



Build sustainable wealth
through
alternative investments!

Ground-up Duplex Communities

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Public Markets

Stocks & Bonds: High risk and requires substantial knowledge, education, time, and research to get desired returns.



With a very busy work life and equally demanding personal life, how do you compete with the army of Wall Street computers to get reasonable returns?





Half of all Americans say they can't afford to save for retirement



A third of all Americans have no retirement savings at all



Many have no clue if the retirement savings will keep them out of poverty

Source: *The Retirement Gamble*. <https://www.youtube.com/watch?v=IkOQNPIsO-Q>



Almost 80% of US active fund managers underperform S&P returns over the last 10 years



Source: <https://www.cnbc.com/2022/03/27/new-report-finds-almost-80percent-of-active-fund-managers-are-falling-behind.html>



K7 Multifamily Funds offers **20%** or more annualized returns for those seeking alternatives to risky stocks and bonds!



Tax efficient returns
build wealth faster



Grow your wealth by investing
Cash savings/ 401K / IRA funds



Get higher double digit returns



Great reinvestment opportunities



Invest Cash Savings/
401K/ IRA

Invest your retirement savings to build wealth
without any withdrawal penalty via self directed IRA



An Alternative
Investment Firm

Committed to building sustainable wealth in any market!



About 90% of the millionaires
got their wealth by investing in
real estate. – Billionaire Andrew Carnegie

<https://www.cnn.com/2019/10/01/real-estate-is-still-the-best-investment-you-can-make-today-millionaires-say.html>

FUND FOCUS
New Duplexes

LOCATION
Austin - San Antonio

INVESTOR TYPE
Accredited

ELIGIBLE FOR 401(K)/ IRA
Yes

TOTAL EQUITY RAISE
\$30 Million

MINIMUM
\$100,000

SECURITY TYPE
506(c) Reg.D

5 YEARS FUND LIFE
3 yrs holding, 2 yrs harvest

ANNUALLY
Years 4 & 5

PREF RETURNS
7%

FEE*
2% Annual

CARRY SPLIT

Diamond (\$5M+)

70% LP - 30% GP

Gold (\$1M - \$4.99M)

60% LP - 40% GP

Silver (\$100K - \$999K)

50% LP - 50% GP

** refer PPM for other detailed fee information*



**K7 Multifamily
Fund Structure**

Create 20% annualized returns by investing \$30 M equity for a targeted 1000 home duplex community





We invest in new builds of duplex communities in the high demand low supply Austin – San Antonio metro



MURARI APPAN
Managing Director

- Co-founder, K7 Real Estate Group
- Founder, Investment New Properties
- 1050+ multifamily homes completed
- MBA, Michigan State University



VENKAT GOPI
Managing Director

- Founder, K7 Capital Partners
- Fund Manager, managing \$110 M in assets, \$720 M in real estate pipeline
- Investor, Entrepreneur, Technologist
- MBA, Columbia Business School



\$3 Billion targeted AUM for K7 Multifamily Funds by 2030



1050+ homes in last 9 years
with 30%+ annualized RoI
from independent projects



320 homes in progress across
K7 Multifamily Funds I, II, & III
on target for 20% annualized RoI



1000 homes targeted for
K7 Multifamily Fund IV
with \$30M equity raise



100% SOLD

Randolph
60 units



UPCOMING

Ashley
136 units



IN PROGRESS

Summer Fest
60 units



UPCOMING

Hideaway
110 units



100% SOLD

New Braunfels
36 units



IN PROGRESS

Crestway
68 units



100% SOLD

Candle Meadows
42 units



UPCOMING

Tezel
88 units



NEW MULTIFAMILY

4.1 Million Sq Ft

LOCATION

Austin - San Antonio

EXPERIENCE

30+ Years

HOMES BUILT & SOLD

1500+

COMMUNITIES

56+

ACTIVE COMMUNITIES

10+



Experience
& Execution

Our builders have 30+ yrs experience
in small multifamily asset class



ACQUIRE

Buy attractive **prime land** in great family friendly locations



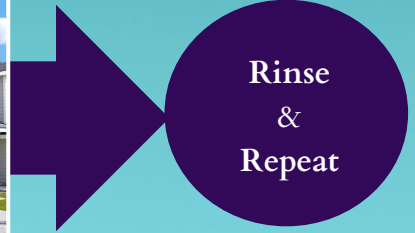
SELL

Develop land & **Pre-sell homes** to waitlisted property buyers



BUILD

New standardized duplex / fourplex communities in Austin - San Antonio



1. Proprietary acquisition & sourcing system (for lands)
2. Presell homes (Sell & Build as opposed to Build & Sell)
3. New standardized duplex & fourplex communities



