



# Direct Source Wealth

RECENT PROJECT HISTORY



**BRIDGES OF PINE CREEK**  
Dayton OH

- Type of Project: full gut rehab of a 331 unit apartment complex
- Current status: accelerated completion targeted fro 2017
- All units occupied with a pre leased waiting list on upcoming units

## BRIDGES OF PINE CREEK



**EQUITY INVESTORS**

The Offer: Earn 10% annual, paid 2x per year in Feb and Aug with along term conversion option upon completion of the rehab  
 The Results: Equity Investors have received on time payment in Feb and August since the inception of the project in 2015

## INVESTMENT STRATEGIES



**PRIVATE NOTE LENDING INVESTORS**

The Offer: Earn 12% annual, paid at 1% monthly, original maturity date July 2017, amended maturity to July 2018.  
 The Results: Investors have received their monthly cash flow every month since inception. Only 3 investor chose to not extend the maturity date. All for personal reasons.



**The LAFAYETTE DEVELOPMENT**  
Denver CO

Lafayette is a development of approximately 26,000 SF apartment/condo, plus 3000 SF of commercial space building located in Denver, Colorado. 1618 Apartments is a "Class A" asset in a "Class B" location and improving neighborhood with potential upside in design layout as well as value engineering.



**PARADISE VISTA**  
Glendale AZ

- 93% occupied buy and hold multi family in Glendale AZ
- Acquired August 2016. Initial distributions started Dec 2016 were at 8% as planned, distributions were ramped up to 10% in June 2017. Currently, all distributions will be at 10% with an annual "bonus" adjustment in Dec each year. Distributions have been paid every month since Dec.



**PALM AIRE**  
Phoenix AZ

- 90% occupied buy and hold multi-family in Phoenix AZ
- Acquired March 2017
- Original offer was a 8 pref with a targeted 10% first year return.
- Initial distributions started August 1 at the 8% preferred rate

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