction: 1Q26
- Target Completion: 4Q27

INVESTMENT STRUCTURE

- Invest directly into Shirlington Gate LLC
- Part ownership in LLC and asset
- The Fund will also own part of the syndication.

OWNERSHIP & RETURNS

- **Ownership:** Share in Shirlington Gate LLC
- **Returns:** Based on pro-rata ownership, including rental income and property value appreciation
- **Fund Participation:** The Fund co-invests, aligning interests with investors.



32 Units





5630 8th Street N

Ballston Metro (Arlington, VA)

OVERVIEW

- Ownership is 5630 Eighth Street LLC
- Pro-rata ownership in a real estate asset
- **Project:** Single-family home development
- Construction period: 12 months
- Projected Sale: December 2025

INVESTMENT STRUCTURE

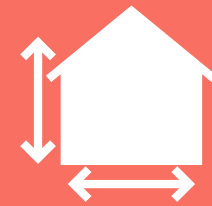
- Invest directly into the project
- Ownership includes part of the real estate asset
- The Fund will also own part of the syndication.
- Fund Participation: The Fund co-invests, aligning interests with investors.



6 Bedrooms



2 Parking



6,500 Sq Ft



6 Bedrooms



2 Parking



6,500 Sq Ft



1519 SPRING VALE AVENUE MCLEAN, VIRGINIA

OVERVIEW

- Ownership is 1519 Spring Vale LLC
- Pro-rata ownership in a real estate asset
- **Project:** Single-family home development
- Construction period: 12 months
- Projected Sale: December 2025

INVESTMENT STRUCTURE

- Invest directly into the project
- Ownership includes part of the real estate asset
- The Fund will also own part of the syndication.
- Fund Participation: The Fund co-invests, aligning interests with investors.



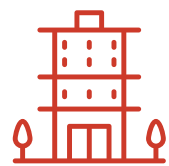
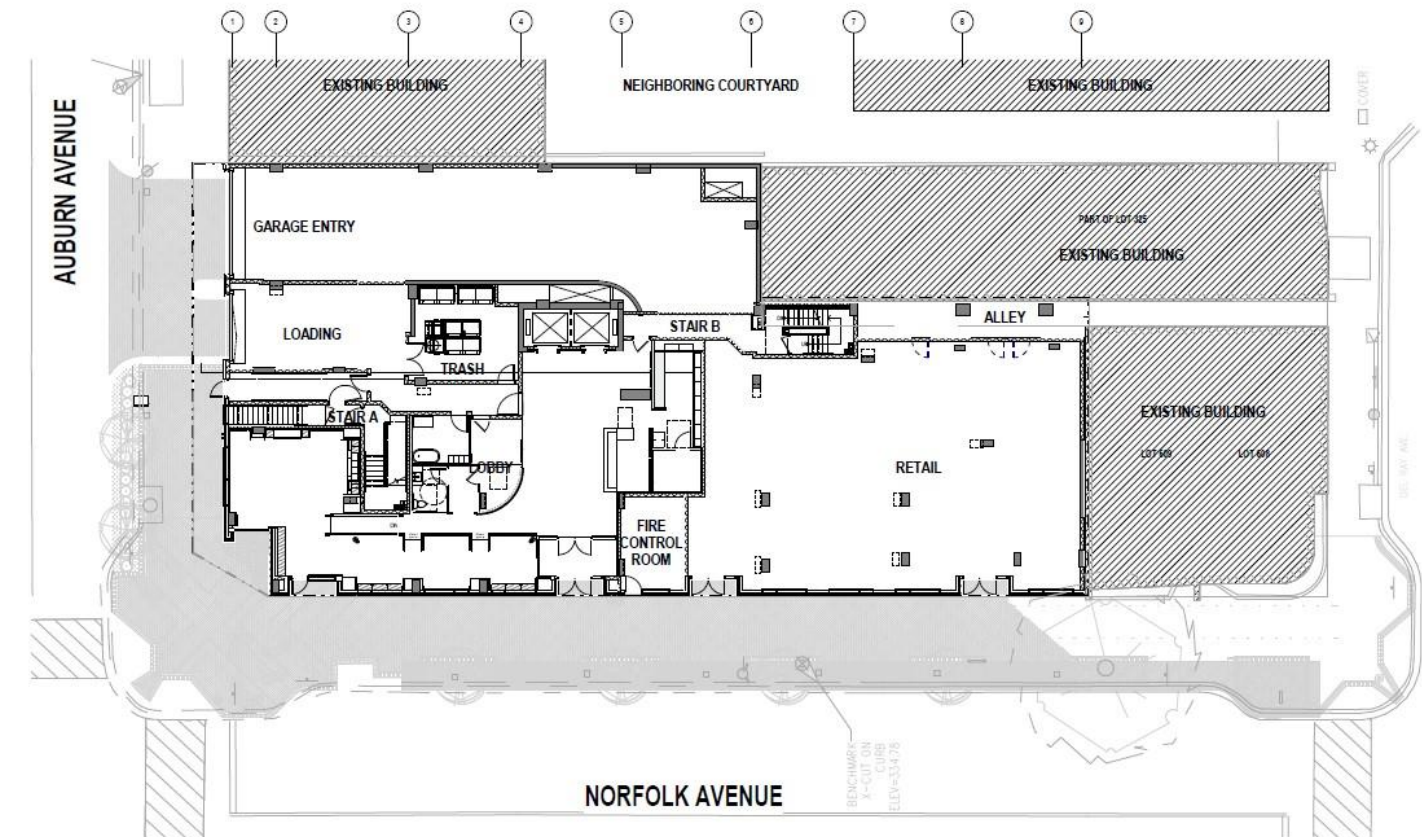
THE CLAIBORNE BETHESDA, METRO



