



Real Estate Investment Proposal

O.M.T. Properties

Email: vscott@omtpropertiesdetroit.com

Website: www.omtpropertiesdetroit.com

Tel: 323.788.2242

PO Box 17231

Anaheim Hills, CA 92817



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INVESTMENT OVERVIEW

Strategic Highlights

O.M.T. Properties is pleased to offer an opportunity to invest in the great city of Detroit, Michigan. Linwood Apartments is Phase I of a multi-phase revitalization plan to address the housing issues in the Dexter Linwood district. Currently there is a critical shortage of safe, affordable, quality housing in this area. 2750 Sturtevant Street is a 24-unit Spanish Revival style midrise apartment building, located in the neighborhood of Dexter Linwood. The Dexter Linwood Historic District contains many homes constructed between 1905 and 1925 and range in size from modest two story to large multi-family.

Linwood Apartments is a 4 story multi-family building made up of 24 units and contains a well-balanced mix of 12 studio apartments and 12 one-bedroom units. The units will maintain many historic details to preserve its charm. Now is the time to take advantage of the opportunity before the market starts to mature.



Property Highlights

- 24 Units and 26,960 SF
- Ready for Redevelopment
- Building Class C and built in 1929
- Laundry and vending in the building
- 9 months from rehab to completely rented

Investment Area

Amazon fulfillment center – 138 Acre facility

General Motors – Acadia SUV plant

48M in additional Federal funds for housing and Section-8

This is an excellent opportunity to be part of a change. This multi-unit rehabilitation along with other investments in the area are transformational changes which will revitalize Detroit.

Vincent Scott
Chief Executive Officer
2020

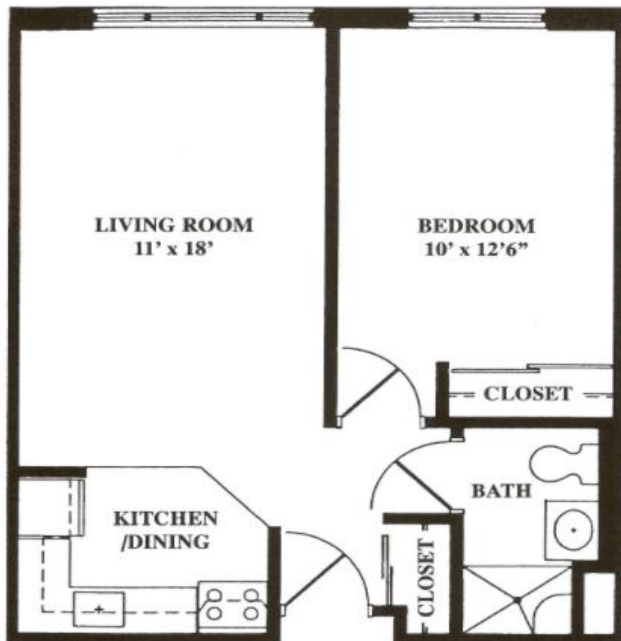
PROJECT DESCRIPTION

The Linwood Apartment project is composed of the purchase, rehabilitation of each unit and the retrofit of the building's infrastructure and roofing. Within 9 months, the complete infrastructure will be transformed from vacant building to pristine, fully rented remodeled flagship property.

Each unit will undergo a full remodel:

- paint
- appliances
- flooring
- bathroom
- plumbing
- electrical
- A/C and heat