80%

repeat buyers

70%

out-of-state owners

250+

waitlisted buyers!



LOCATION

Focus on high migration areas of Austin & San Antonio



PRIME LAND

Attractive land primed for growth



HIGH OCCUPANCY

Family friendly neighborhood, low vacancy



DEVELOPMENT

Rapid approvals from local government



RENT GROWTH

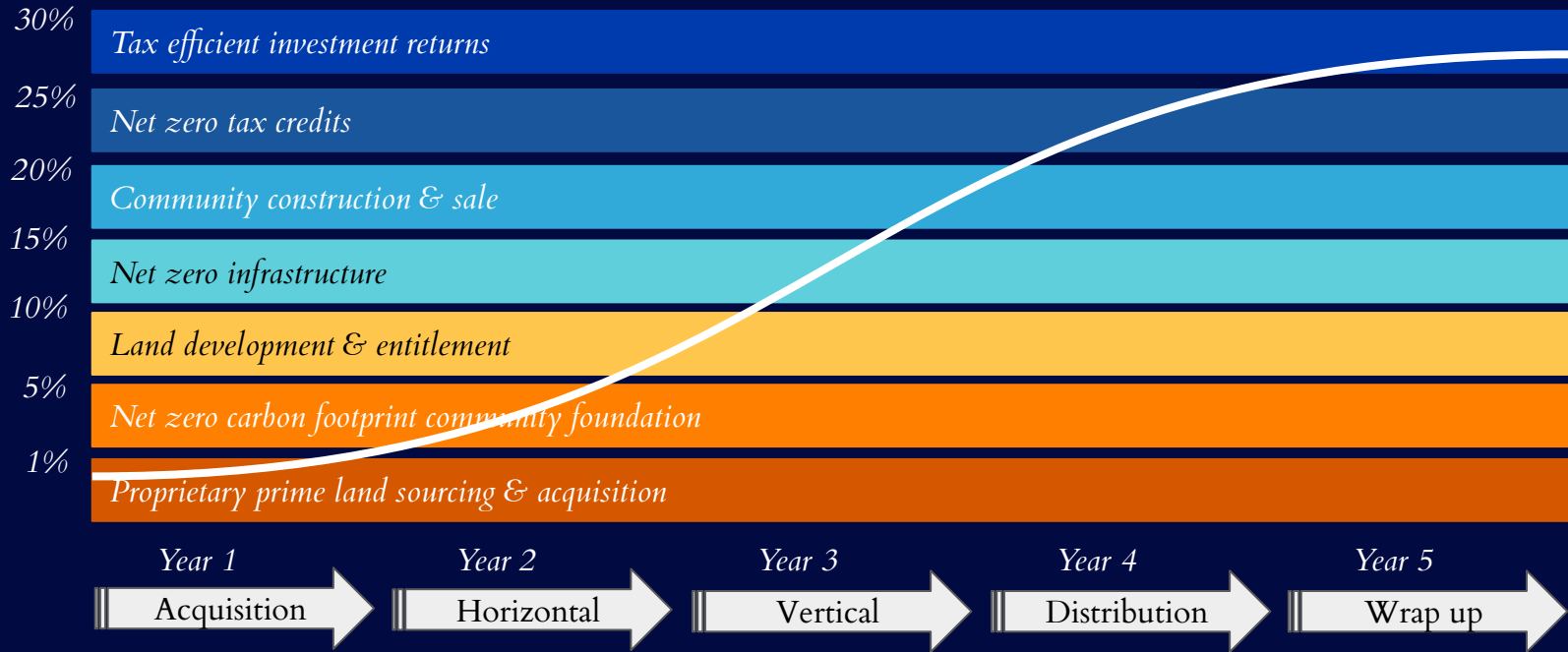
Accelerated value increase, rent growth