BUILDING ELEVATIONS



SITE PLAN



84 Units
Residential
Condos/Apt.



11 above ground
Number of
Stories



1
Retail



3 Floors,
Subterranean
Garage



**Concrete/
Steel**
Type of
Construction

EXECUTIVE SUMMARY

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.

The Claiborne combines accessibility with elevated living standards. Designed to meet Bethesda's high standards for quality, this project is positioned to satisfy the strong demand for upscale residences, offering investors the potential for reliable income and lasting value in a resilient market.

FUND FEATURES

Prime Bethesda Location

Situated near Washington, D.C., with convenient access to key employers, transit options, and amenities.

Upscale Market Appeal

Tailored to meet Bethesda's high demand for quality residences, supporting strong occupancy and rental potential.

Growth-Oriented Investment

Positioned to benefit from Bethesda's steady market growth, offering stable income and potential long-term value.

Fund Summary

Raise of \$41.67M (\$7M for Acq. & \$34.67M Development)

30% Equity: \$12.5M

70% Debt: \$29M

\$1,000,000

Minimum Investment

8%

Preferred Return

70%/30%

Profit Sharing

5 Years

Minimum Hold Period

84 Resi Unit, 11-Story, 1-Retail & 73-Subterranean Parking

GFA: 95,831/SF (Above Ground)

