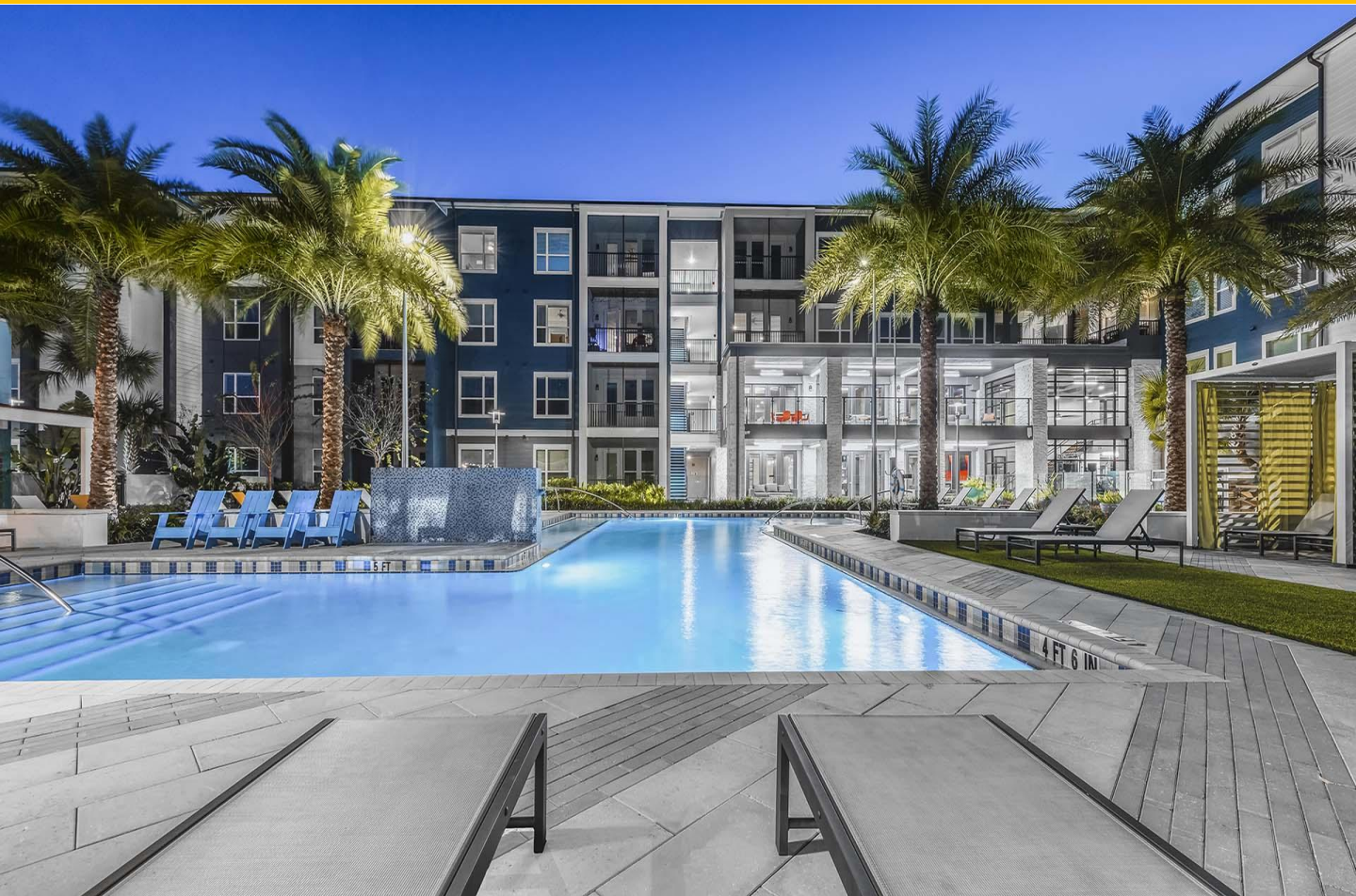




# Invest Capital

REAL ESTATE  
INVESTMENT FIRM



Tysons, VA  
Private  
Invest Holdings LLC



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# WHO WE ARE

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**Invest Capital** is one of nation's premier real estate investment firms. With a focus on multi-family sector, Invest Capital offers targeted acquisition, repositioning, and superior management. We are experts who create value by capitalizing on value add opportunities that provide healthy returns over the long term.

