

The logo features a stylized house icon in a dark red color, where the roofline is a simple triangle and the body is a square. The letters 'IBRIC' are rendered in a bold, dark red, sans-serif font, with the 'I' being slightly taller than the other letters. Below this, the words 'Real Estate' are written in a bold, black, sans-serif font.

IBRIC
Real Estate

BRIDGING REDEVELOPMENT & INVESTMENT IN COMMERCIAL REAL ESTATE

WHY REAL ESTATE?

“SUCH A GOOD TAX SHELTER THAT A SERIOUS REAL ESTATE INVESTOR SHOULD NEVER HAVE TO PAY TAX ON THEIR CASH FLOW OR ON THE GAIN FROM THE SALE.”

-TOM WHEELWRIGHT, ROBERT KIYOSAKI'S ACCOUNTANT

- **A safe investment, with major upside**
- **Returns expected over the S&P 500**
- **Multiple streams of income**
 - Forced Appreciation (Property Investments)
 - Long Term Appreciation
 - Rental Income
 - Depreciation (Tax Benefits)
 - The best tax benefits of any investment vehicle

OUR INSPIRATIONS



ROBERT KIYOSAKI



TOM WHEELWRIGHT



WARREN BUFFETT



CHARLIE MUNGER

Robert Kiyosaki & his accountant Tom Wheelwright show that it is key to strategically utilize the tax code to your advantage.

Warren Buffett and Charlie Munger prove that innovation isn't always necessary for industry leading long term profits.

WHY INVEST?

TRADITIONAL RETIREMENT PROGRAMS JUST AREN'T ENOUGH

- **Stocks are simply overvalued these days**
 - We can deliver consistently higher returns with more tax benefits to investors to ensure their financial future is secure for generations.

OUR DEAL PROFILE

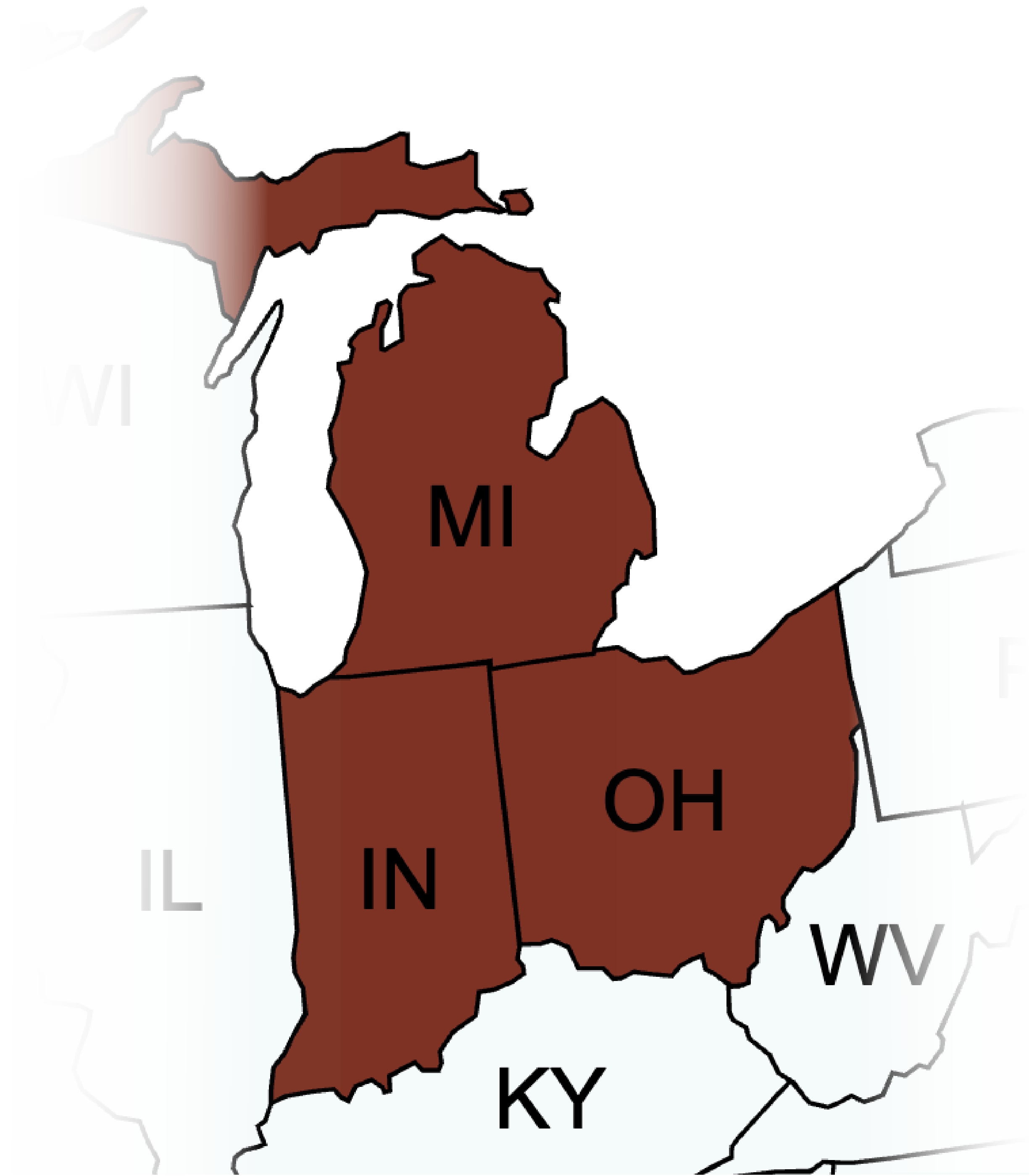
- **Value add deals**
 - We can build equity in year one
- **Stable or developing areas**
- **Multiple exit options**
 - Sell or refinance post-construction
- **B or C Neighborhoods**
 - No high crime, low appreciation “D” areas
- **Throughout the Midwest/Great Lakes**
 - Midwest: Best value for your affordability
 - Single family homes and multifamily apartment buildings