Total: 133,751/SF



MISSING MIDDLE
HOUSING FUND

MMH Fund
Overview

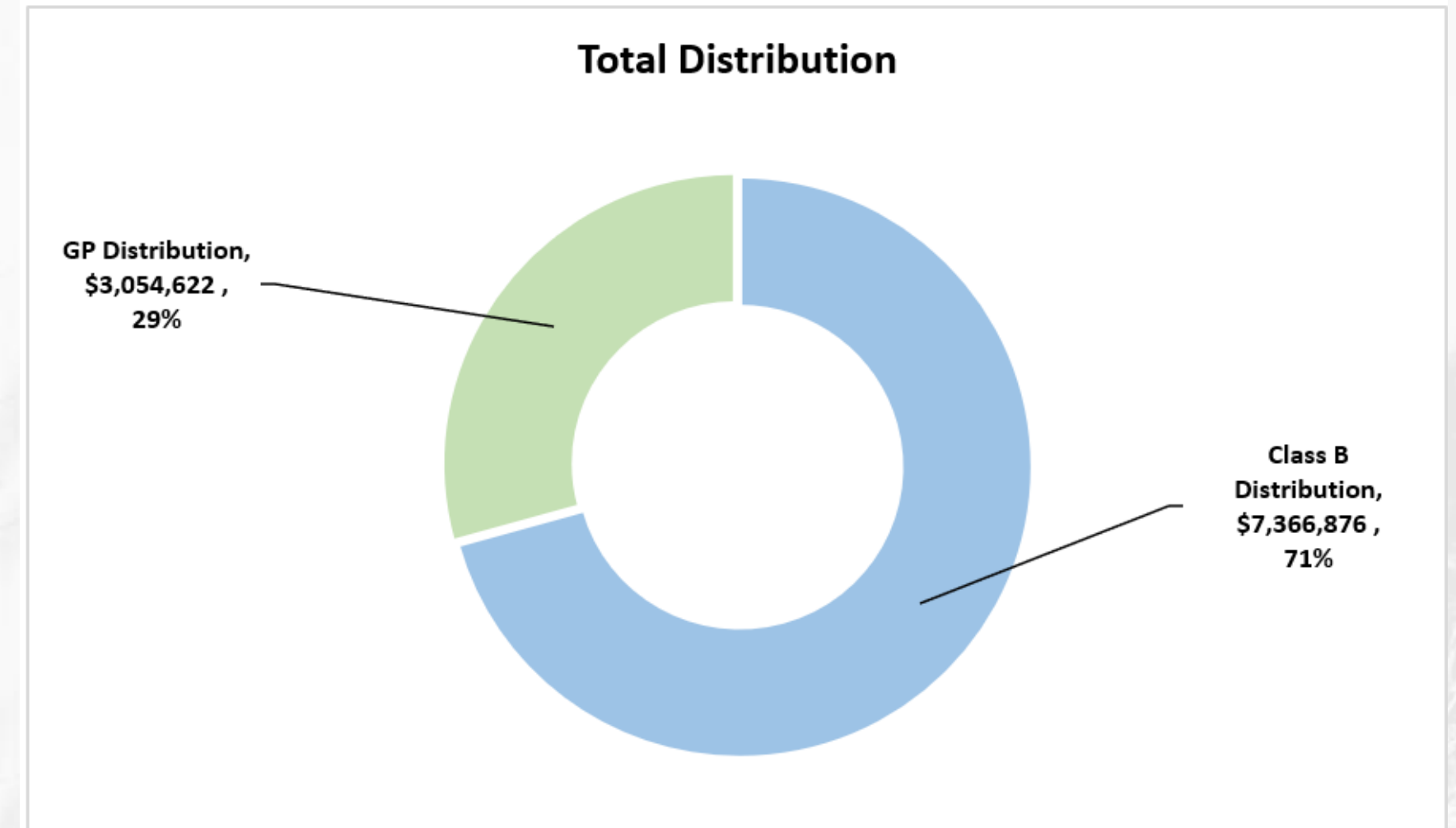
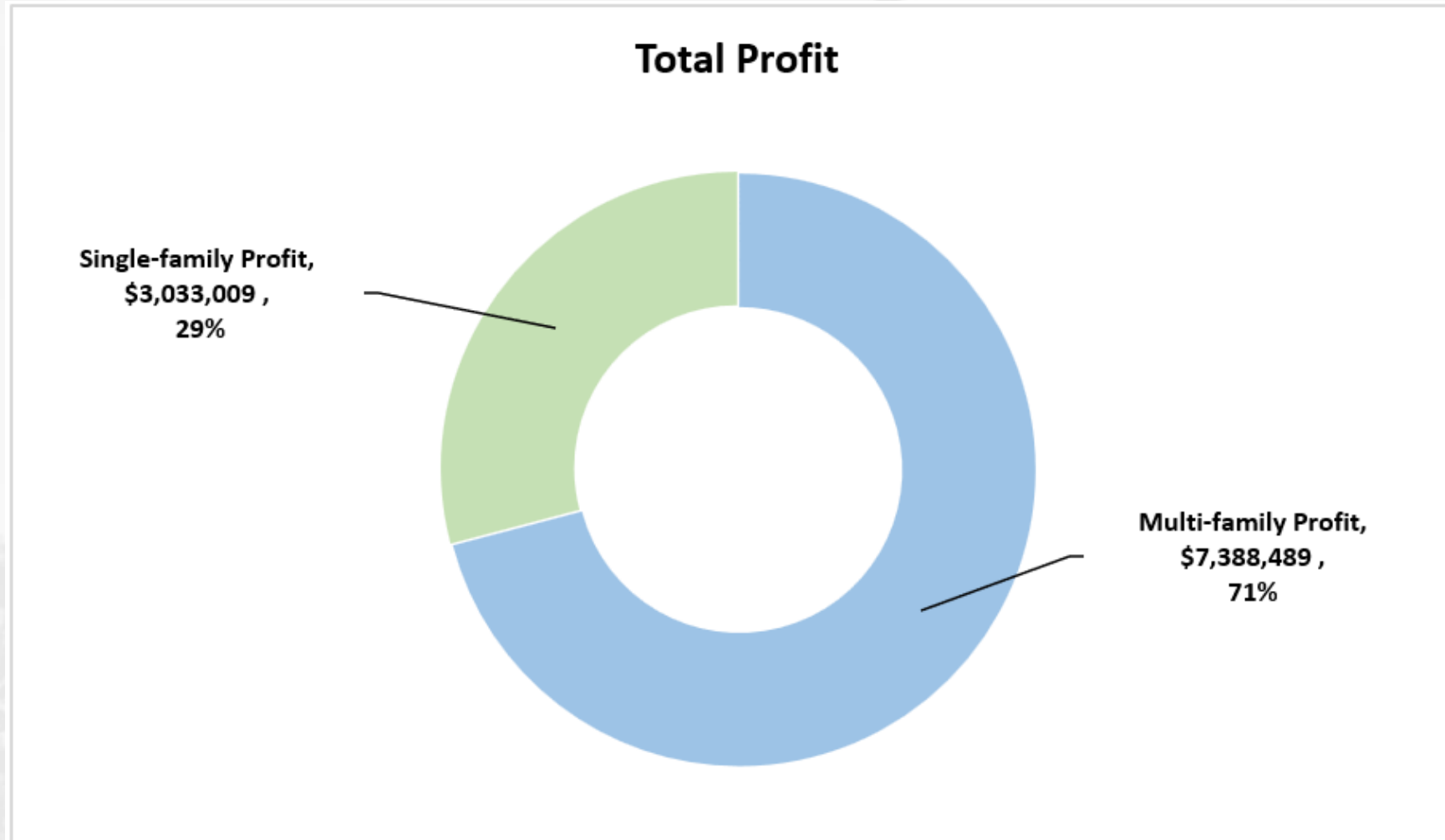
Investment
Opportunity