PROPOSED - ONE BEDROOM PLAN

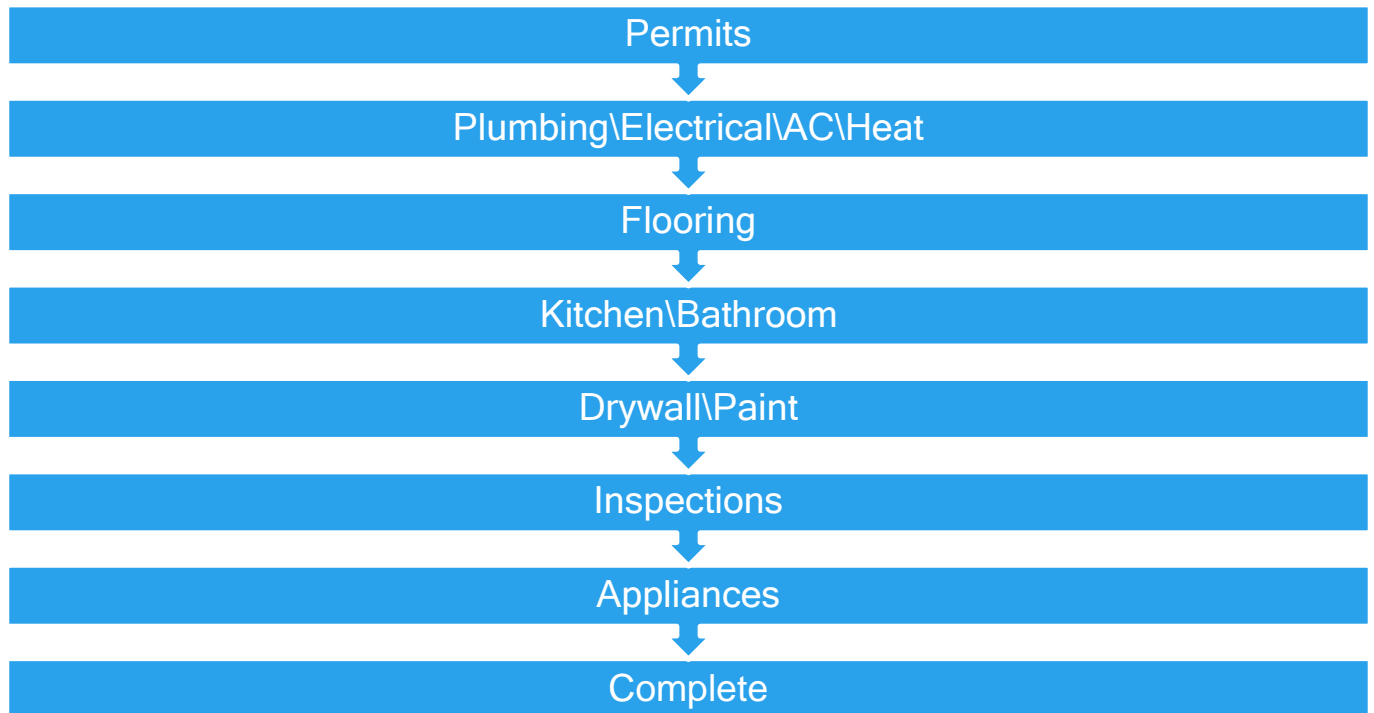


PROPOSED - STUDIO PLAN



Contractors have been secured, and have started to evaluate the necessary permits, and requirements to begin the work. The team of contractors have agreed to use a percentage of Detroit residents to work on the project to ensure dollars are recycled in the local community.

Construction Sequence



Current Images:

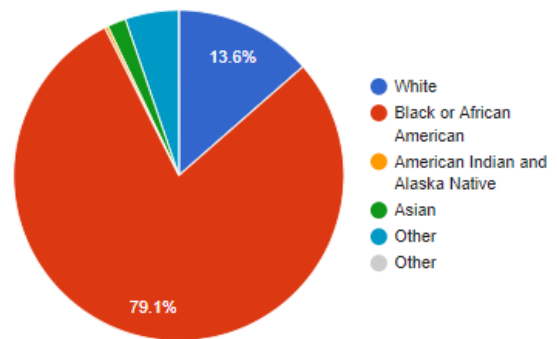


MARKET OVERVIEW

Demographics

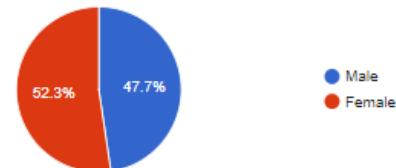
Detroit, MI Race Breakdown

Race	Number	Percent	National Avg
One Race	661,352	98.3%	96.8
White	91,180	13.6%	72.6
Black or African American	531,876	79.1%	12.7
American Indian and Alaska Native	2,173	0.3%	0.8
Asian	12,282	1.8%	5.4
Asian Indian	5,607	0.8%	1.2
Chinese	1,497	0.2%	1.3
Filipino	139	0.0%	0.9
Japanese	138	0.0%	0.2
Korean	556	0.1%	0.4
Vietnamese	33	0.0%	0.6
Other Asian	4,312	0.6%	0.8
Native Hawaiian and Other Pacific Islander	69	0.0%	0.2
Native Hawaiian		0.1	
Guamanian or Chamorro		0.0	
Samoan		0.0	
Other Pacific Islander		0.1	
Some Other Race	23,772	3.5%	5.1
Two or More Races	11,477	1.7%	3.2



Detroit, MI Gender Breakdown

Gender	Number	Percent	National Avg
Female	352,195	52%	50.8
Male	320,634	48%	49.2
Total Population	672,829		323,128,000



Marketing

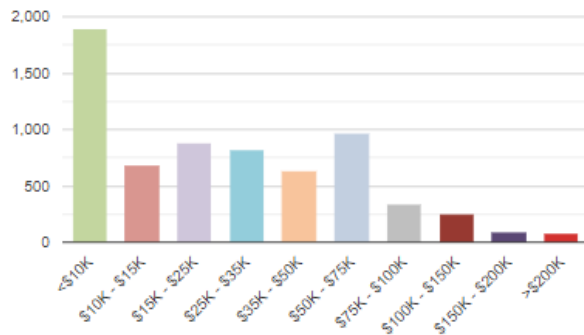
Linwood Apartments will utilize all available technology and social services to quickly fill the units. Below is a partial list of the different tools available:

- Detroit Housing Department Section 8 web portal
- Cass Social Services
- Apartments.com, Forrent.com, Rentlinx.com
- Social Media
- Open house at the location

Neighborhood analysis

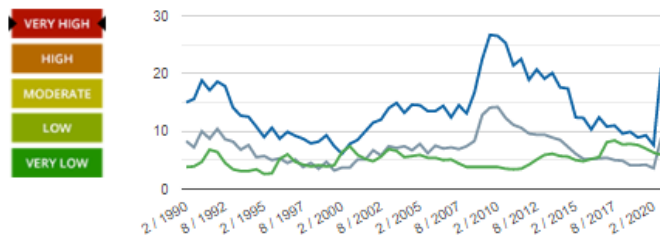
Median Household Income for Detroit, MI 48206

Median Household Income in Detroit, MI: \$22,375

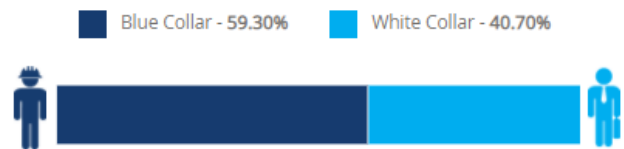


Unemployment for Detroit, MI

Unemployment in Detroit is 21.0%. It is higher than the state and national averages, 8.2% and 6.0% respectively



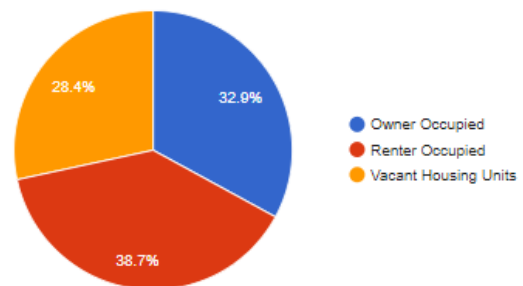
Workforce Breakdown for Detroit, MI



The unemployment rate of 21% contributes to the business model of finding tenants on government funded section 8. O.M.T. Properties will be the vehicle that works with local social services and helps residents find the proper training and employment to enhance their life.

