



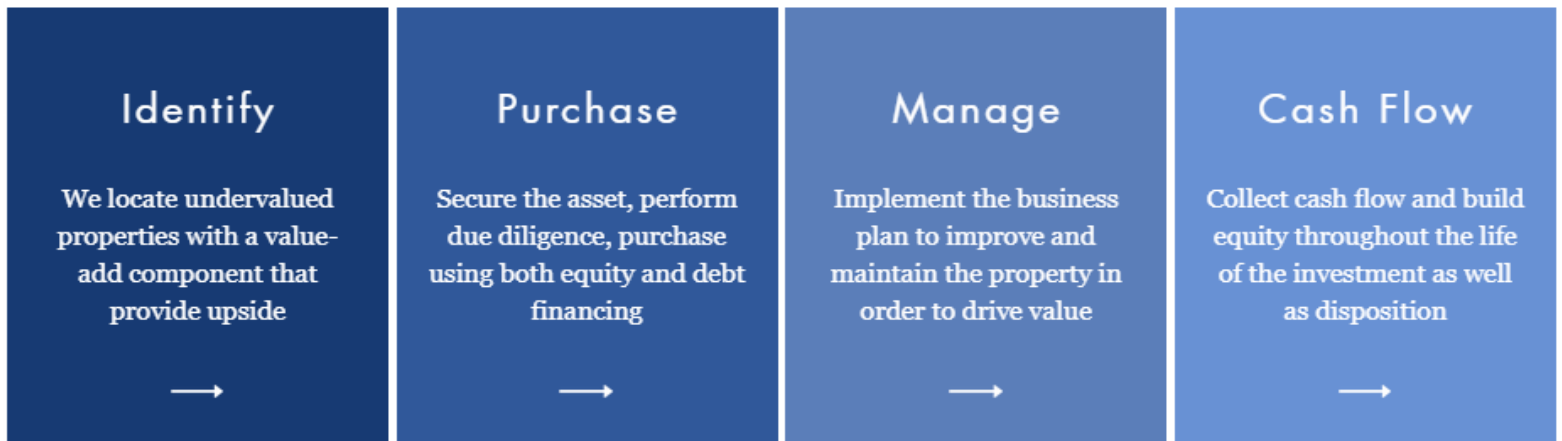
About Us

Starvue Capital is a real estate investment company located in Cincinnati, Ohio. We focus on acquiring undervalued properties in stable and up and coming areas. We target properties where there is deferred maintenance, mismanagement, or that need rebranding, and provide value through our custom business plan. This results in a win-win for the tenants and owner, providing tenants with the pride of renting and the owner with increased value and cash flow. Keeping capital preservation at the forefront, we ensure adequate reserves are in place, and execute the business plan in a way that positions the property to be as profitable as possible. We work with our partners to customize the strategy for each Investment

Why Apartments?

Investing in apartment buildings offer a good risk adjusted return. With recurring cash flow, principal paydown of the mortgage, forced appreciation, and tax benefits (e.g. depreciating of the asset), apartment investing is an attractive asset class to add to your investment portfolio.

What's The Process?



What Does a Typical Investment Look Like?

Investment Summary		Partnership Structure		Investor Return	
Purchase Price	\$1,000,000	Preferred Return Hurdle	8%	Total Equity Multiiple	1.69x
Closing Costs & Fees	\$52,431	Equity Split After Hurdle		Average Annual Return	14%
CapEx & Reserves	\$138,223	Internal Rate of Return (IRR)	13%	Internal Rate of Return (IRR)	13%
Total Equity Needed	\$440,654	Member Equity	75%		
Units	18	Manager Equity	25%		
Year	1968				
Current Occupancy	93%				

Sample \$25,000 Investment

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Annual Percent Return		7.6%	8.8%	9.2%	9.5%	134%
Investor Return on Investment	(\$25,000)	\$1,888	\$2,206	\$2,294	\$2,363	\$33,615

For more information go to www.starvuecapital.com/contact

This document is not intended for the issuing of securities.