



AvenueWest Investment Fund I – Investing in Managed Corporate Housing

Are you an accredited **investor**?

Do you want to be part of a **\$3.6 billion-dollar industry**?

Do you want rentals that are rented to **fortune 500 companies**?

Do you see **real estate values increasing** in the next 10 years?

Would you like to **diversify** your investment portfolio?

Would you like to diversify your real estate investments in **multiple states**?

Would you like to **own real estate with no maintenance**?

Would you like to own real estate without dealing with **tenants**?

Do you want to invest in **corporate housing rentals**?



Why Corporate Housing vs Unfurnished Housing

Higher Rents = Better Cash Flow

Corporations are willing to pay a premium to have the flexibility of a month-to-month lease, as well as professional services, consolidated billing and reliable quality. Rents can be as high as 2.5 times the rates from an unfurnished comparison of the same property.

Higher quality tenants

Historically, corporate housing compared to unfurnished housing, has had limited bad debt and evictions.

Less Wear and Tear

Moving furniture in and out of the property is one of the highest wears on a property. In addition, corporate tenants are traditionally very good to a property, as they don't want to do anything to their corporate apartment that will make them get disciplined at work.

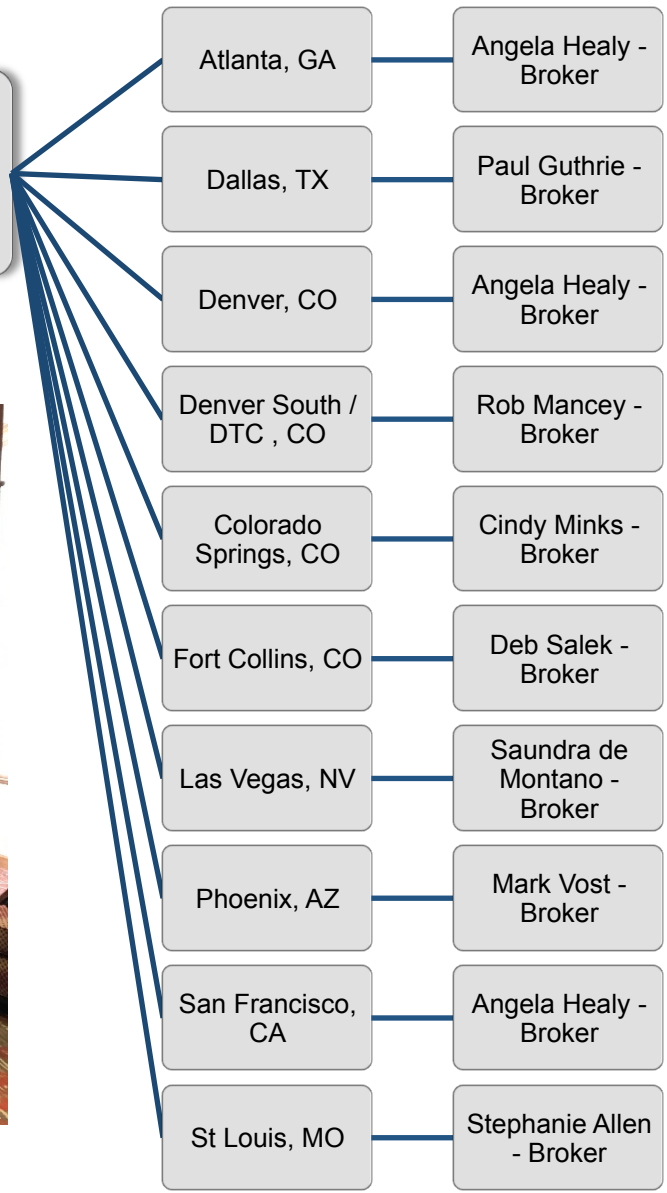




Award Winning AvenueWest Legacy



AvenueWest Global Franchise, LLC
Angela Healy, CEO



AvenueWest History

AvenueWest Corporate Housing was founded in 1999 as a source for managed corporate housing, an alternative to serviced apartments and extended stay transient hotels.

Traditional corporate housing companies will rent **apartments** on a one-year lease, add rental furniture, housewares and utilities (including electric, gas, cable, internet and phone services) and then rent these properties to their corporate clients on a month-to-month basis.

Corporations rent this longer-term housing for their employees and consultants who may be traveling on assignment, relocating, displaced for insurance needs or between homes.

Corporations are willing to **pay a premium** to have the flexibility of a month-to-month lease, as well as professional services, consolidated billing and reliable quality.