Detroit, MI Housing Occupancy

Housing Occupancy	Number	Percent	National Avg
Total Housing Units			
Occupied Housing Units	259,295	71.6%	87.6
Owner Occupied	119,226	46.0%	63.1
Renter Occupied	140,069	54.0%	36.9
Vacant Housing Units	102,791	28.4%	12.4
Homeowner Vacancy Rate	5	0.0%	0.0
Rental Vacancy Rate	8	0.0%	0.0
Average household size of owner-occupied unit	2.7	0.0%	2.7
Average household size of renter-occupied unit	2.5	0.0%	2.5



Employment

Detroit, MI Employment Breakdown

Industry	Number	Percent	National Avg
Agriculture, forestry, fishing, hunting and mining	937	0.4%	1.7
Arts, entertainment, recreation, accommodation and food services	29,877	12.5%	9.8
Construction	8,424	3.5%	6.4
Educational services, health care and social assistance	58,197	24.3%	23.0
Finance, insurance, real estate, rental, and leasing	12,016	5.0%	6.6
Information	4,389	1.8%	2.1
Manufacturing	35,962	15.0%	10.1
Other services except public administration	13,533	5.7%	4.9
Professional, scientific, management, administrative and waste management services	25,312	10.6%	11.4
Public administration	8,405	3.5%	4.6
Retail trade	23,178	9.7%	11.5
Transportation, warehousing and utilities	13,735	5.7%	5.2
Wholesale trade	5,068	2.1%	2.7

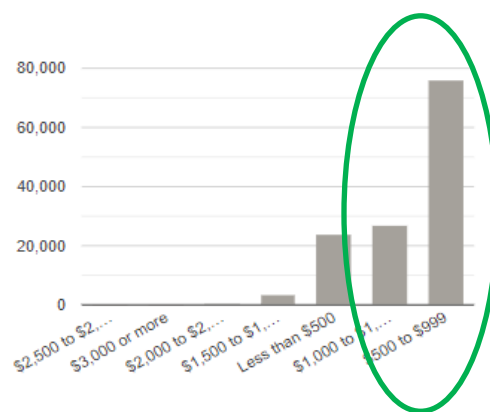
Rental Market

O.M.T. Properties has already leveraged local experts and Detroit housing resources to start the necessary paperwork to offer the remodeled units to low income residents. Our company believes that your home can dictate how you perform at work and in school. Units will be offered through the Detroit Housing Authority platform, which provides a clean, safe environment to give residents a sense of pride while providing a constant, reliable revenue source to O.M.T. investors. The chart below shows that an average rent of \$800 is aligned to the financials.