WHERE

THE MIDWEST

- The best value for affordability





DETROIT, MI

POPULATION: 4.4 MILLION

**2ND LARGEST METRO AREA
IN THE MIDWEST**

WHERE

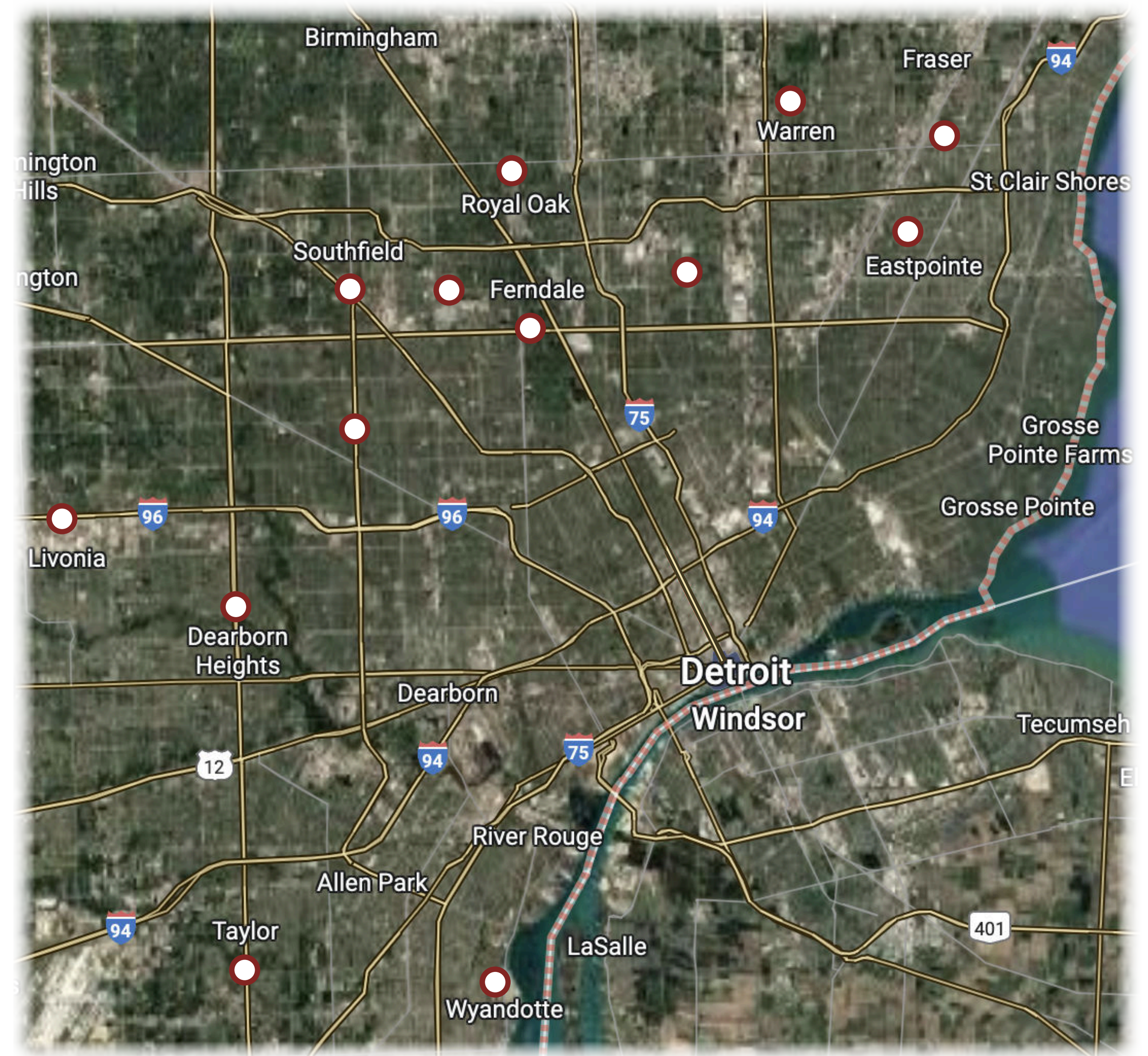
METRO DETROIT

We've identified target neighborhoods