Since launching, Invest Capital has partnered with Tri City Equity, who has acquired, renovated, managed, and hold more than 1,750 apartment units, valued at over \$275,000,000. With each new opportunity, Invest Capital aims to capitalize on current and emerging market conditions, identifying and investing in value-add multi-family properties in great areas. By following this approach, our expert team is able to ensure added value. Not only are we choosing sought-after and up-and-coming markets, but we're investing the time and talent in physical and management upgrades that attract high-quality long term tenants paying market rate rents.

Our hands-on approach, expertise, and combined years of industry experience is just the beginning. Invest Capital has built an unwavering reputation anchored in service, social responsibility, integrity, and a community-first approach to real estate investing. By leveraging our unparalleled market know-how, strategic acquisition processes, and strong property management, we're able to build rock-solid portfolios that consistently drive high-yield residual cash flow and long-term capital appreciation.

**Invest Capital & Tri City Equity** has acquired, renovated, manage, and hold more than 1,750 apartment units—valued at over \$275,000,000. Our in-house and executive teams oversee all asset and project management, ensuring a consistent, value-oriented approach that drives success.

**Invest Capital** seeks to develop investment partnerships anchored in trust, transparency, and a clear-cut alignment of interests. It's a simple framework that encompasses every conversation, every communication, and every investment opportunity.



By bringing together extensive market research and proprietary data, Invest Capital is best positioned to analyze market cycles and anticipate trends in any market. We follow a thorough and data-driven approach for each investment, and always aim to deliver low-risk, high-return opportunities.

We acquire most of our deals off-market, typically direct to the seller, which provides an added layer of value to our investors and partners. We implement targeted direct marketing aimed at building owners and property managers, while continuing to work with teams of brokers, lenders, local professionals, and other key industry contacts to identify these properties before they hit the market.

# MEET OUR EXECUTIVE TEAM

Our executive team has spent years acquiring, funding, repositioning, and managing diverse real estate assets and investments. Together, these investments represent a combined portfolio of over \$52M in real estate investments and growing.



**Akam Ahmedi**

## **Akam Ahmedi – President**

Akam is the co-founder of Invest Capital, headquartered in Tysons, VA. Akam is working to keep Invest Capital on track to acquire \$300M in assets by 2025. Invest Acquisitions buys, builds, and holds commercial assets throughout the Southeast and Southwest. He also invests in early stage technology companies and has a passion for mentoring young entrepreneurs to grow their tech companies. He prides himself in community development in Washington, D.C. Akam earned a Bachelor's degree in Finance from James Madison University.



**Ace Karimi**

## **Ehsanuddin (Ace) Karimi – Principal**

Ace is the co-founder of Invest Capital. He has extensive experience in real estate with over \$100M in complete transactions to date. Ace Karimi is also co-founder of e-commerce brands specializing in traffic monetization and business building. Outside of work Ace enjoys the outdoors, spending time with family, and community service. He graduated from James Madison University with a Marketing and Business Management degree.



**Kyle Johns**

## **Kyle Johns – Acquisitions**

Kyle works with owners directly and nurturing relationships to build win-win deals. . He started in the real estate industry in 2012 and since then has bought, sold, and helped facilitate 500+ transactions. Kyle earned his Bachelor's degree from Louisiana State University in Baton Rouge, LA. Outside of real estate, he enjoys traveling, sports, fitness and spending time with family.

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**Duc Ong**

## **Duc Ong - Chief Investment Officer**

is a partner in 732 units across 6 states. He is a limited partner in a 114 unit apartment complex in Atlanta, GA, a 310 unit community in El Paso, TX, and a 192 unit in Longview, TX. He manages over \$75M in capital investments and works directly with high net worth investors. Duc manages the programs, processes, and analysis of acquiring commercial real estate, recommending and prosecuting financing programs for the existing portfolio, sourcing debt capital to support the activities of the real estate portfolio and overseeing the operations of the real estate portfolio.



**Farid Ghanbari**

## **Farid Ghanbari - Chief Operations Officer**

is a real estate professional with 20+ years of industry experience in multiple states. He has served in various roles in real estate, including serving as a licensed loan officer specializing in short term funding, as wholesaler identifying, acquiring and marketing distressed property, as a licensed Realtor for residential property and actively as an InterNACHI certified home inspector having inspected over \$350M worth of residential and commercial real estate. He currently owns long and short-term multifamily rentals in 4 states.