NEW HOMES

New builds of duplex / fourplex communities

Annualized Returns





1997-2000

Enron & accounting scandals



2001 - 2004

9/11 Disaster & its impact



2008 - 2011

Subprime tsunami swept Wall Street

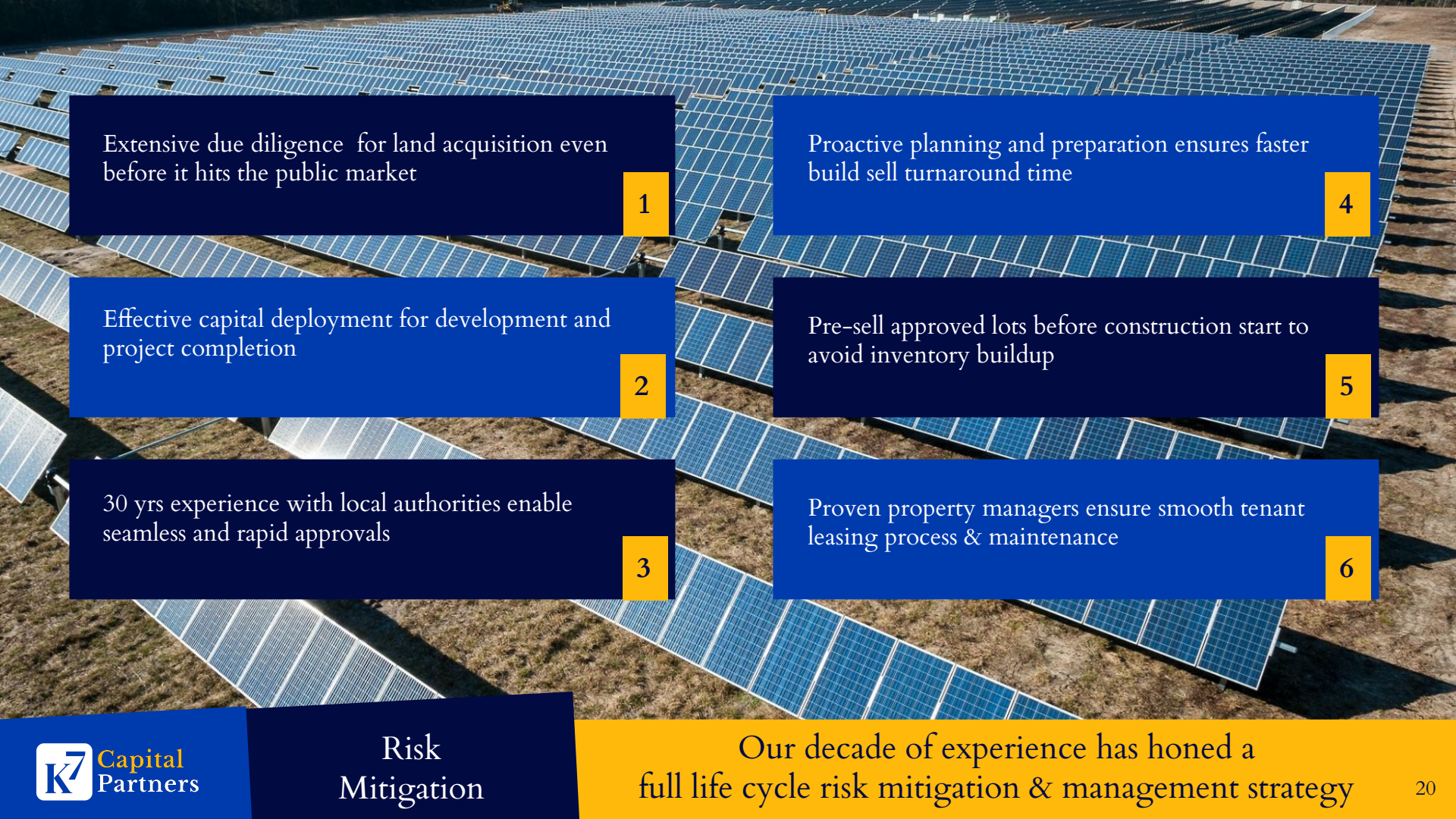


2019 - 2023

Covid pandemic
high inflation
high interest rate



Now is the time to invest and surf the recovery cycle!