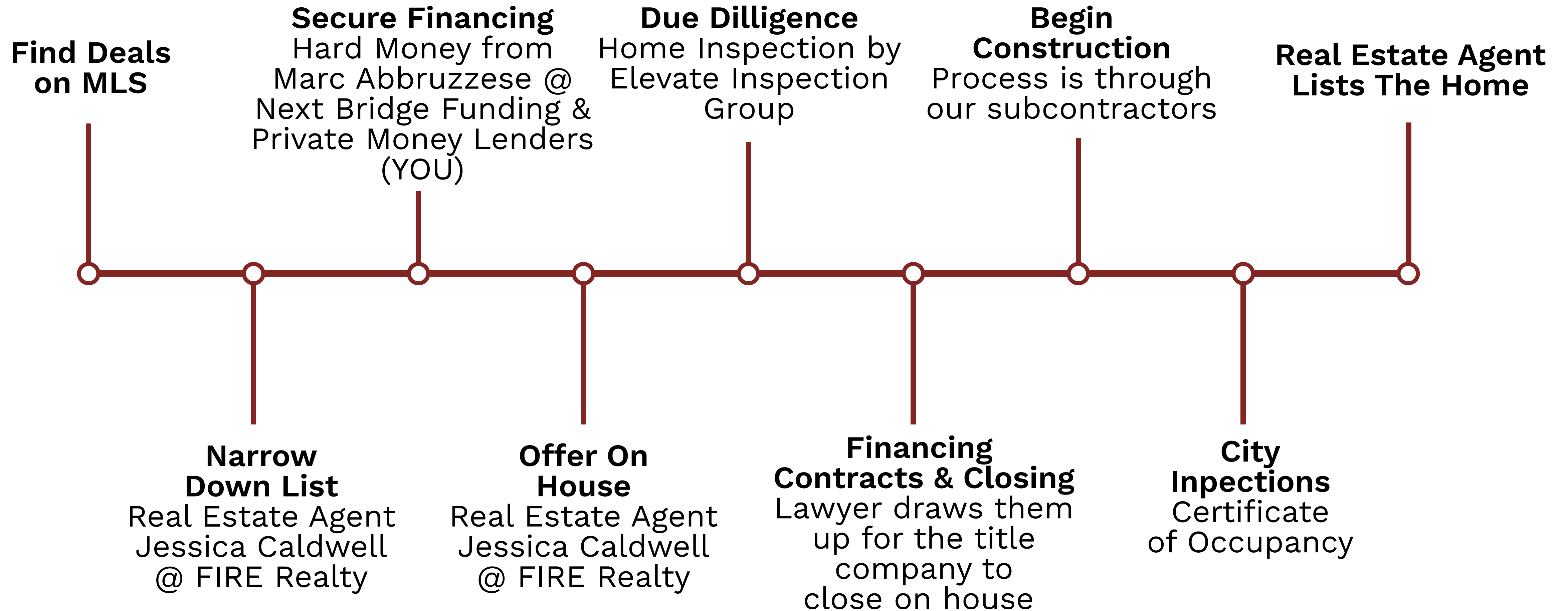
- Wyandotte
- Dearborn Heights
- Redford
- Livonia
- Southfield
- Warren
- Ferndale
- Hazel Park
- Eastpointe
- St. Clair Shores
- Lincoln Park
- Taylor
- Garden City
- Royal Oak
- Madison Heights
- Roseville