**Derrone Bethea**

## **Derrone Bethea - Project Manager**

has been investing in real estate since 2010 and has experience with multifamily, and private money lending. He owns and a chain of fitness centers nationwide where he incorporated a lean duplicatable process to create above-industry profitability. In addition to real estate investing, Derrone is activity Duty 12 years of **military experience** and currently holds a commission as an Army logistician. Most recently he served as the executive officer of a distribution company.

# MULTI-FAMILY REAL ESTATE IN TODAY'S MARKET

The 2008 recession pushed more and more Americans away from traditional home ownership and, today, the effects are still being felt especially on the millennial market. In short, there is always—and will always be—a large demand for well-priced rentals in key markets.

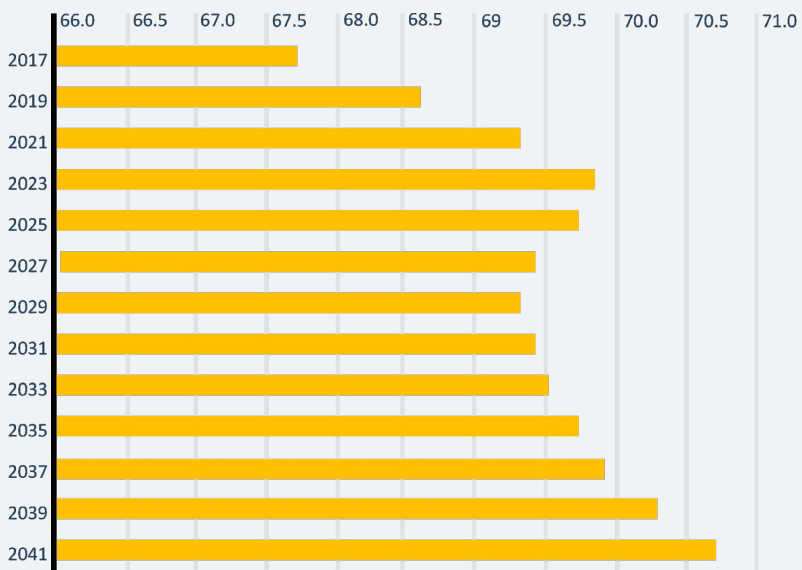
**Invest Capital** and our investors are focused on leveraging targeted opportunities within the multifamily sector. By acquiring strategic properties, our organization is able to deliver stable cash flow and long-term appreciation, without the risk or the guesswork.

## Renters at Every Age & Stage

Seeking to downsize, early stage Boomers are scooping up leases, with many looking to shorter-term temporary rentals in cities, college towns and vacation hotspots. On the other end of the spectrum, millennials are in search of long-term rentals which better enable them to set down roots and start families in choice communities. Neither necessarily wants to buy—many adopt a “try-before-you-buy” approach or, simply, don’t have the resources to make a home purchase. But, at the same time, both want to define “home” on their terms. At the moment, that means a quality rental.

## TRENDING RENTALS

Multifamily investments continue to be controlled by 30- to 40-year demographic cycles, versus traditional seven to eight year economic cycles.



- ✓ The 20-34 age group is the single largest age group that rents
- ✓ There are over 67.5 million people aged 20-34 in U.S.
- ✓ Currently, 60-70% of those people rent
- ✓ The number is expected to grow over the next 30 years

Source: US Census Bureau



# INVESTMENT STRATEGY & EXECUTION

## ACQUISITION STRATEGY

Once acquired, Invest Capital focuses on deploying large capital funds for long term appreciation. By drilling down on these properties, we're able to acquire high-value, high-demand properties in prime locations which give our investors a risk-free return with strong upside over time. We are willing to forego the short term to reap in the many years to come.

### Target Properties

- Value-Add properties or properties requiring cosmetic and/or substantial rehab work; from these updates, Invest Capital can create appreciation by putting in the sweat equity, instead of speculating and hoping for appreciation.
- Under-performing properties with market- and/or management-related challenges
- Off-market opportunities and direct-to-seller opportunities that can be negotiated directly with owner(s)

To that end, our strategy typically centers on secondary & tertiary markets with sizeable populations, and steady economic growth. We anticipate these areas to increase in growth, opportunities and rental needs over time, making them ideal markets for pursuing multifamily investments. As interest rates and housing prices continue to climb, this will enable our investments to remain competitive with high-return potential.