AvenueWest Development

By providing a better product through the AvenueWest Managed Corporate Housing model—a condo, townhome or even a home—the employees would have a better stay and be more productive at their work assignments.

In addition, there was an opportunity to manage properties owned by individual investors, allowing those individuals to receive higher rental rates than they could on the unfurnished market. Plus, the property owners would see high-quality tenants:

- The corporation would be the signer and the responsible party on the lease. Therefore, the collection of rents would not be an issue.
- The occupants would know their employer was responsible for the property, so they wouldn't do anything to their corporate apartment that would make them get disciplined at work. The wear and tear expenses over several years would be much lower.

AvenueWest Global Franchise

The franchising model was a key decision in the long-term success of the AvenueWest model. Local pride of ownership and legal real estate brokerage responsibility allows for each office to maintain AvenueWest's strict standards. All of the current AvenueWest franchisees are owned by real estate agents that are intimately familiar with their city and the residential real estate opportunities in their market. The franchise owners / real estate brokers are always looking for the right value / ROI (Return on Investment) of properties to get their individual investors the ROI they require.



AvenueWest Investment Fund

By raising a \$10,000,000 fund, AvenueWest will be able to tap into the investment opportunities already available to individual investors by purchasing properties in markets serviced by AvenueWest Franchises, thus leveraging our market knowledge and providing higher consistent returns for our investors.

Our team of real estate agents/franchisee owners will:

- Assist in identifying properties that are of good value compared to the rental rate we could receive from the corporate client.
- Assist with the furnishing of the properties to the AvenueWest standards.
- Provide the day-to-day management of the properties in their market based on the AvenueWest Property Owner Agreement.

The AvenueWest Investment Fund team will oversee and make executive decisions on which properties to purchase based on the franchisee data and our managements' team expertise and over 25 years of investment experience in corporate housing investing.

After the properties are put into the AvenueWest program, the local office will be responsible for the rental of these properties, with the assistance of the AvenueWest Global national sales teams.

As an investor, **you will be investing in a pool of properties in many markets instead of into a single property in one market.**

The Future of Corporate Housing

One of the most discussed items in the corporate housing industry is the control over inventory. Both Oakwood Corporate Housing and Aboda / Reside Worldwide in 2018 have made multi-million-dollar commitments to increased investments into real estate asset purchases. Industry forecasts show, that demand for private residences offered as corporate housing, will continue to grow as a preferred lodging choice for the extended stay business traveler.

“The Corporate Housing Providers Association (CHPA) reported revenues of \$3.6 billion in the United States alone. That is \$3.6 billion in rental dollars that corporations are spending to lease furnished residential properties on a month to month basis. This is an enormous and largely untapped potential rental income stream. Corporate housing investing can substantially increase the returns on your residential investments while also reducing your pain-per-dollar compared to vacation rentals,” according to an article published in Think Realty Magazine.

“Although corporate housing has traditionally been transacted between corporations and large-scale corporate housing providers, individual real estate investors can leverage the rising demand for corporate housing to their own benefit. With corporate housing tenants paying an average of \$4,500 per month for furnished one-bedroom apartments and the need for these housing units still on the rise after four years of trending upward, the possibilities are staggering. More and more real estate investors are opting to purchase their future retirement homes using individual retirement accounts (IRAs) and then using those properties to generate income until retirement. Many find corporate housing appealing because it often represents higher returns and lower maintenance than a typical vacation rental, which is another option for the property short of simply buying and holding it.”



We are **experts** in the managed corporate housing market.

We have over **25 years of experience** providing managed corporate housing.

We are **local** in the markets we serve.

We have on-the-ground **real estate agents** to monitor the changing real estate market.

We are **nationally recognized** and respected within our industry.

We have managed in excess of **\$117 million** in corporate housing rentals revenues.

We manage in excess of **\$150 million** in privately owned residential corporate housing rentals.

Our **national sales team** is expanding our customer base into larger corporations.