LARGEST METRO POPULATIONS IN THE UNITED STATES

METROPOLITAN AREAS	POPULATION 2024	POPULATION 2025	CHANGE (2020-24)
13 BAY AREA, CA	4,648,486	4,749,008	-2.12%
14 METRO DETROIT, MI	4,400,578	4,392,041	+0.19%
15 METRO SEATTLE, WA	4,145,494	4,018,762	+3.15%



OUR PROCESS



THE KEY ACTORS

RIGEL BROEREN
CEO & FOUNDER

SHOWING AGENT

**HARD MONEY
LENDERS**

**TITLE
COMPANY**

**GENERAL
CONTRACTORS**

**CITY
INSPECTORS**

JESSICA CALDWELL
FIRE REALTY

**PRIVATE
LENDERS**

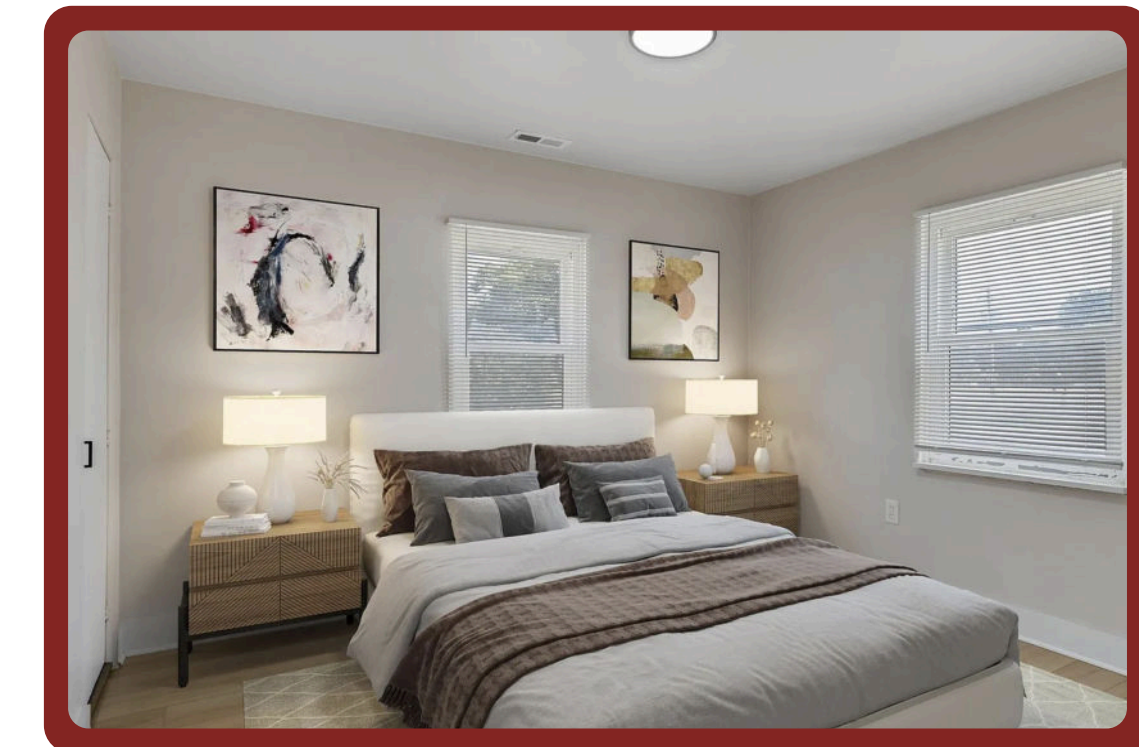
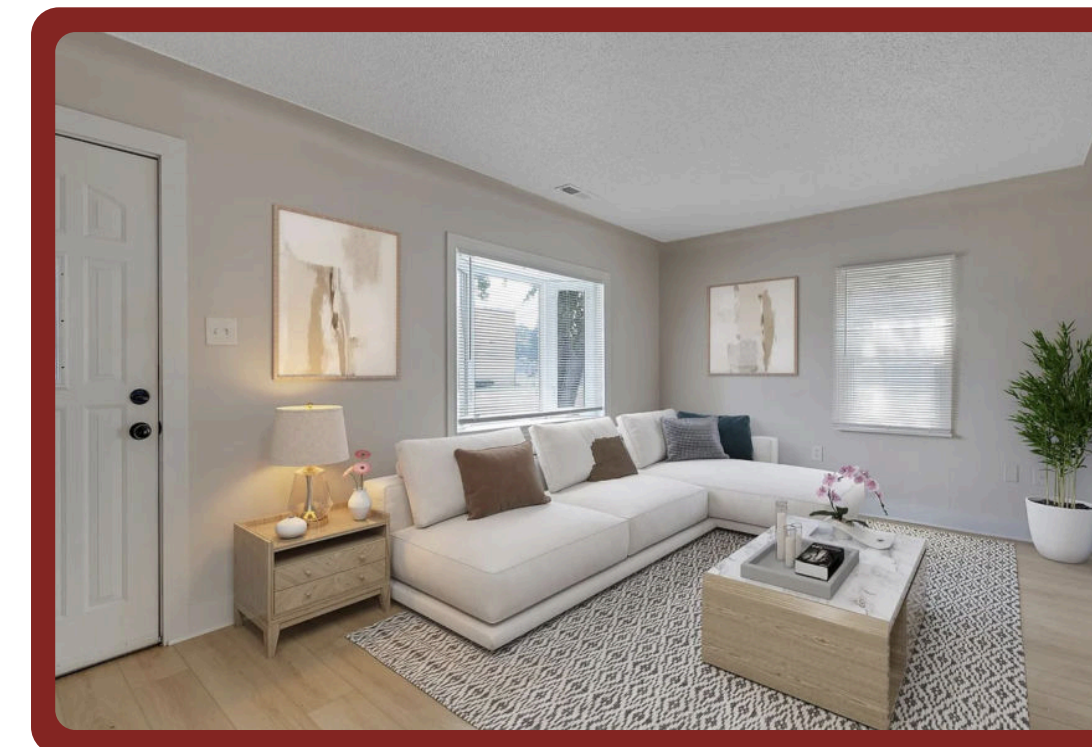
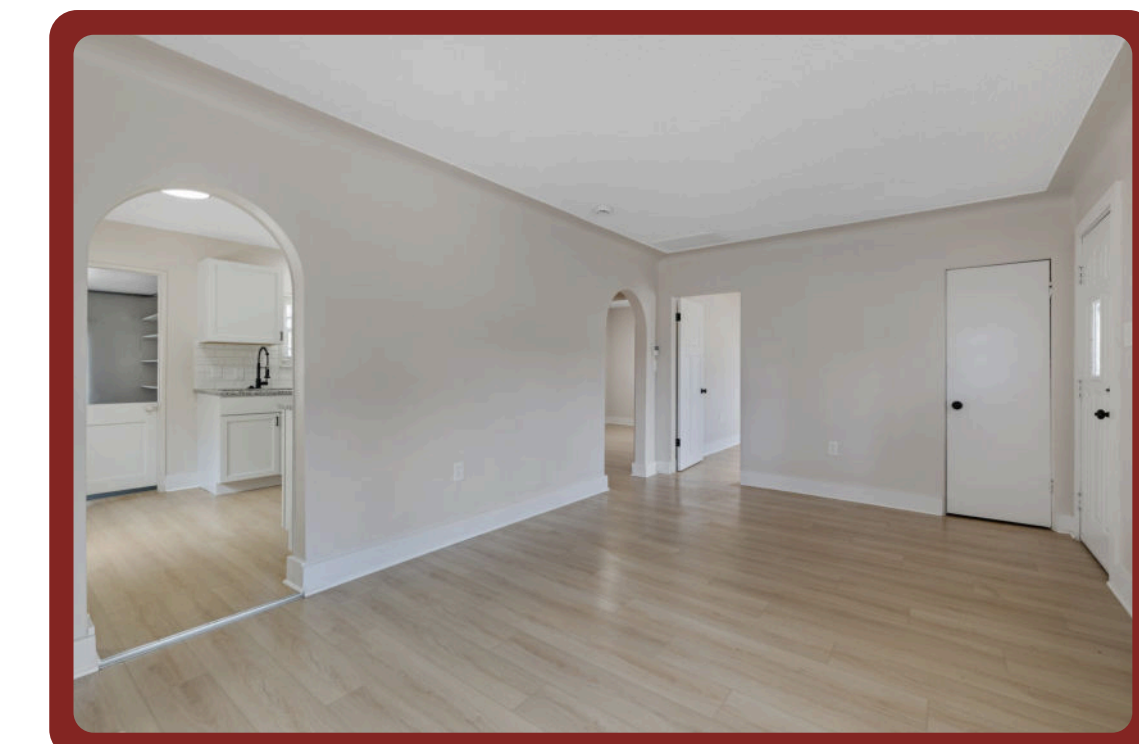
**HOME
INSPECTORS**