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# ACQUISITION CRITERIA

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**Asset Type:**

Multi-family properties (apartments)  
Industrial (Warehouse & Flex)  
Retail (Shopping Centers)

**Transaction Size:**

- \$20 Million to \$100 Million
- Minimum 80+ Units

**Age:**

- 1980's and newer preferred, but will consider all age properties

**Target Markets:**

- Nationwide strong growth markets and areas in the path of progress (Atlantic, Southeast, other nationwide markets)

**Locations:**

- A or B class trade areas with strong demographics and local economic anchor (hospital, big business, mall, industrial plant, etc.)

**Asset Quality:**

- Class A to B properties
- Value-add opportunities preferred
- Stabilized properties with a strong potential for long-term yields

**Occupancy:**

- Preferably 80% + occupancy (will consider lower occupancy if property is well located and has value add upside)

**CAP Rate:**

- Minimum 5% (after repairs or stabilized value)

**General Criteria:**

- Potential high yield income streams

**Target Investment Period:**

- 7-10+ year hold period (medium to long-term)



# PROJECT/TRANSACTIONAL LIFE CYCLE

With every investment deal, Invest Capital leans on our comprehensive five-stage process, ensuring consistent returns and overarching risk mitigation from day one.

## STEP 1: Property Discovery & Acquisition



Once we've identified potential opportunities, our expert team filters based on key factors—including price, location and asset quality. This process ensures we only acquire investment properties that meet our goals and expectations, and that will pass the stringent underwriting process that follows.

## STEP 2: Due Diligence & Underwriting



The initial underwriting process kicks off a comprehensive due diligence schedule that taps into our extensive structuring expertise. From onsite inspections to a financial deep-dive to mitigating potential risks while maximizing rewards, we dig deep on each potential deal, with only the most qualified moving forward.

## STEP 3: Renovations, Property Development & Ongoing Value Add



**Invest Capital** focuses on renovating each investment property. To build value, our team is able to refresh or overhaul underperforming assets, which would drive up rents and increase interest. This immediately improves cash flow and long-term capital appreciation, while limiting ongoing maintenance expenses. This creates a more valuable asset for all parties.

Our partners and investors receive quarterly updates during the renovation process. Between these check-ins, our team is available via phone or email, as needed.

