



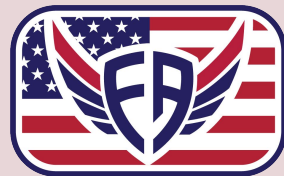
# **The Marketplace at Princeton**

3885 Route 27 Princeton, NJ 08540

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## **Executive Summary**

**FREEDOM  
ACQUISITIONS**



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# Total Equity Raise **\$6,000,000**

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	Investment over \$500,000	Investment over \$25,000
Internal Rate of Return (IRR)	21.3%	20.4%
Equity Multiple	2.20x	2.10x
Average Annual Return (AAR)	24.2%	22.7%

**General Partnership team to contribute 7% of total equity raise.**

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# Why Invest in Triple Net (NNN) Real Estate?

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Tenants are professional, creditworthy business owners with long term leases (5-20+ years).

Rent is not restricted by government regulations, allowing unlimited potential for growth.

NNN leases shift most operating costs and maintenance responsibilities onto the tenant.

Retail CRE doesn't require a large staff which reduces overhead costs and maximizes returns to investors.

Less competition than multifamily with a higher barrier to entry.



# Investment Highlights

**Investment Strategy:** Acquire, stabilize, and hold the property for 5-7 years while expanding investor return through refinancing.

**High Occupancy:** Currently 80% occupied. Vacant units have attracted interest from multiple prospective tenants at \$25/sf.

**Built in rent escalations and upside potential.** Rents rise at least 3% annually on average, ensuring increased cash flow.

**Going-in Cap Rate of 7.5%.** After tenant allowance burns off.

**Prime location with growing demographics.** Located an within an hour of two major cities (New York City, Philadelphia).

**Tenants are a Product Market Fit** - In-place tenants are ideally suited to the area's needs and demographic.

**Tax Advantages - Cost Segregation Study** to be performed to save in taxes.

*Disclaimer: Please check with your tax and legal professional as neither Sponsor nor its affiliates provide tax or legal advice and the above is not intended to nor should be construed as such advice. Your specific circumstances may, and likely will, vary.*



# Team Overview



**Lyndon Hansen**

Lyndon is currently involved in over 20 major syndication acquisitions valued at over 200m. He is a majority partner with MFI Club ([www.mficlub.com](http://www.mficlub.com)). MFI Club specializes in Value-add investments. Lyndon currently assists in the asset management of over 1000 units across their portfolio. They have properties in Cleveland, Dallas, El Paso, Albuquerque, and Bradenton. His responsibilities include: managing onsite management, SEC Regulation reporting, distribution management, cash and capex management, site visits, lender compliance and required repairs, insurance and legal matters, expense and income management, execution of the business plan for the asset, and weekly and daily management updates. He has a vast interest in business and projects. He is currently a direct investor in many of MFI Clubs syndications, as well as personal projects and other businesses.



**Nicholas Fusilli**

Nicholas Fusilli brings over a decade of experience in corporate accounting, specializing in lease management for large enterprises and comprehensive financial reporting. Transitioning into entrepreneurship, he has successfully managed a personal portfolio exceeding \$10 million across commercial real estate, laundry services, and sports facilities. His expertise with Yardi Asset Management software, combined with hands-on business ownership, ensures effective financial management, tax optimization, and strategic execution. Nicholas has a proven track record of proper reporting, tax documentation, and asset management. Known for setting clear goals, leading teams, and executing business plans, he has consistently driven value creation and strong financial performance across his ventures.



**Nikki Fusilli**

Nikki has a strong background as a financial analyst and underwriter, having developed her expertise at a prominent asset management firm specializing in direct lending to the healthcare industry, where she contributed to closing over \$50 million in transaction volume. Through this role, she mastered advanced financial analysis and engaged directly with institutional operators, discussing business plans and their direct connection to an asset's overall value-add strategy. She gained exposure to fund management by implementing the fund's strategy through analyzing markets, assessing risk, and allocating assets to deliver favorable returns to investors. Nikki began her real estate journey in 2019, focusing on acquiring Section 8 properties and successfully managing many short-term rental investments. Her analytical background plays a crucial role in thorough vetting of each deal.

# Deal Snapshot

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**Purchase Price:** \$12,400,000

**In-place Cap Rate:** 7.5%

**Stabilized Cap Rate:** 11%

**Stabilized NOI:** \$1,380,000

**Stabilized Valuation (Year 5, 7% Cap Rate):** \$19,670,791

**Projected Investor Average Annual Return (AAR):** 22-24%

**Projected Investor Internal Rate of Return (IRR):** 20-22%

**Projected Investor Equity Multiple:** 2.05x - 2.30x

**Total Equity Raise:** \$6,000,000

**Hold Period:** 5-7 years



1) The Pro-Formas shown above are intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsor. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsor makes no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financial disclaimers on page 2.



