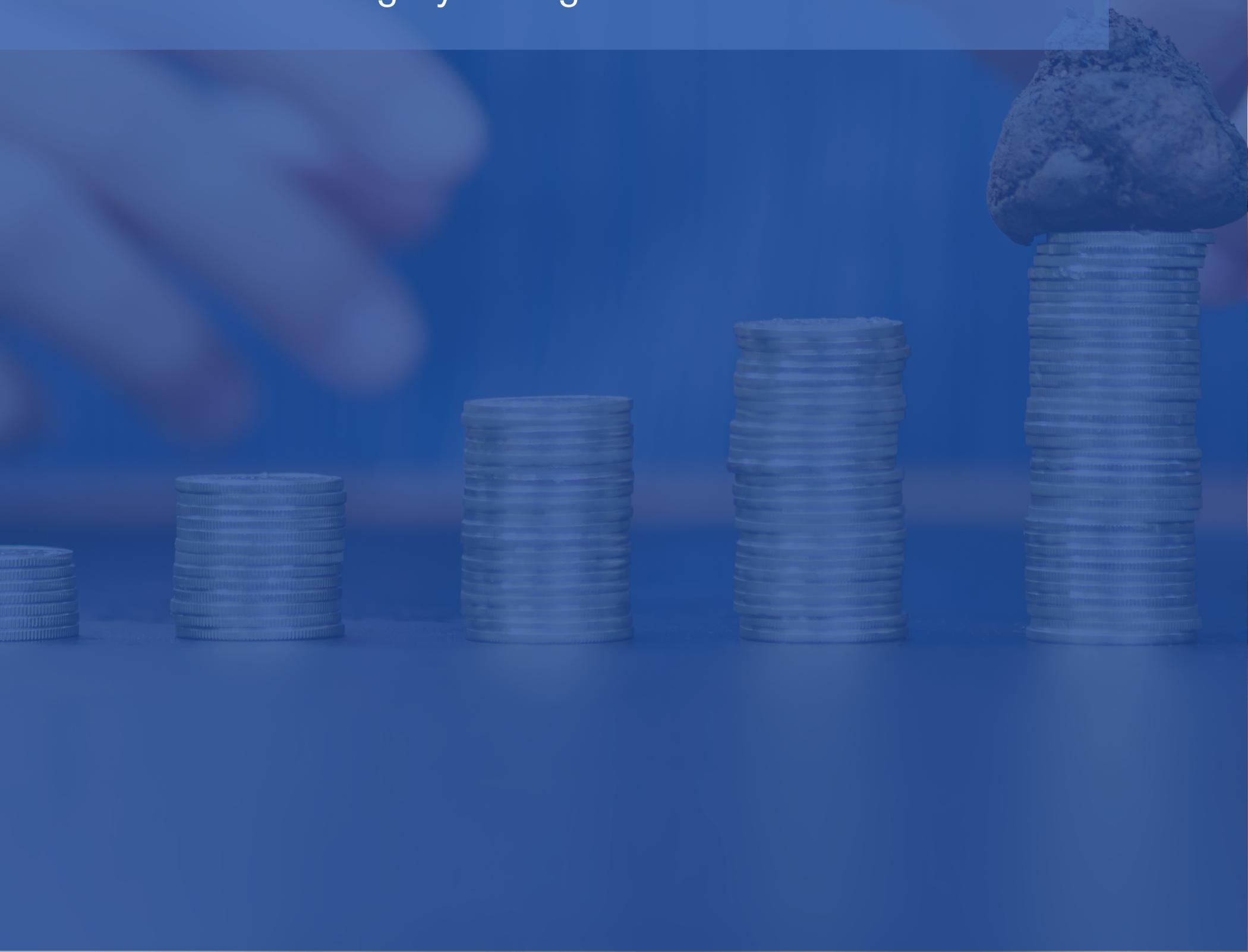




Fund of Funds Program

Invest in Your Legacy Through Build-to-Rent Communities



What is a **Fund of Funds (FoF)?**

An FoF is an investment offering that pools money to invest into other assets or funds. This structure, sometimes called a Special Purpose Vehicle (SPV), offers several advantages.



Compliance and Security:

FoFs have their own legal documents like operating agreements, private placement memorandums, and more. These ensure proper fundraising for specific, pre-approved private investments.

Benefits of Fund of Funds (FoF)

Additional Services:

FoFs go beyond just investing. They can provide valuable services to their members, such as finding deals, negotiating terms, managing communication with investors, and handling administrative tasks.

Compensation for Management:

FoF managers are compensated for the services they provide, which can include setting up the FoF structure (legal, banking, and operations), and ongoing administration (recordkeeping, distributions, and taxes).

An Alternative to Co-GP Structures:

In many real estate syndications, co-general partner (co-GP) arrangements are the go-to method for raising capital. Legacy Acquisitions' FoF program offers a different path — one designed to deliver distinct advantages over the traditional co-GP model.

Increased Privacy of Investor Information:

FoFs offer more security and control over investors compared to co-GP partnerships.

Increased Compliance:

FoFs can help ensure compliance with SEC regulations.

Improved Compensation Structure:

FoF managers receive compensation based on their services, potentially leading to a better compensation structure.

Note:

Legacy Acquisitions FoF program provides a more SEC-compliant, secure, and potentially more rewarding way to raise capital for real estate syndications.



Why Legacy Acquisitions?

