

THE IDEAL INVESTMENT

HOW APARTMENT BUILDINGS PROVIDE THE BEST MIX
OF **SAFETY, HIGH RETURNS,** AND **TAX ADVANTAGES** OF
ANY INVESTMENT VEHICLE



DJE TEXAS MANAGEMENT GROUP LLC

20770 US 281-N #108-413
SAN ANTONIO, TEXAS 78258

210-510-1275

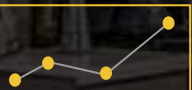
DJETEXAS.COM

OUR PURPOSE



CO-INVESTMENT

We invest substantial capital alongside our investors in every project. Our interest and our investor's interest are aligned.



DUE DILIGENCE

We perform extensive financial and physical due diligence on every project to ensure profitable returns.



EXPERIENCE

We have completed 200+ real estate investment transactions since 2012, control \$90MM+ in multifamily assets, and our property management and legal teams manage and advise on billions in Texas multifamily transactions.



DJE TEXAS MANAGEMENT GROUP VISION

- Our investors are our first priority.
- We provide thorough education upfront and throughout the investment lifecycle.
- We provide our investors passive wealth growth.

DJE TEXAS MANAGEMENT GROUP MISSION

We create win-win solutions where we improve communities and create a safe, tax advantaged wealth creation vehicle for our passive investors.

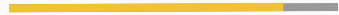
TRADITIONAL INVESTMENT OPTIONS

STOCKS

Returns



Liquidity



Tax Benefits



Convenience



Security



MUTUAL FUNDS

Returns



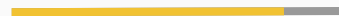
Liquidity



Tax Benefits



Convenience

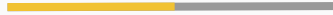


Security



SINGLE FAMILY

Returns



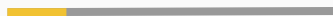
Liquidity



Tax Benefits



Convenience



Security

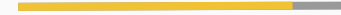


BONDS

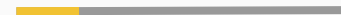
Returns



Liquidity



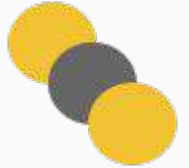
Tax Benefits



Convenience



Security



ADVANTAGES OF MULTIFAMILY REAL ESTATE

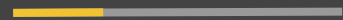


MULTIFAMILY REAL ESTATE

Returns



Liquidity



Tax Benefits



Convenience



Security



- Cash flow
- Ability to leverage
- Asset that appreciates in value
- Portfolio diversification
- Tax benefit of owning a depreciable asset
- Protection against economic cycle downturns
- Business model will never become obsolete
- Large pool of assets that is continually growing

WHY B & C APARTMENTS?



- Offer affordable housing for households earning at or below median income
- Strict underwriting standards for mortgages make single family home ownership out of reach for households earning at or below median income
- Large pool of Class B and C properties
- Single family home prices are increasing at a faster pace than household incomes
- Older properties that offer profitable value-add opportunities
- Maintain high occupancy rates due to affordability
- New developments are mostly "A" properties and do not cater to individuals of families earning the median income

THE DJE ADVANTAGE

- Quarterly distributions, monthly updates
- Secure Online Investor Portal [\[VIDEO\]](#)
- DJE invests substantial cash in each property and commits alongside you
- True ownership in a limited liability company
- Equitable passive depreciation of the asset based on investment amount
- Results that exceed traditional investment returns
- \$90,000,000 of multifamily assets under management

DJE Texas Management Group offers a unique opportunity for individuals to grow their portfolios outside the biases of conventional investing. By positioning ourselves as your direct partner, we guarantee side-by-side equity investments with you; therefore, our money is working alongside yours under the same terms. You can be confident that we are managing your money as if it were our own. To that end, we look at and analyze dozens, before bidding on a few, to acquire the one property that can deliver our investors' financial goals.



TRENDS

- Home ownership demographic is changing because of both an aging population and millennials who prefer the flexibility of renting.
- According to Forbes, the true ownership rate for 18-34 year olds has fallen to an all time low of 13.4%.
- Banking restrictions leading tighter lending policies. Minimal upward mobility for the gainfully employed that speaks to broader economic skepticism.
- The GDP at year-end for 2016 grew at a rate of 1.6%, down from 2.6% in 2015, its worst showing since 2011.
- Large-scale national trend towards renting.
- According to a March 2016 Wall Street Journal article, nearly 22 million more people were renting in metropolitan areas around the U.S. in 2014 than in 2006.