## Sources and Uses of Funds

SOURCES AND USES		\$ Amount	%	\$/SF
<b>Sources</b>				
Commercial Loan		\$7,800,000	56.6%	\$141.92
Equity		\$5,975,988	43.4%	\$108.73
<b>Total Sources</b>		<b>\$13,775,988</b>	<b>100.0%</b>	<b>\$250.65</b>
<b>Uses</b>				
Purchase Price		\$12,400,000	90.0%	\$225.61
TI & LC Costs		\$566,588	4.1%	\$10.31
Financing Costs	1.5%	\$117,000	0.8%	\$2.13
Closing Costs	2.0%	\$248,000	1.8%	\$4.51
Acquisition Fee	2.5%	\$344,400	2.5%	\$6.27
Interest Reserves		\$100,000	0.7%	\$1.82
<b>Total Uses</b>		<b>\$13,775,988</b>	<b>100.0%</b>	<b>\$250.65</b>

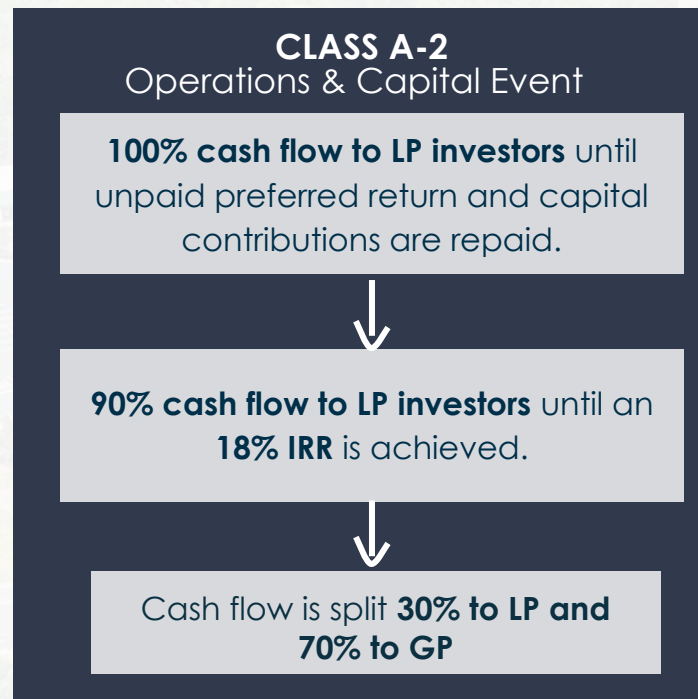
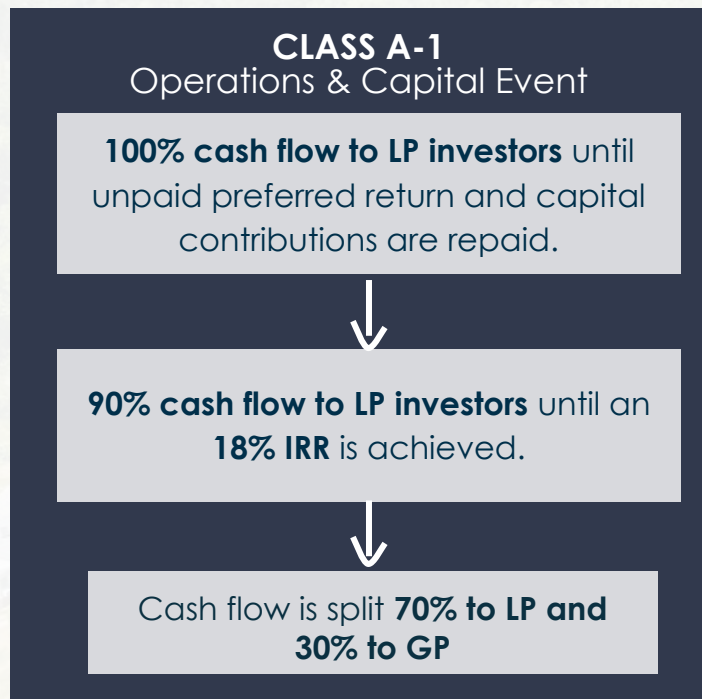


# Sources and Uses Highlights

- 1) Commercial loan assumed to have a sub 7% interest rate, one year of interest only, and a 25-year amortization thereafter.
- 2) Targeting a “Lease-Up” Loan to get a large return of capital back to investors upon stabilization (includes payout of any leftover reserves).
- 3) Seeking \$6,000,000 of equity.
- 4) The General Partner team has invested \$400,000 into the opportunity and has advanced \$850,000 in security deposits to secure the deal.
- 5) Tenant Improvement costs assumed to be up to \$30/SF.
- 6) The General Partner team is actively exploring preferred equity options to enhance investor returns.