- The Fund**..... AvenueWest Investment Fund I, LLC, a Delaware limited liability company (the “**Fund**”).
- Minimum Commitment** The Minimum Commitment by a Class A Member will be \$100,000, subject to reduction at the discretion of the Manager. The Manager also has discretion to reject the offer of a subscription for any reason.
- Term** The Fund’s term will continue until the tenth anniversary of the Fund’s Final Closing Date, and may be extended for one 5-year period as approved by the Manager and Class A Members holding a majority in interest of the Class A Membership Interests in the Fund.
- Investment Strategy** The Fund’s investment strategy is to acquire, and provide short-term rentals of, corporate housing properties (the “**Investments**”).
- The Offering** The Fund is seeking to raise not less than \$1,000,000 and up to \$10,000,000 in capital commitments.
- The Manager**..... AvenueWest Management, LLC, a Colorado limited liability company, will serve as the manager of the Fund (“**Manager**”). The Manager is also the sole Class B Member of the Fund (the “**Class B Member**”).
- Preferred Returns** Class A Members will receive distributions in an amount that will provide them with a non-compounded return of 6.5% per annum on their capital contributions (the “**Preferred Return**”). The Preferred Return will be paid out of, and to the extent of, the Fund’s cash available for distribution, as determined by the Manager in accordance with the terms of the Limited Liability Company Agreement.
- Distributions**..... The Fund intends to distribute available cash generated from Investments (including rental income) and from realizations and liquidations of Investments as soon as is reasonably practicable, taking into account the cash needs of the Fund. The Fund may, in the discretion of the Manager, after the divestiture or liquidation of an Investment, retain and reinvest such proceeds into additional Investments during the Reinvestment Period.
- Other than tax distributions, all distributions will be made to the Members at the sole discretion of the Manager in the following order of priority:
1. 100% to the Class A Members, *pro rata*, until each Class A Member has received distributions in an amount equal to its aggregate capital contributions;
 2. 100% to the Class A Members, *pro rata*, until each Class A Member has received its Preferred Return;
 3. To the Class B member until the Class B Member has received (A) 20% of the aggregate amounts previously distributed to the Class A Members as their Preferred Return; and (B) 20% of the amount distributed to the Class B Member pursuant to the preceding clause (A);
 4. 80% to the Class A Members and 20% to the Class B Member, until each Class A Member has received cumulative distributions in an amount equal to two times its aggregate capital contribution; and
 5. Thereafter, 70% to the Class A Members and 30% to the Class B Member.



AvenueWest Investment Fund I – Investing in Managed Corporate Housing

AVENUEWEST INVESTMENT FUND I, LLC, a Delaware limited liability company. The Fund's investment strategy is to acquire, and provide short-term rentals of, corporate housing properties.

Class A Members will receive distributions in an amount that will provide them with a non-compounded return of 6.5% per annum on their capital contributions and distributions of 70% of cash available for distribution on net property gains. The minimum Commitment by a Class A Member will be \$100,000, subject to reduction at the discretion of the Manager.

**Complete details in the Private Placement Memorandum*

AvenueWest Investment Fund I, LLC (the "**Fund**"), a Delaware limited liability company, is seeking to raise up to \$10,000,000 in capital commitments (the "**Commitments**") through the sale of Class A Membership Interests to a limited number of eligible investors pursuant to Rule 506(c) of Regulation D of the Securities Act. The Fund was formed on January 25, 2018 and intends to hold the initial closing of the offering at which eligible investors will be admitted on or before December 31, 2018.

Prospective Class A Members should carefully consider the risks involved in an investment in the Fund including, but not limited to, those discussed below. Prospective Class A Members should consult their own legal, tax, and financial advisers as to all of these risks and an investment in the Fund generally.

The Fund's investments are speculative and involve a significant degree of risk. There are many market-related and other factors—some of which cannot be anticipated—that could cause a Class A Member to lose a major portion or all of his or her investment in the Fund or prevent the Fund from generating profits and making distributions.





AvenueWest Investment Fund I – Investing in Managed Corporate Housing

AvenueWest Investment Fund I will continue the proven real estate investment strategy AvenueWest has successfully provided for individual investors since 1999.

AvenueWest Managed Corporate Housing is an active, award winning leader in the \$3.6 billion-dollar US Corporate Housing Industry.

AvenueWest Global Franchise, LLC has been expanding nationally the AvenueWest real estate investment model since 2010. Today, this network of direct owner-operated corporate housing real estate management brokerages provides quality management and leasing of over \$150 million in furnished residential corporate housing properties.

Industry forecasts show, that demand for private residences offered as corporate housing, will continue to grow as a preferred lodging choice for the extended stay business traveler.

In addition to demand growth, AvenueWest's investment strategy of focusing on underserved markets and markets with growth potential, will also increase the financial return opportunities of this fund.

The real estate acquired by this fund will be locally operated by AvenueWest Managed Corporate Housing brokerages. The AvenueWest business model, of hands-on owner/broker operational management systems, will result in higher occupancies and rental rates and will minimize maintenance costs associated with the properties.

The AvenueWest Team of real estate agents/franchisee owners will:

- Assist locally in identifying properties with the highest financial returns.
- Assist with the furnishing of the properties to the AvenueWest standards.
- Provide the day-to-day management of the properties in their market based on the AvenueWest model.