**SUB
CONTRACTORS**

EXAMPLES OF SUCCESS

OUR PROVEN TRACK RECORD

- Value add projects
- Ability to buy in cash is critical to getting deals with motivated sellers at below market value.
- Mix of full rehabs and cosmetic rehabs
- Profit margin per house: \$10,000 to \$50,000
- Timeline
 - 1 month for closing
 - 1-3 month for construction
 - 1-4 month to sell

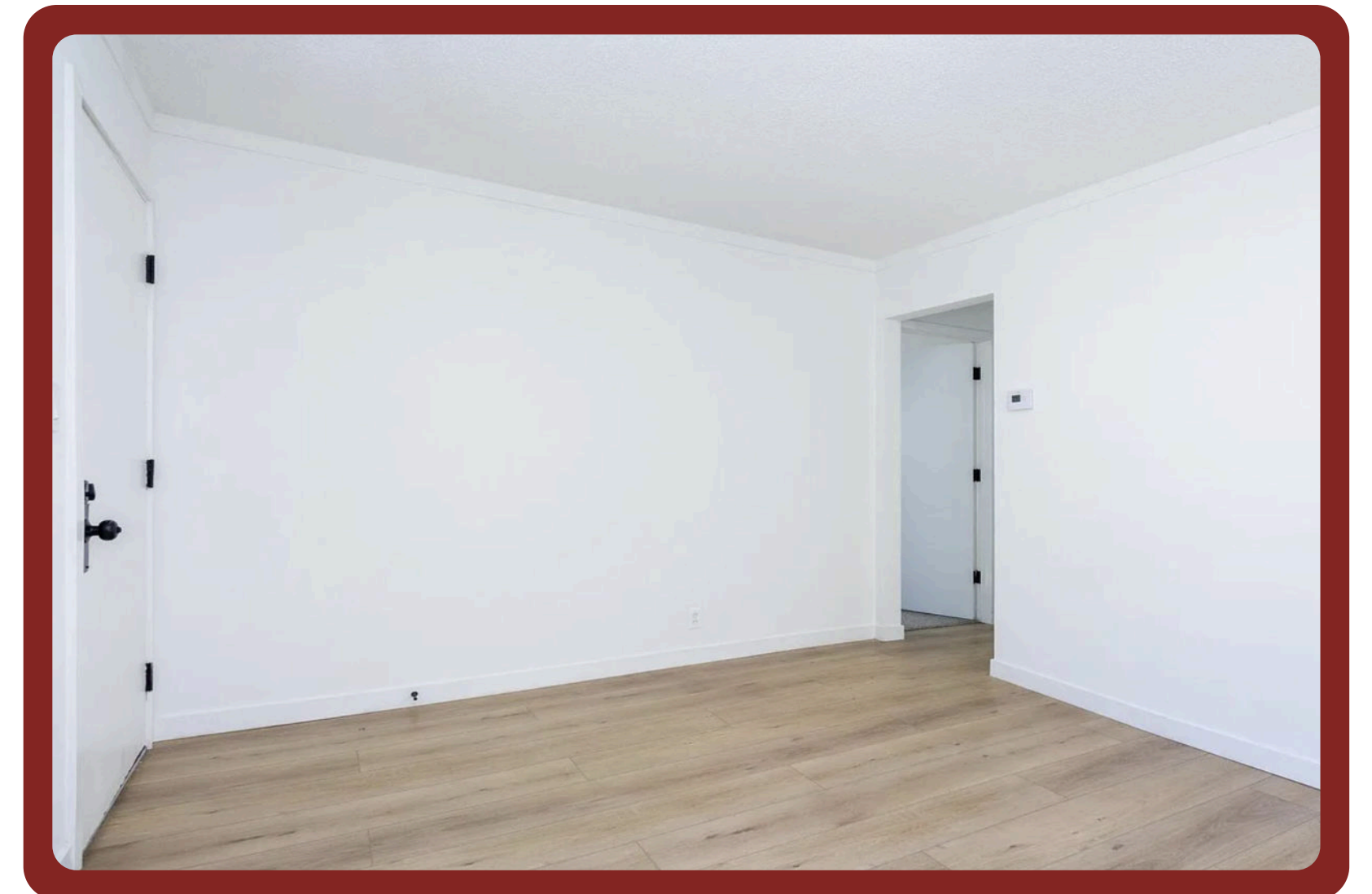
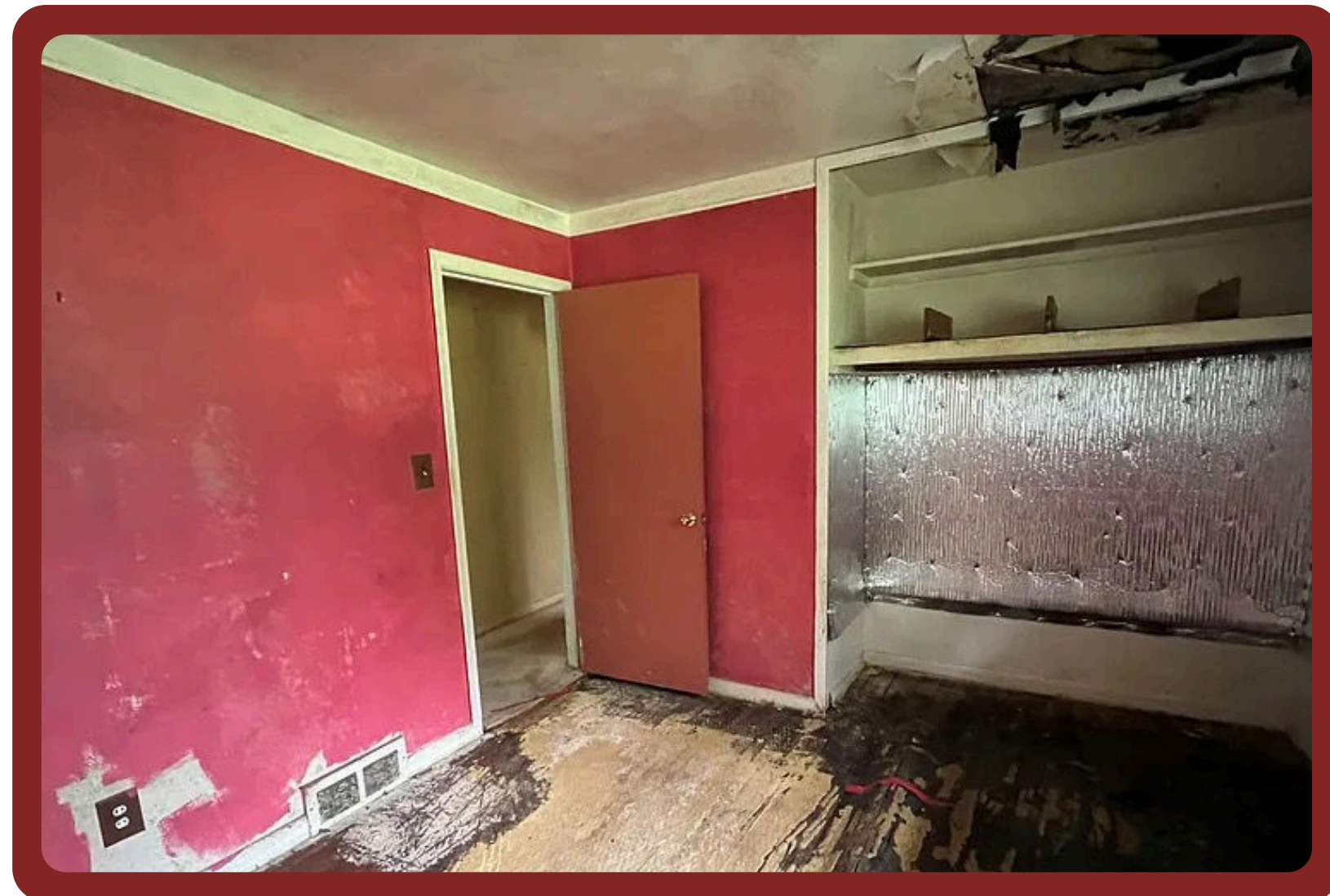