# Partnership Cash Flows

100% of distributions go to investors until they receive all of their capital back along with their unpaid preferred return dividend of 8%.  
From that point forward, investors remain in the deal and participate in further distributions.



# Market Overview

Population	1 Mile	3 Mile	5 Mile
2010	4,574	36,472	102,488
2021	4,848	37,541	106,724
2026	4,942	37,805	107,867
2021-26 Growth Rate	1.90%	0.70%	1.05%

Household Income	1 Mile	3 Mile	5 Mile
2021 Median Population	4,848	37,541	106,724
2021 Median HH Income	\$155,622	\$123,703	\$131,203
2021 Average HH Income	\$198,965	\$163,965	\$172,971

Demographics	2010	2020	2024	2029
Asian Alone	31.0%	42.3%	44.7%	47.6%
White Alone	57.4%	41.8%	38.6%	35.5%
Other	11.6%	15.9%	16.7%	16.9%

Rent Comps	SF Range of Spaces	Price / SF
Subject Property	1,157-8,406 <sup>1</sup>	\$21-\$26
184-188 Nassau St	3,406-7,452	\$40-\$65
195 Nassau St	225-4,490	\$23-\$29
3570 State Rt 27	1,800-5,600	\$28-\$30





# Property Overview

**Property Address:** 3885 ROUTE 27 Princeton NJ 08540

**Type of Asset:** Commercial Retail Center

**Gross Building SF:** 54,961

**Gross Land SF:** 348,480 (8 acres)

**No. Leasable Spaces:** 12

**Year Built:** 1973-2015

**Renovated:** 2023



Suite 110&120	KHAO Restaurant	8,406 SF
Suite 130	Grocer Stock Room	See Grocer SF
Suite 140	30 Min Hit Fitness	1,754 SF
Suite 150A	Fast Signs	1,700 SF
Suite 150B	Vacant	1,675 SF
Suite 150C	Physical Therapy (LOI)	3,424 SF
Suite 150D	Nail Salon	1,157 SF
Suite 160	Princeton Grocer	22,133 SF
Front Building	Marigold Academy	8,377 SF
Front Building	Vacant	6,335 SF
TOTALS		54,961

# Lease Summary

Name	Unit	SF	Share	Base Rent	Increase	Lease Term	Extension	Type <sup>1</sup>
Restaurant	Unit 1	8,406	15.3%	\$26.47	3%	120		NNN
30 Min Hit Fitness	Unit 2	1,754	3.2%	\$22.66	3%	84	5 year	NNN
Fast Signs	Unit 3	1,700	3.1%	\$21.63	3%	60	5 year	NNN
[Vacant]	Unit 4	1,675	3.0%	\$25.00	3%	60	5 year	NNN
PT (LOI Stage)	Unit 5	3,424	6.2%	\$25.00	3%	60	5 year	NNN
Salon	Unit 6	1,157	2.1%	\$22.00	3%	60	5 year	NNN
Supermarket	Unit 7	21,819	39.7%	\$14.00	7%	120		NNN
[Vacant]	Unit 8	6,335	11.5%	\$25.00	3%	120		NNN
Marigold Academy	Unit 9	8,377	15.2%	\$25.00	12.5%	120	15 year	NNN
Storage Unit	Unit 10	314	0.6%	\$10.00	3%	120		NNN
<b>TOTAL</b>	<b>10<sup>4</sup></b>	<b>54,961</b>	<b>100.0%</b>			<b>110</b>		

- 1) All tenants are leased on a NNN basis.
- 2) The supermarket rent rate increases at 7% per year for years 1-4, 14% in year 5, 13% in year 6, then 4.5% thereafter.
- 3) The restaurant and supermarket each occupy 2 spaces, totaling 12 units.