Extensive due diligence for land acquisition even before it hits the public market

1

Proactive planning and preparation ensures faster build sell turnaround time

4

Effective capital deployment for development and project completion

2

Pre-sell approved lots before construction start to avoid inventory buildup

5

30 yrs experience with local authorities enable seamless and rapid approvals

3

Proven property managers ensure smooth tenant leasing process & maintenance

6



40 HOUSES

Portfolio built by a New Jersey buyer over the last 5 years



6 BOOKINGS

In advance by a California buyer for an upcoming new community



\$1M INCREASE

In portfolio equity for a Texas buyer over the last 3 yrs



100% ROI

Achieved by a Boston woman buyer for her 4th duplex



10 OR 12?

Is a bulk buying question for our physician friends



BULK PRE - BOOKINGS

On our sales pipeline is the new buying trend

TEXAS

— BY THE —

NUMBERS

#1 U.S. EXPORTER
FOR 22 YEARS IN A ROW



MORE THAN

15 MILLION



PEOPLE IN THE
CIVILIAN LABOR FORCE



8 LARGEST ECONOMY

8TH IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL AIRPORTS

19 SEA PORTS

22 INTERSTATE HIGHWAYS

34 FOREIGN TRADE ZONES

58 FREIGHT RAILROADS

367 MILES OF COASTLINE

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

TEXAS IS THE LEADING DESTINATION FOR CORPORATE RELOCATION & EXPANSION PROJECTS



NUMBER 1 JOBS CREATOR

IN 2023, TEXAS ADDED **326,700** JOBS

TEXAS IS HOME TO **3.2 MILLION** SMALL BUSINESSES



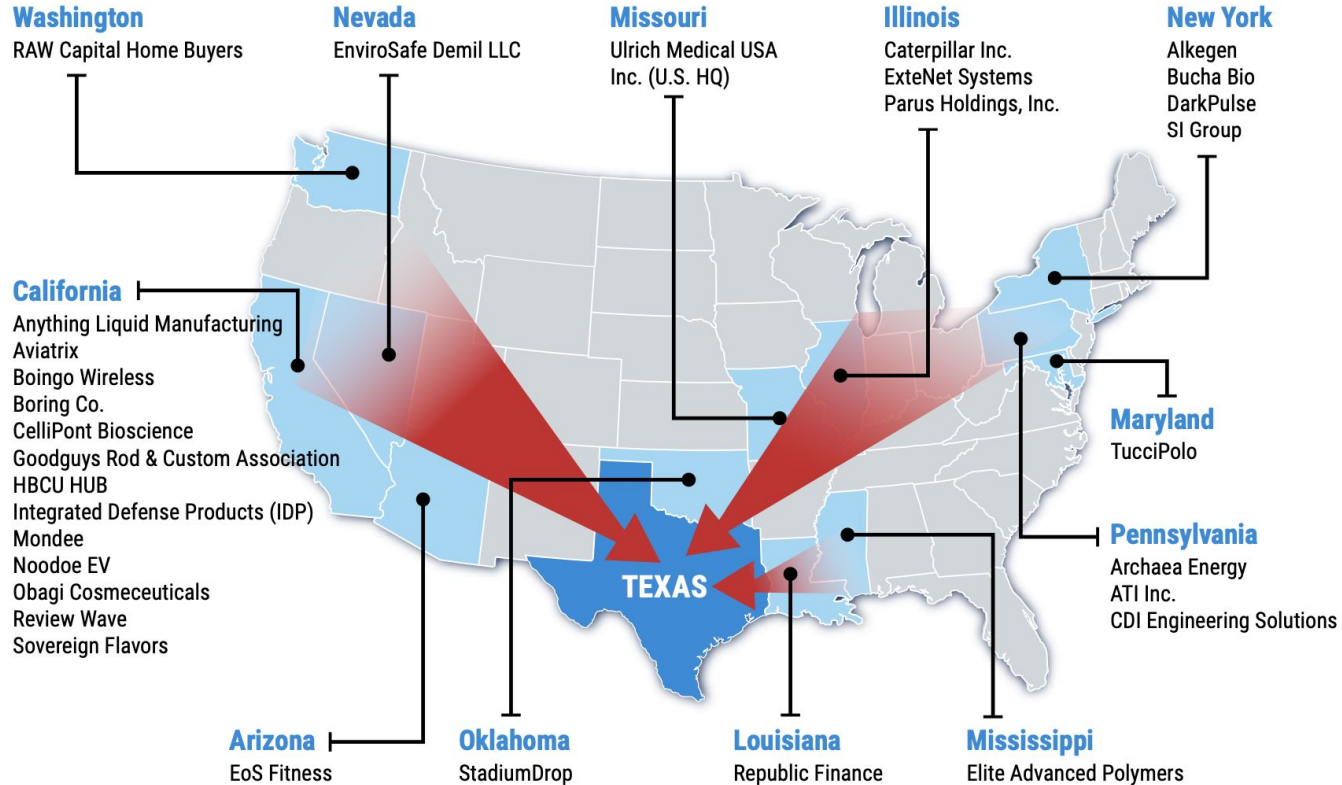
AND HUNDREDS OF PUBLICLY TRADED FIRMS

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 11TH YEAR IN ROW IN 2023



THE LONE STAR STATE IS HOME TO **55** FORTUNE 500 COMPANY HQs

