



Alexia [REDACTED]

Platinum-MIDTOWN Meeting 9/9 Notes

9 messages

Alexia T [REDACTED] Fri, Sep 9, 2022 at 5:54 PM
To: Daniel [REDACTED] Merritt [REDACTED] Joshua [REDACTED]
Raymar <joshua@aigconsulting.com>, [REDACTED] mail.com>

PROPERTY: 2200 Midtown: [REDACTED]
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 **

--

[illegible]

Fri, Sep 9, 2022 at 6:04 PM

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

Daniel [REDACTED]

Age Group	Percentage Vaccinated
18-24	45%
25-34	55%
35-44	65%
45-54	75%
55-64	80%
65+	85%

From: Alexia [REDACTED]

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

To: Daniel [REDACTED]
[REDACTED] Joshua Raymar <joshua@aigconsulting.com>; [REDACTED]

Subject: Platinum-MIDTOWN Meeting 9/9 Notes

randon [REDACTED] Sat, Sep 10, 2022 at 6:25 AM
 To: Daniel [REDACTED]
 Cc: Alexia [REDACTED] Merritt [REDACTED] >, Joshua Raymar
 joshua@aigconsulting.com>

Sat, Sep 10, 2022 at 6:25 AM

confirmed

[Quoted text hidden]

confirmed

Brandon

Alexia [REDACTED] Sat, Sep 10, 2022 at 12:22 PM
To: brandon [REDACTED]
Cc: Daniel [REDACTED], Merritt [REDACTED], Joshua Raymar <joshua@aigconsulting.com>

Still waiting on Josh and Merrit's confirmations (read to bottom of notes fyi*) lol

[Quoted text hidden]

Joshua Raymer <joshua@raymerrealtyusa.com> Sat, Sep 10, 2022 at 12:25 PM
To: Alexia [REDACTED]

Confirmed -josh

[Quoted text hidden]

Merritt [REDACTED] Sat, Sep 10, 2022 at 12:40 PM
To: Alexia [REDACTED]
Cc: brandon [REDACTED], Daniel [REDACTED], Joshua Raymar <joshua@aigconsulting.com>

Confirmed

[Quoted text hidden]

Alexia [REDACTED] Sat, Sep 10, 2022 at 12:45 PM
To: Joshua Raymer <joshua@raymerrealtyusa.com>

Can you hit reply all, and do it again?

[Quoted text hidden]

Alexia [REDACTED] Sat, Sep 10, 2022 at 4:07 PM
To: Joshua Raymer <joshua@raymerrealtyusa.com>

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

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

[Quoted text hidden]

[Quoted text hidden]

Joshua Raymer <joshua@raymerrealtyusa.com> Sat, Sep 10, 2022 at 8:55 PM
To: Alexia [REDACTED]
Cc: Brandon [REDACTED], Daniel [REDACTED]
Joshua Raymar <joshua@aigconsulting.com>, Merritt [REDACTED]

Confirmed!

[Quoted text hidden]