# Financials

YEAR Date Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Base Rent Revenue	\$780,113	\$1,078,223	\$1,220,582	\$1,299,468	\$1,379,526	\$1,427,901	\$1,446,107
Total CAM Reimbursement Revenue	\$335,390	\$405,981	\$423,546	\$435,340	\$447,405	\$458,735	\$461,707
<b>TOTAL REVENUE</b>	<b>\$1,115,502</b>	<b>\$1,484,204</b>	<b>\$1,644,128</b>	<b>\$1,734,809</b>	<b>\$1,826,931</b>	<b>\$1,886,636</b>	<b>\$1,907,814</b>
Total Expenses	\$392,501	\$412,263	\$425,980	\$437,842	\$449,976	\$461,371	\$471,851
<b>Net Operating Income</b>	<b>\$723,001</b>	<b>\$1,071,941</b>	<b>\$1,218,148</b>	<b>\$1,296,967</b>	<b>\$1,376,955</b>	<b>\$1,425,265</b>	<b>\$1,435,963</b>

- The project is projected to be 80% leased on day one.
- Lease-up projections are conservative. Our total estimate is 19 months until all units begin paying rent. We planned for the worst case scenario.
- Significant potential for value growth in years 4 and 5, driven by substantial rent escalations in the supermarket lease, making future refinancing more favorable and enhancing returns for investors.
- Expense Reimbursement (CAM) - Tenants cover a majority (95% +) of operating expenses.



# Exit Strategy - SALE

Year		5	6	7
<b><u>Net Operating Income</u></b>		<b><u>\$1,376,955</u></b>	<b><u>\$1,425,265</u></b>	<b><u>\$1,443,410</u></b>
<b>Valuation</b>	<b>7.00% Cap</b>	<b>\$19,670,791</b>	<b>\$20,360,928</b>	<b>\$20,620,141</b>
<i>Price/SF</i>		<i>\$357</i>	<i>\$370</i>	<i>\$375</i>
<b><u>Net Sales Proceeds (3% Sales Fee)</u></b>		<b><u>\$19,018,630</u></b>	<b><u>\$19,670,810</u></b>	<b><u>\$19,904,246</u></b>
Payoff Loan		<b>\$10,255,798</b>	<b>\$10,020,017</b>	<b>\$9,767,191</b>
Payoff Unrecovered Investor Capital		<b>\$3,032,309</b>	<b>\$2,822,216</b>	<b>\$2,581,412</b>
<b>Net Proceeds</b>		<b>\$5,792,560</b>	<b>\$6,907,868</b>	<b>\$7,652,933</b>

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# Investor Recap (Year 5 Sale, 7% Cap Rate)

	<b>Class A-1</b>	<b>Class A-2</b>
Internal Rate of Return (IRR)	21.3%	20.4%
Equity Multiple	2.20x	2.10x
Average Annual Return (AAR)	24.2%	22.7%

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# Investor Cash Flows \$100k Invested

	Lease Up		Earn Out		Sale
	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Capital Balance	(\$100,000)	(\$100,000)	(\$99,762)	(\$79,145)	(\$76,367)
Distributions from Operations	\$2,748	\$7,106	\$8,072	\$9,030	\$10,341
Average Cash on Cash			8%	11%	14%
Earnout Proceeds/ Return of Capital		\$0	\$25,100	\$0	\$72,011
Sales Proceeds					\$78,941
Ending Capital Balance			(\$79,145)	(\$76,367)	\$0
Cash Flow	\$2,748	\$7,106	\$33,173	\$9,030	\$161,292
Avg. Annualized Return	22.7%				

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# Bonus Depreciation

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**Significant Year 1 Tax Benefits:** Cost Segregation & Bonus Depreciation

**Accelerated Depreciation:** Deduct a large portion of the property's cost in Year 1.

**Estimated Tax Savings:**

- **40% Bonus Depreciation:** \$1,879,017 in Year 1
- **100% Bonus Depreciation** (Pending Legislation): \$3,813,317 in Year 1

Result: Enhanced cash flow and improved after-tax returns.

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# Next Steps

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## 1. Commit

Log into our investor portal or create an account at <https://100125354.investorcafe.app/content/login#/appaccess/login>. This is where you will make your commitment, e-sign offering documents, and receive any updates about your investment.

## 2. E-Sign Documents

Review and e-sign all of the legal documents inside of the portal.

## 3. Funding

Once you complete the required steps inside the investor portal, you're ready to fund the deal. You can either link your bank account, secure ACH transaction, or view wire instructions. Funding deadline is July 8th, 2025.

## 4. Closing

We expect to close on the Marketplace at Princeton by the end of July 2025.

[Schedule a call with the team](#)