



PREFERRED EQUITY INVESTMENT OPPORTUNITY

15.0% Annual Return | Immediate Cash Distributions



Club Capital is pleased to present a Preferred Equity investment opportunity offering accredited investors a **15% annual return with the next distribution scheduled for November 1st**. Our Preferred Equity investment of \$8.6M receives priority distribution rights ahead of the \$18.8M in common equity and member loans. ~ **\$1.9M of the \$8.6M is still available to investors.** ~

Investment Details

| | |
|-------------------|----------------------|
| INVESTMENT AMOUNT | \$8.6M |
| INVESTMENT PERIOD | 12-24 MONTHS |
| ANNUAL RETURN | 15% PER ANNUM |
| CURRENT PAY | 7% PER ANNUM |
| DEFERRED PAY | 8% PER ANNUM |

Capital Stack

| | | |
|-------------------------|----------------|-------------|
| SENIOR DEBT | \$39.0M | 56% |
| PREFERRED EQUITY | \$8.6M | 13% |
| SUBORDINATE SOURCES | \$21.6M | 31% |
| TOTAL | \$69.2M | 100% |

(Investments of less than \$100,000 receive 12.0%: 7.0% paid quarterly & 5.0% deferred to be paid upon exit)

Project Details

Taverna at the Forum is a Class A wrap-style multifamily community of 251 units in Fort Myers, FL, sitting within "The Forum", a 706-acre mixed use development. With **construction already over 85% complete**, the project is on track to deliver within 2 months. Fort Myers was recently named as the **#1 fastest growing city in the US** in 2023, and is projected to see an annual population growth of over 2.5% in the coming years.



78% of Equity Committed to Date
Final Round of Funding Ends 9/24



#1 Fastest Growing City
In the US in 2023-2024



First Distribution Made August 1st
Next Distribution November 1st



85% Complete
In Construction Progress



SCAN FOR MORE DETAILS
PREFERRED EQUITY OPPORTUNITY



PREFERRED EQUITY

15.0% ANNUAL RETURN



Why Invest In This Opportunity?

Preferred Equity represents a form of investment that provides additional advantages to investors, to include, shorter investment term, immediate cash distributions and a more senior position in the capital stack.



Immediate Cash Distributions



Short-Term Investment

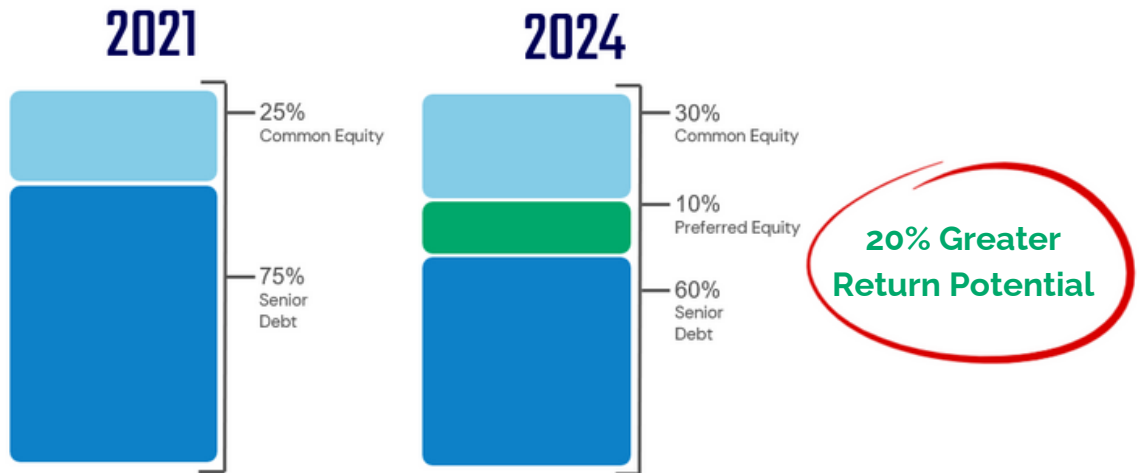


Capital Stack Seniority



Opportunistic Timing

The Evolution of the Capital Stack



Contact Us

Contact us today to secure your investment position in this Preferred Equity opportunity.

This investment opportunity is open to accredited investors and is pursuant to Reg D, 506(c).



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This investment summary is for informational purposes and to gauge potential investor interest. This investment summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Private Placement Memorandum and its exhibits, which contain the relevant information about this investment opportunity. The information contained herein is from sources believed to be reliable, however no representation by Sponsors, either expressed or implied, is made as to the accuracy of any information on this investment and all investors should conduct their own research to determine the accuracy of any statements made.



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