Financials Pro-Forma

Track
Record

Fund Terms

Financials Pro-Forma



This chart provides an overview of profit allocation by asset type. Multi-family properties contributed significantly, generating \$7,388,489 and comprising 71% of the total profits. In contrast, single-family properties accounted for \$3,033,009, representing 29% of the overall profit.

This chart shows the projected distribution of returns across investor categories.



Tax Benefits

TAX BENEFITS

Accelerated Depreciation Advantage

- Shortens depreciation timelines for building systems and interiors using **cost segregation studies**.
- Maximizes early tax-deductible losses, improving cash flow.

Pass-Through Tax Savings

- Structured as an LLC, the Fund passes depreciation losses to investors via **K-1 forms**.
- Reduces taxable income from passive investments, even for late-year contributions.

Projected 2024 Impact

- Millions in depreciation from new acquisitions shared among investors.
- Example: A \$40M project may deliver \$7-8M in depreciation benefits.

Additional Investor Perks

- 8% preferred return before profit sharing.
- Favorable 70/30 profit-sharing structure.



MISSING MIDDLE
HOUSING FUND

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MISSING MIDDLE HOUSING FUND

TRACK RECORD MULTIFAMILY HOMES



FIFTEENTH STREET CAPITOL HILL

A Condo Conversion Project

- ✓ # of Units: 8
- ✓ # of Bedrooms: 2-3
- ✓ # Bathrooms: 1-3
- ✓ # of Floors: 4+Cellar
- ✓ # of Parking: 2
- ✓ Total Sq Ft. 8,0000



THIRTEENTH STREET COLUMBIA HEIGHTS 3523

A Condo Conversion Project

- ✓ # of Bedrooms: 3
- ✓ # of Bathrooms: 3
- ✓ # of Powder Room: 1
- ✓ # of Library/Den: 1
- ✓ # of Parking Spot: 1
- ✓ Total Sq. Ft. 2,000



THIRTEENTH STREET COLUMBIA HEIGHTS 2623

A Condo Conversion Project

- ✓ Duplex | Basement, First Flr.
- ✓ # of Bedrooms: 3
- ✓ # of Bathrooms: 3
- ✓ # of Powder Room: 1
- ✓ # of Parking Spot: 1
- ✓ Total Sq. Ft. 2,000



S STREET SHAW

A Condo Conversion Project

- ✓ 2nd Level and New 3rd Level
- ✓ # of Bedrooms: 3
- ✓ # of Bathrooms: 3
- ✓ # of Living Room: 1
- ✓ # of Family Dining Room: 1
- ✓ # of Deck: 1



MISSING MIDDLE HOUSING FUND

TRACK RECORD

LUXURY SINGLE-FAMILY HOMES



HANSBOROUGH MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 6
- ✓ Car Garage Capacity: 2-3
- ✓ Total Sq Ft. 10,225-11,000



DANFORTH MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 6
- ✓ Car Garage Capacity: 3
- ✓ Total Sq Ft. 7,673



BUCHANNAN MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 7
- ✓ Car Garage Capacity: 2-3
- ✓ Total Sq Ft. 8,449-9,000



ROSEBERRY MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 6-7
- ✓ Car Garage Capacity: 2-3
- ✓ Total Sq Ft. 6,420-7,042



ZENITH MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 6
- ✓ Car Garage Capacity: 2
- ✓ Total Sq Ft. 6,500



WRIGHTSON MODEL

- ✓ # of Stories: 3
- ✓ # of Bedrooms: 5
- ✓ Car Garage Capacity: 2
- ✓ Total Sq Ft. 5,700

**MMH Fund
Overview**

**Investment
Opportunity**

**Financials
Pr-Forma**

**Track
Record**

Fund Terms

Fund Terms

Private Equity

Opportunity Size

\$15M

Minimum Investment

\$100K

Returned to Investors

70% of Free Cash Flow

Holding Period

2-5 Years, Reinvest Automatically

Multiplier

2x

Private Debt

Seeking to Raise

\$15M

Minimum Investment

\$500K

Returned to Investors

8-12% per annum

Holding Period

5 Years



WATERFALL STRUCTURE

Hurdle Rate Method Used: IRR		Incentive	Distribution as %	
Partnership Distribution Assumptions (IRR Hurdles)		Breakdown	GP%	LP%
Tier 1 (Pref + Return of Capital)	<u>IRR</u> Up to 8.0% IRR to LP	<u>GP Promote</u>	0%	100%
Tier 2 (Promote)	> 8.0% IRR to LP Up to 99% IRR to LP	25.0%	30%	70%

The Tier one Preferred partners realize an 8.0% return before any cash flows are distributed to the GP (MMH Fund)

While not a guarantee of a return, this ensures that you will receive your investment back + 8% before the GP receives any distribution.

The proceeds are to be automatically reinvested unless LP liquidates investment.

MMHMISSING MIDDLE
HOUSING FUND

MMH FUND RETURNS

5 Year Timeline of a Priority Investment Position in Multifamily Assets with a Targeted 15%–20% ROI.

Year	Returns
Year 0	\$100,000 Investment
Year 1	\$20,000* Accrued
Year 2	\$20,000* Accrued
Year 3: End	\$160,000 (Principal + Interest)
Year 4: End	\$180,000 (Principal + Interest)
Year 5: End	\$200,000 (Principal + Interest)

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



**MISSING MIDDLE
HOUSING FUND**

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**Request For More
Information**



**MMH Fund
Website**