EXAMPLES OF SUCCESS

BEFORE



AFTER



DEAL STRUCTURE 1

PER PROJECT & BACKED BY PROPERTY

- **Minimum investment:**
 - \$25,000
- **Timeline**
 - 3-6 month expected return, 9 month max
- **Return**
 - 10% preferred return
- **Security**
 - 2nd lien position
 - Or 1st lien position (min investment \$150K)

DEAL STRUCTURE 2

RESIDENTIAL FLIPPING FUND

- **Minimum investment:**
 - \$50,000
- **Timeline**
 - 12 month investment, 3 month notice for withdrawal
- **Return**
 - 12% preferred return
- **Security**
 - Legally notarized personal guarantee



FINANCES

BASED ON A TYPICAL PROJECT

- **Purchase price**
 - \$80,000
- **Closing costs**
 - \$3,600 (Inspection, Agent Fees)
- **General contractor**
 - \$45,000
- **Cleaning, staging, photos**
 - \$900
- **Selling costs**
 - \$5,000 (agent fees)
- **Private money lender**
 - \$1,500 (you invested \$30,000)
- **Hard money lender**
 - \$5,000

1000 SQ FT HOUSE

WARREN, MI - 3 BEDS, 1 BATH

TOTAL COST

\$141,000

SALE PRICE

\$165,000

PROFIT

\$24,000 [4 MONTHS]

STATS & FIGURES

RENTAL YIELD 2024 ANALYSIS BY RENTOMETER.COM

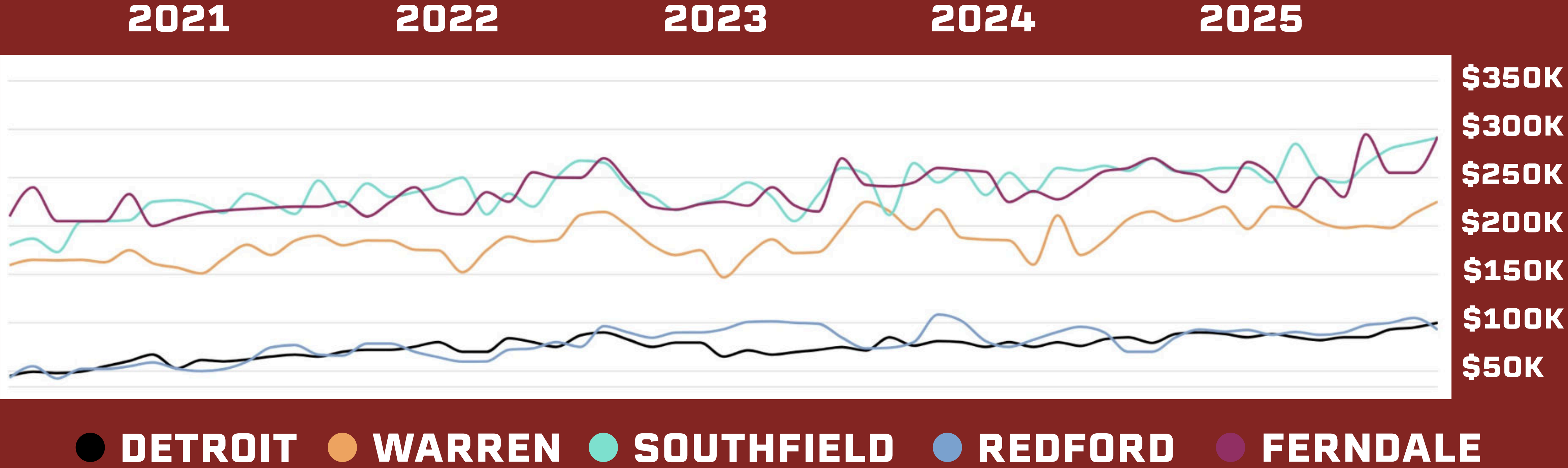
CITY	AVERAGE HOME VALUE	AVG MONTHLY RENT (SFR)	GROSS RENTAL YIELD %
1 DETROIT	\$71,503	\$1,308	22.0%
2 CLEVELAND	\$108,532	\$1,500	16.6%
3 NEW ORLEANS	\$227,049	\$2,416	12.8%
4 MEMPHIS	\$142,905	\$1,482	12.4%
5 BALTIMORE	\$181,592	\$1,862	12.3%
6 TOLEDO	\$119,488	\$1,217	12.2%
7 CORPUS CHR.	\$216,527	\$1,949	10.8%
8 LAREDO	\$213,563	\$1,904	10.7%
9 DALLAS	\$320,607	\$2,783	10.4%
10 PHILADELPHIA	\$213,655	\$1,852	10.4%

5 YEAR HOME VALUES

LARGE CITIES	CHANGE BY %
1 DETROIT	203.3%
2 TAMPA	175.4%
3 DALLAS	145.8%
4 PHOENIX	141.6%
5 COLOMBUS	141.5%
6 CHARLOTTE	140.8%
7 MILWAUKEE	140.1%
8 CLEVELAND	139.5%
9 NASHVILLE	136.5%
10 ARLINGTON	133.8%

STATS & FIGURES

METRO DETROIT 5 YEAR SINGLE FAMILY HOME VALUES



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