The AvenueWest Management Team is led by executives with over 25 years of industry experience, extensive understanding of market dynamics, and the experience to identify opportunities in this specific asset class.



Angela Healy, Chief Executive Officer and Manager

Angela Healy has a strong record of leadership in real estate investment, real estate management, business development and technology commercial banking with more than 20 years of industry experience. Ms. Healy is the co-owner of multiple AvenueWest Managed Corporate Housing Franchises and AvenueWest Global Franchise, LLC. Ms. Healy guides the firm's strategies for growth, and ensures that AvenueWest's core philosophy of investor-centric decision making is reflected throughout the company. Ms. Healy played an integral role in the growth of the AvenueWest Companies. During her tenure AvenueWest has grown exponentially from a small real estate investment brokerage to a national, award winning franchise organization. Ms. Healy's leadership has grown the AvenueWest brand to represent \$150 million in residential assets under management, annual gross revenues in excess of \$10 million and supported the leasing of over \$117 million in residential leases. Prior to joining AvenueWest, she served as Vice President at Silicon Valley Bank managing commercial lending to technology companies. She currently holds an employing real estate broker's license in California, Georgia and Colorado.

Tim Healy, President

Tim Healy is the President and Manager of multiple AvenueWest Managed Corporate Housing Franchises and co-owner of AvenueWest Global Franchise, LLC. Mr. Healy is an experienced corporate manager, operations officer and corporate housing investment veteran. Mr. Healy has worked extensively with industry vendors and real estate investors developing the AvenueWest family of companies. Prior to joining the AvenueWest team Mr. Healy worked with Fortune 500 companies managing large support teams.

Kimberly Smith, Vice President Asset Management

Kimberly is a true pioneer in the corporate housing real estate investment industry as the co-founder of AvenueWest Corporate Housing, AvenueWest Global Franchise and Corporate Housing by Owner. Ms. Smith has spent more than 20 years developing award winning and nationally recognized businesses in the corporate housing real estate investment sector. Kimberly is a recognized leader in the corporate housing and real estate investment industries and served for 5 years on the CHPA / Corporate Housing Providers Association Board of Directors, the primary trade organization for the corporate housing industry, and as the 2011 elected Chairman of the Board. *Think Realty* magazine has recognized Ms. Smith on their 2017 Top 10 Women to Watch and as a 2018 Innovative Industry Leader. Ms. Smith has been nationally recognized for her business success and her philanthropic endeavors and has been featured in media sources like the NY Times, LA Times, Denver Post, US News & World Report, MSNBC.com, CNBC and SmartMoney.com. She was awarded the 2013 *Denver Business Journal's* Outstanding Women in Business award for real estate, small business finalist in 2010, and finalist in the prestigious Power Book of *The Denver Business Journal*. Her book "Making Money with Rental Properties," was internationally published and distributed by Penguin Publishing Group.





What does this mean to you when you invest \$100,000?

Low Scenario – 1.5% increase in the Value of the Real Estate per year

Dividends	Over the Investment Period, it is estimated that you will get dividends of \$59,600 based on the 6.5% of when the funds have been drawn down by the fund.
Appreciation	In this scenario, at a 1.5% increase in the Real Estate values over the 10 year period, the Real Estate is valued at \$10,465,448. Through the Distribution of this to the Class A Members, a \$100,000 investor would receive their original \$100,000 at the liquidation.
Total Payout	Total payout over the Investment Period would be \$159,600 or an Annual ROI of 6.5%.

Mid Scenario – 6% increase in the Value of the Real Estate per year

Dividends	Over the Investment Period, it is estimated that you will get dividends of \$59,600 based on the 6.5% of when the funds have been drawn down by the fund.
Appreciation	In this scenario, at a 6% increase in the Real Estate values over the 10 year period, the Real Estate is valued at \$15,463,801. Through the Distribution of this to the Class A Members, a \$100,000 investor would receive \$127,710 at the liquidation.
Total Payout	Total payout over the Investment Period would be \$187,310 or an Annual ROI of 8.7%.

High Scenario – 12% increase in the Value of the Real Estate per year

Dividends	Over the Investment Period, it is estimated that you will get dividends of \$59,600 based on the 6.5% of when the funds have been drawn down by the fund.
Appreciation	In this scenario, at a 12% increase in the Real Estate values over the 10 year period, the Real Estate is valued at \$25,381,990. Through the Distribution of this to the Class A Members, a \$100,000 investor would receive \$206,174 at the liquidation.
Total Payout	Total payout over the Investment Period would be \$265,774 or an Annual ROI of 16.6%.





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