## STEP 4: Stabilizing & Refinancing Assets

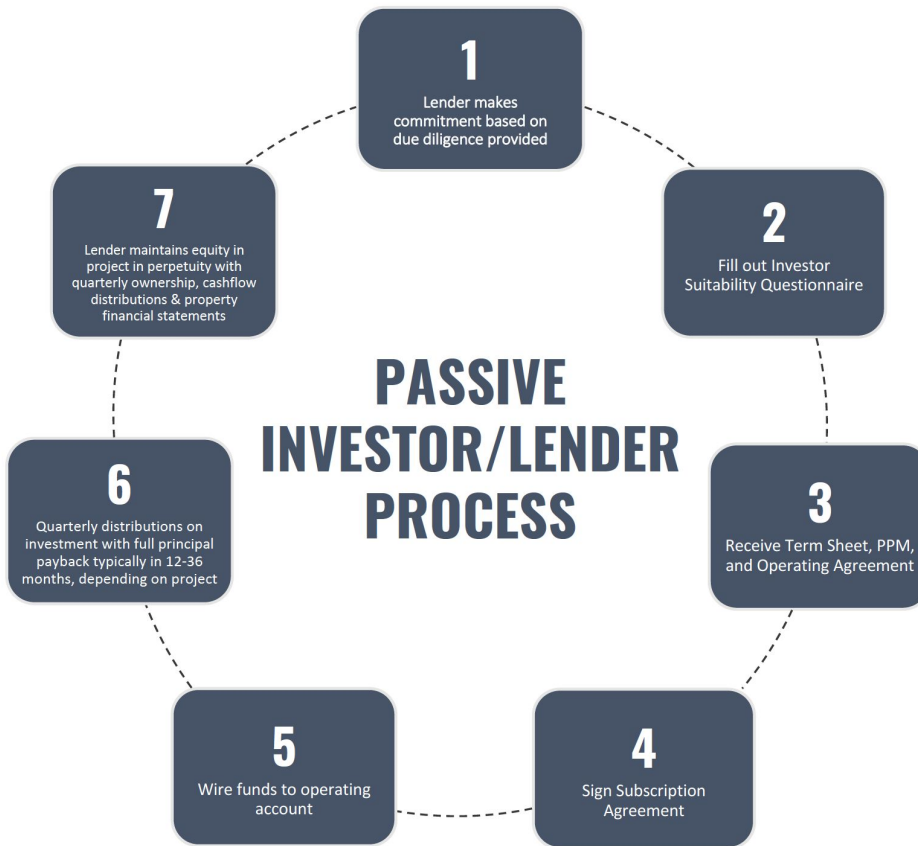


Once property is stabilized for 90 days, we refinance property with long-term financing at a fixed interest rate. At that time, we repay back the acquisition loan and equity investors in full. With long-term debt in place, investors maintain equity in perpetuity and receive quarterly cash flow distributions and property financial statements.

## STEP 5: Managing & Operating Structured Assets



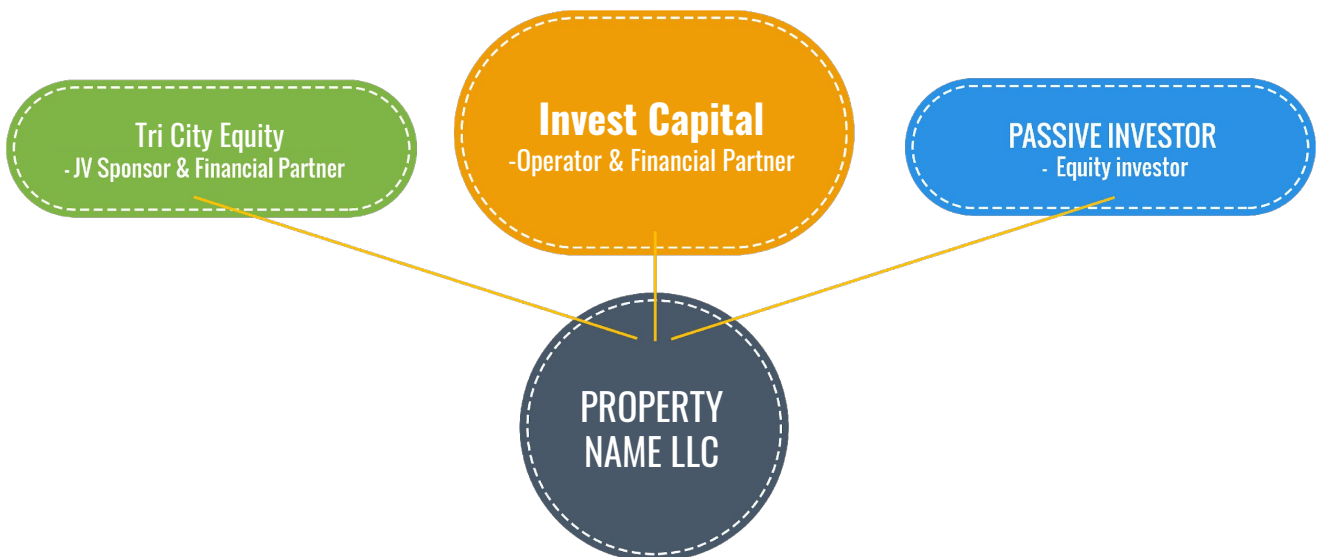
While choosing high-potential investment properties is essential, at the end of the day any asset can only perform as well as it's managed. At **Invest Capital**, we're invested in not just our properties but also in the systems, processes, and tools needed to manage a portfolio of income-producing assets across multiple markets.



### Our Lenders Are Protected

- Secured through the operating agreement
- Secured as Limited Partners
- Protected by insurance on property

## ASSET MANAGEMENT STRUCTURE



# MULTI-FAMILY PORTFOLIO: OWNED PROPERTIES



## **The View at 777 • Salem VA**

72 - Units

Garden Apartment Complex



## **Agave Courtyard • El Paso, TX**

310 - Units

Apartment Complex



## **Bay Street Estates • Berlin MD**

84 - Units

Apartment Complex & Vacation Rentals



## **The Flats at Rutgers • Roanoke, VA**

102 - Units

Apartment Complex