2022 U.S. COMPANY HEADQUARTER RELOCATIONS TO TEXAS





Texas named the nation's 'Best State for Business' for the 18th consecutive year



Texas received Area Development Magazine's '2022 Gold Shovel Award'



Texas named the 'Best State to Start a Business' for 2021



Texas received three '2021 Deal of the Year Awards' from Business Facilities



For the 10th consecutive year, Texas was awarded Site Selection's Governor's Cup



Six Texas colleges ranked among the top 100 schools on U.S. News' 'Best National Universities' list for 2022



Texas took the top spot on Site Selection's 2022 Global Groundwork Index Ranking



Texas ranked as the #1 Growth State in America for 2021



Texas is #1 for jobs created by African American, Hispanic, and Veteran women business owners



Texas ranked #1 for Semiconductors, Installed Wind Power Capacity & FDI



Texas ranked #1 in the nation for Foreign Trade Zone economic activity



Texas was ranked as a top corporate move destination in 2021 for the 7th straight year



Texas metros are among the Milken Institute's top 10 'Best-Performing Cities'



Texas took two of the top 10 spots on the 'Best Cities for Women in Tech' list



Texas ranked as the state with the lowest business cost in a 2021 Business Cost Index



ANNUALIZED 20% OR MORE RETURNS

Risk mitigated high growth with new multifamily



REAL ASSETS

Backed by hard multifamily property assets



LONG TERM CAPITAL GAINS ON RETURNS

Tax efficient returns to build your wealth



GREAT REINVESTMENT OPPORTUNITIES

Proven success formula for rinse & repeat



EXCLUSIVE

Limited access to opportunity by invitation only





e-Sign
documents



Wire
money



Access
LP portal



Capital
Partners

Thank
You!