Local Expertise, National Transparency:

We have in-depth, local knowledge of our markets with a strong online presence, ensuring clear communication and trust.

Building Long-Term Success:

We are a scaling BTR development firm and are excited to build long-lasting partnerships that will work together for years to come.

Expert Marketing, Sales, and Underwriting Support:

Our team delivers world-class, white-glove service with hands-on guidance at every step of the FoF capital-raising process, making it easier for you to raise more capital.



FoF Setup Roles, Responsibilities, and Support

Marketing

● **Get Started Quickly:**

Legacy provides you with the tools you need to hit the ground running. This includes:

- Access to Legacy's deal webinar
- FoF return calculations (to help you understand potential returns)

● **Tailor Your Pitch:**

Legacy provides you with an editable webinar-ready investment presentation. Update the pitch deck with your company information and specific FoF-level return projections.

● **Upcoming Resources:**

Stay tuned for the launch of our FoF Deal Landing Page, which will provide additional resources for potential investors.

● **Investor Relations Support:**

Legacy partners Andy McMullen, Andrew Stimson, and Keshav Kolar are your points of contact.

- Available to co-host FoF webinars with you
- Available to conduct one-on-one calls with your key investors

Legacy will provide you with pre-written marketing emails to distribute to your investors during the capital raising process.

Data Room

- **Legacy Acquisitions provides a comprehensive data room:**

This secure platform houses all relevant deal documents, including financials, underwriting materials, and more. Utilize this resource for your own due diligence and to share information with potential investors.

- **Dedicated FoF Tracking:**

Legacy Acquisitions uses InvestNext as its investor portal. The FoF manager will track the fund's investment position and legal documents within InvestNext.

Distributions

- **Reliable Distributions:**

Legacy Acquisitions sends monthly / quarterly distributions directly to your designated bank account within the SPV structure.

- **Your Responsibility:**

You are responsible for forwarding these monthly / quarterly distributions to your FoF LPs in a timely manner.

- **Investor Updates:**

Legacy Acquisitions will provide you with monthly communication about the underlying investments. You can leverage this information to keep your FoF LPs informed by tailoring it to your specific needs and investor base.

Taxes

- **Streamlined K-1 Processing:**

This secure platform houses all relevant deal documents, including financials, underwriting materials, and more. Utilize this resource for your own due diligence and to share information with potential investors.

- **Dissolution Support:**

Should you decide to exit the investment, both Legacy Acquisitions and InvestNext will provide dissolution services to ensure a smooth wind-down of the FoF.

Partnership Terms/ Economics

**Minimum Investment*

\$500,000

Legacy Acquisitions offers a unique opportunity for Fund of Funds (FoF) Managers to invest through our separate investment option. These shares come with attractive terms designed to maximize your returns:

Enhanced Profit Sharing:

Enjoy a preferential returns to your entity that don't impact your investor's returns!

Competitive Compensation Potential

The targeted compensation structure allows FoF Managers to earn 4% (or more) per year of capital raised.



HOW IT WORKS

The FoF Manager will establish a Special Purpose Vehicle (SPV) to invest in Legacy Acquisitions preferred investment options. This SPV structure allows you to benefit from the advantages mentioned above.

-  FoF managers raise \$500,000 or more for the investment.
-  FoF managers receive 16% of capital raised, returned annually or quarterly.
-  We allow investors to reinvest their earnings. Reinvestment allows for compounding of earnings for FoF managers.
-  Fund manager earns the spread between what they return to investors and their 16% returned.

See below for an illustration of how returns would flow to the entity and through to you and your investors.

Per \$1,000,000 invested by Fund of Funds	Year 1	Year 2	Year 3	Total
Fund Level Returns	\$160,000	\$160,000	\$160,000	\$480,000
Recommended Investor Returns (Assuming 12% annual return)	\$120,000	\$120,000	\$120,000	\$360,000
Fund Manager Earnings	\$40,000	\$40,000	\$40,000	\$120,000
FoF Manager earnings as percentage of capital raised	4%	4%	4%	12%

Exceptions can be made at Legacy Acquisitions' Discretion

In most real estate syndications, fund managers wait 5+ years for their big payday at the sale.

With this opportunity, you earn 4% (or more) of your capital raised every year — by lending to a development in one of Louisiana's fastest-growing, most promising markets.

Your investors enjoy safe, consistent income, backed by the personal guarantees of our highly experienced, high-net-worth partners.

Testimonials

Legacy is professional, friendly, and a joy to work with. I would recommend them to any investor looking for a team to bring them deals.



Michael Chase

I have worked with Legacy on numerous real estate transactions over the last 15 years. Their local expertise and attention to detail has helped assure many smooth closings.



Walker & Dunlop



Legacy is a team of great human beings.

Can communicate their thoughts and ideas to others. Have great work ethic. Highest honesty and integrity you can find. Thinks out of the box and are visionary, looking ahead, solving problems, and finding answers. I highly recommend them. Any client would greatly profit from working with them.



Jim Harrick



Ready to partner
with us on our next
capital raise?



[BOOK A CALL](#)



Andy McMullen

(310) - 920 -2441
andy@legacyacquisitions.com
[linkedin.com/in/andymcmullen/](https://www.linkedin.com/in/andymcmullen/)



Andrew Stimson

(913) 712 - 4222
andrew@legacyacquisitions.com
<https://www.linkedin.com/in/elevatingtalents/>