

Platinum-MIDTOWN Meeting 9/9 Notes

9 messages

Alexia T Fri, Sep 9, 2022 at 5:54 PM

To: Daniel Merritt Joshua

Raymar <joshua@aigconsulting.com>, mail.com>

PROPERTY: 2200 Midtown:

Meeting: Zoom at 3pm CST 9/9/22

Accepted at 8.4 9/8 70/30 split 8 units left to reno tax dispute (169l at 12.5M eval; will continue to dispute)

Business Plan Notes:

-Cash out.Refi at 9 years, (possibly 7 depending on performance

CoC starting 2nd quarter 2023

Value Add: Finish updates, Raise leases to market, landscape and hallway work, yr 4- complete reno?

Cap X Budget: 500k allocated in raise

Financial:

Attorney Fees: about \$9550 (Alexia)

Down Payment/Earnest: \$168k (\$35k Brandon, \$30-35k Alexia, Remaining:about \$98k Merritt)

Total Raise: 4.225M

GP Roles:

Asset Management: Boots on ground (Merritt) Day to Day, PM, Construction: Merritt & Alexia

Asset Management: Investor Relations: Dan & Alexia

Cap X: Brandon & Merritt

Due Diligence/ Documents: Alexia & Josh Due Diligence/ All else: Merritt & Brandon

Possible PM:

-Freeman Web

TO DO:

Josh: Investor Excel Sheet done mid week

Alexia: Deal Deck draft sent to all members by Monday am Brandon & Alexia: Meet before Grant Meeting Wednesday

Brandon & Merritt: Go over CapX Budget Dan: Tell us what to do with attorney lol Merritt: Talk to your Cost Seg Guy

-Get Asset Management Quote (Merritt? Dan?)

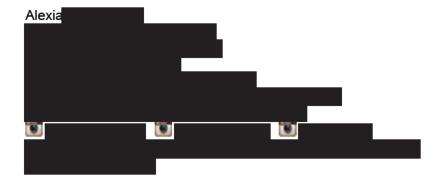
Call to Action:

**Please respond to this email "confirmed" if you agree to your liability that if this deal goes through, we all split ANY funds paid in the deal an even 5 ways; as well as pay back any member who has overpaid.

ALL: Brandon JoshDanMerritt

I confirm: Alexia **

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 Daniel
 >
 Fri, Sep 9, 2022 at 6:04 PM

 To: Alexia
 |
 >, Joshua Raymar

 <joshua@aigconsulting.com>,

Confirmed. Thank you Alexia,

Great notes! I would recommend everyone to copy and paste into your own word doc so we are organized.

Best Regards,



From: Alexia

Sent: Friday, September 9, 2022 6:54 PM

To: Daniel

Joshua Raymar <joshua@aigconsulting.com>,

Subject: Platinum-MIDTOWN Meeting 9/9 Notes

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Sat, Sep 10, 2022 at 6:25 AM

To: Daniel Cc: Alexia

brandon

Merritt >, Joshua Raymar

<joshua@aigconsulting.com>

confirmed

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Sat, Sep 10, 2022 at 12:22 PM Alexia To: brandon Cc: Daniel Merritt >, Joshua Raymar <joshua@aigconsulting.com> Still waiting on Josh and Merrit's confirmations (read to bottom of notes fyi*) lol Joshua Raymer <joshua@raymerrealtyusa.com> Sat, Sep 10, 2022 at 12:25 PM To: Alexia Confirmed -josh Merritt Sat, Sep 10, 2022 at 12:40 PM To: Alexia >, Daniel Cc: brandon Joshua Raymar <joshua@aigconsulting.com> Confirmed Sat, Sep 10, 2022 at 12:45 PM Alexia To: Joshua Raymer < joshua@raymerrealtyusa.com> Can you hit reply all, and do it again?

Hey, you have to hit "reply all" and confirm again please!

To: Joshua Raymer < joshua@raymerrealtyusa.com>

On Sat, Sep 10, 2022 at 12:26 PM Joshua Raymer <joshua@raymerrealtyusa.com> wrote:

[Quoted text hidden]

<mark>Joshua Raymer <</mark>joshua@raymerrealtyus<u></u>a.com>

Sat, Sep 10, 2022 at 8:55 PM

Sat, Sep 10, 2022 at 4:07 PM

To: Alexia

Alexia

Cc: Brandon >, Daniel

Joshua Raymar <joshua@aigconsulting.com>, Merritt

Confirmed!

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