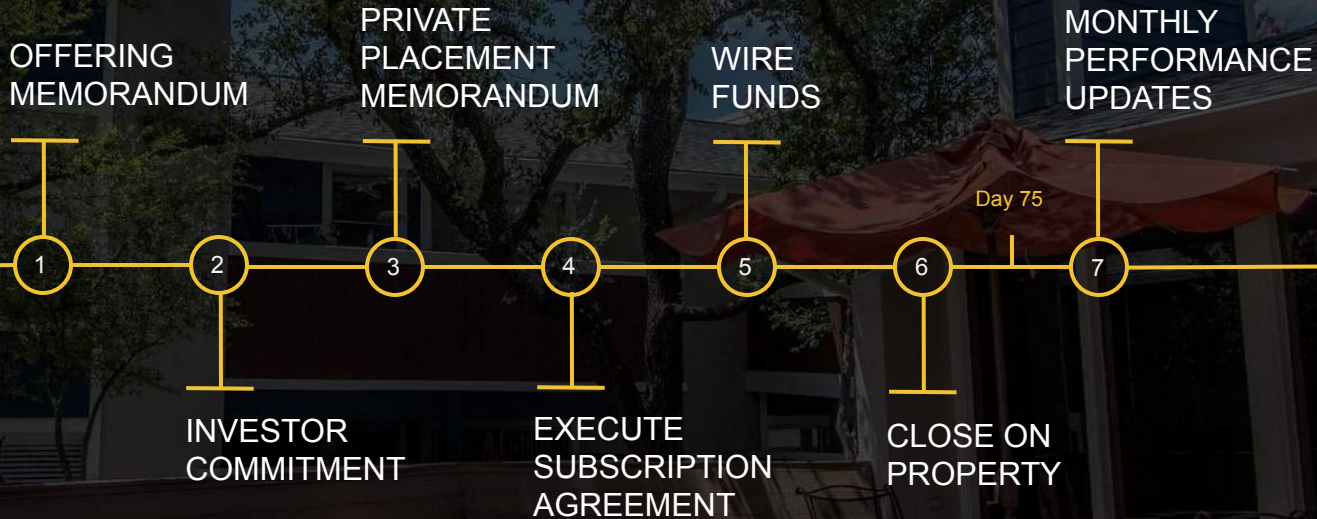
DJE INVESTMENT CRITERIA

- Minimum 80 -100% ROI over 5 years
- Minimum 7-10% annual cash-on-cash paid quarterly
- Long term underwriting/financing to mitigate risk
- Low unemployment
- High growth projection
- Lack of affordable housing



INVESTMENT PROCESS

We educate our investors on every aspect of the acquisition and ownership process. We create asset-based investments that generate passive income streams that can move investors closer to financial freedom.



ACQUISITION PROCESS



FIND PROPERTY

B & C Class Multifamily

Due Diligence

1

IMPLEMENT BUSINESS PLAN

Third Party Property Management

2

PASSIVE INCOME

Quarterly Distributions

3

Capital Improvements

4

INCREASE VALUE

Add Amenities

Community Development

Improve Operations

DISPOSITION

3-5 Year Hold

Receive original capital plus additional returns

5

CASE STUDY

The following represents projections for potential income & returns for an investor making a \$100,000 equity contribution.

INITIAL INVESTMENT

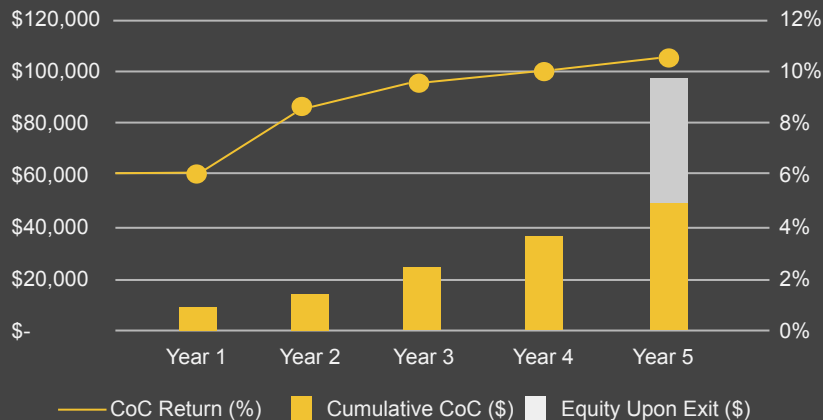
\$100,000

+ =

\$198,000

TOTAL RETURN

\$98,000



9% Overall Annualized Cash on Cash Return



98% Overall Projected Return

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Cash on Cash Return (\$)	\$6,120	\$8,740	\$9,654	\$10,635	\$11,137
Cash on Cash Return (%)	6%	8%	9.3%	10%	11.1%
Equity Upon Exit (\$)	-	-	-	-	\$51,714
Equity Upon Exit (%)	0.0%	0.0%	0.0%	0.0%	51.7%
Total Cumulative Return (\$)	\$6,120	\$14,860	\$24,514	\$35,149	\$98,000
Total Cumulative Return (%)	6%	14%	23.3%	33.3%	98.0%

DJE LEADERSHIP



DEVIN ELDER
Principal

A graduate of the University of Texas at San Antonio, Devin Elder held sales, marketing, and operations roles at two of San Antonio's largest employers prior to founding DJE Texas Management Group.

Investing since 2012, Devin Elder has completed well over 200 Real Estate Investment transactions and owns a portfolio of over \$90MM of single family and multifamily assets in Central Texas.

DJE's extended team of underwriting, property management, legal, and accounting teams have completed and advised on billions of dollars of multifamily transactions in Texas.

PROPERTIES UNDER MANAGEMENT



DISCLAIMER

Nothing in this presentation shall be construed as an offer for investment in DJE Texas Management Group, LLC (the “Company”). Solicitations for investments by the Company will only be made through a Private Placement Memorandum provided by the Company to potential investors for such purpose.

The information contained in this information packet is confidential and is solely for the use of providing information about the Company’s business model and investment strategies. The information contained herein is the sole property of the Company and may not be copied or reproduced without the express written consent of the Company. While the information contained in this presentation has been compiled from sources we believe to be reliable, neither the Company nor its representatives make any representations or warranties as to the accuracy or completeness contained herein. All financial information used in this information packet and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond the Company’s control.

Statements included in this presentation address activities, events or developments that the Company anticipate will or may occur in the future. These statements are based on certain assumptions and analyses made by the Company in light of its experience and perception of historical trends, current conditions and expected future developments. However, whether actual results will conform with these expectations is subject to a number of risks and uncertainties, many of which are beyond the control of the Company, including but not limited to including risks endemic to real estate investing, including variations in residential housing demand, general business cycles and interest rate changes . Thus, all of the forward-looking statements made in this information packet are qualified by these cautionary statements. There can be no assurance that actual results of any investment program will conform to the Company’s expectations.



Devin Elder
Principal

devin.elder@djetexas.com
210-510-1275