qualify@k7capitalpartners.com

Fastest growing metros 2010-2019

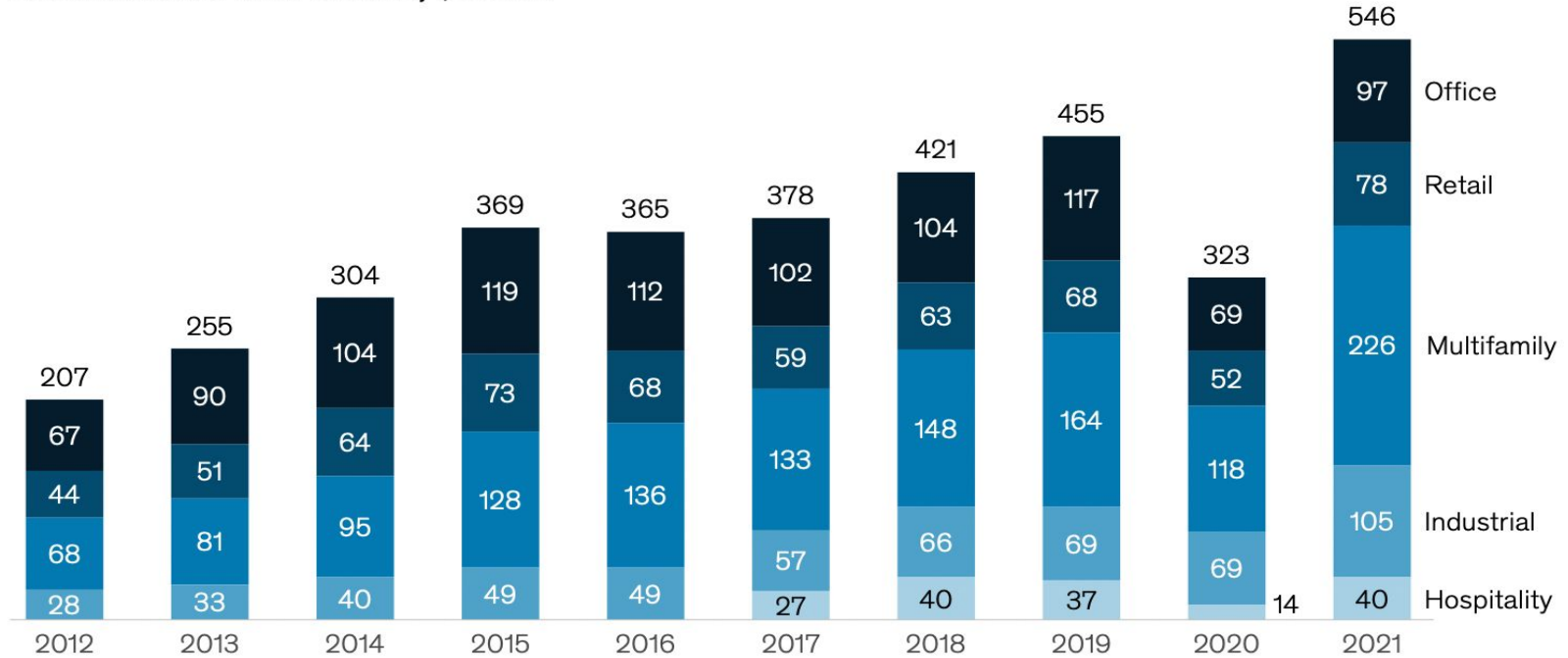
50 largest metros

	2019 population	Numeric change		Percent change	
		Number	Rank	%	Rank
Austin MSA	2,227,083	510,760	8	29.8%	1
Raleigh MSA	1,390,785	260,292	23	23.0	2
Orlando MSA	2,608,147	473,748	9	22.2	3
Houston MSA	7,066,141	1,145,654	2	19.4	4
San Antonio MSA	2,550,960	408,440	13	19.1	5
Dallas MSA	7,573,136	1,206,599	1	19.0	6
Phoenix MSA	4,948,203	755,074	3	18.0	7
Charlotte MSA	2,636,883	392,920	15	17.5	8
Nashville MSA	1,934,317	288,134	21	17.5	9
Denver MSA	2,967,239	423,631	11	16.7	10

Source: U.S. Census Bureau, Population Estimates.

US deal volume reached an all-time high in 2021.

US real estate deal volume, \$ billion



Source: CoStar



Enable alternative energy
with micro power grids



Empower mental &
physical wellness friendly
community



Experience village style
close knit community

Keyless Entry



Wifi / Fiber Optic/5G

Security Cameras

Thermostats

Appliances

Smart Switches

EV Charging

Payments

PMS Systems