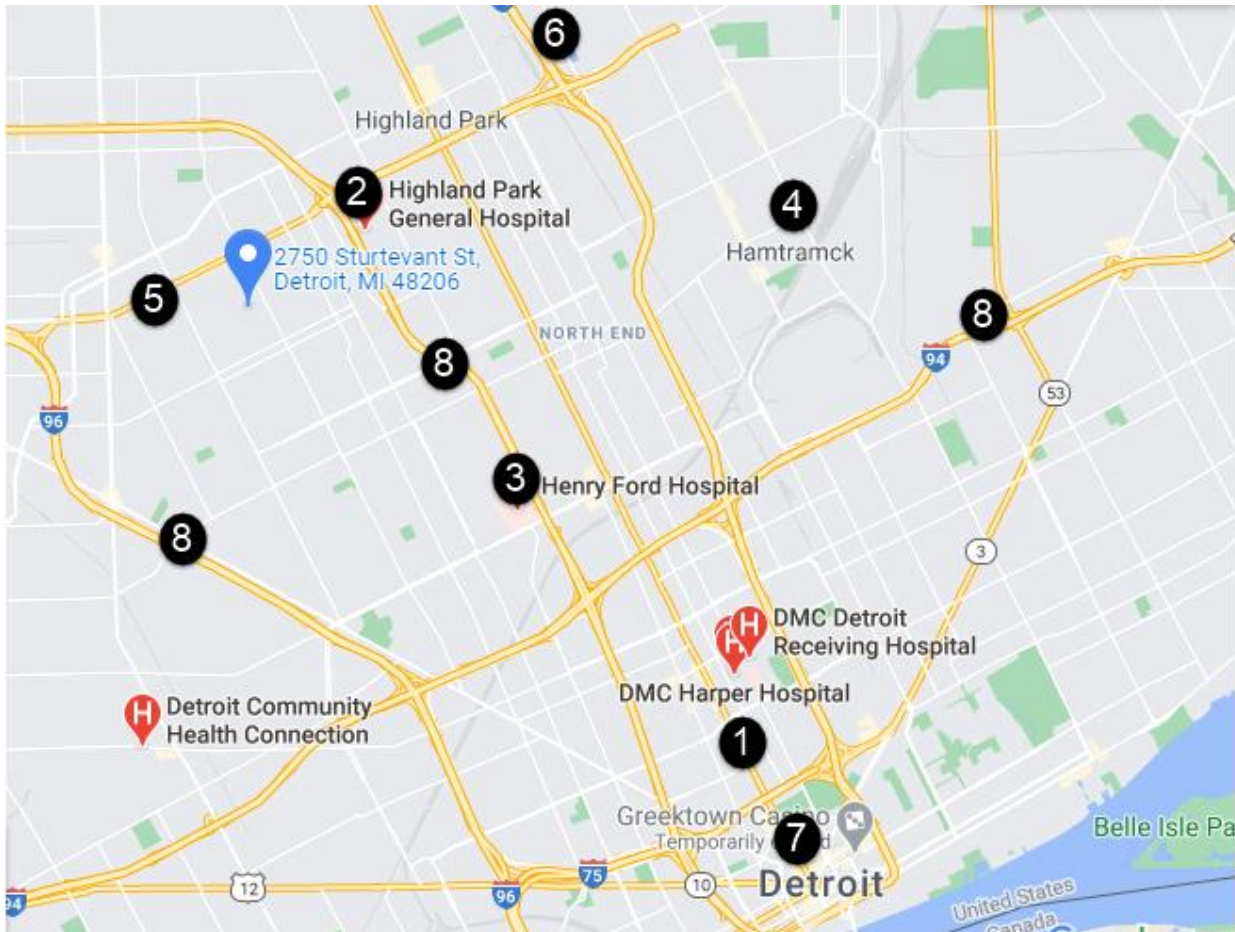
Detroit, MI Rent Statistics

Rent Payment Amount	Number	Percent	National Avg
Occupied Units Paying Rent	130,521		41,631,300
\$2,500 to \$2,999	46	0.0%	1.9%
\$3,000 or more	56	0.0%	1.8%
\$2,000 to \$2,499	371	0.3%	4.4%
\$1,500 to \$1,999	3,338	2.6%	11.9%
Less than \$500	23,978	18.4%	10.7%
\$1,000 to \$1,499	26,851	20.6%	28.3%
\$500 to \$999	75,881	58.1%	41.0%
No Cash Rent	9,548	0.0%	2,206,240
Median (Dollars)	771	0.0%	981

Rent Payment as % of Income	Number	Percent	National Avg
Less than 15.0%	10,844	8.8%	13.1%
15.0% to 19.9%	11,176	9.1%	12.9%
20.0% to 24.9%	12,743	10.3%	12.8%
25.0% to 29.9%	11,561	9.4%	11.5%
30.0% to 34.9%	12,721	10.3%	9.0%
35.0% or more	64,173	52.1%	40.7%
Not Computed	16,851	0.0%	0.0%

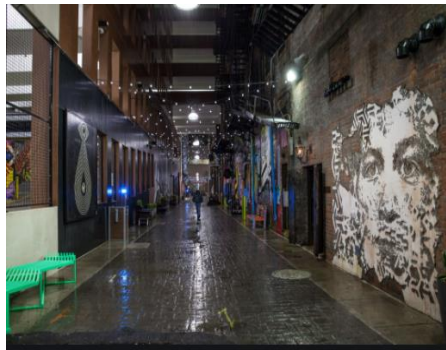


Area Map



The property is in the historic district of Dexter Linwood and is minutes from downtown Detroit and close to the following:

1. Museum of Contemporary Art Detroit
2. Highland Park Hospital
3. Henry Ford Hospital
4. GM – Detroit -Hamtramck Assembly Plant
5. Major banks
6. Amazon Warehouse
7. Downtown Detroit (Riverwalk, Museum District & Cadillac Center)
8. I-96, M-10, and I-94



FINANCIAL STATEMENTS

Income Statement Profit and Loss

OMT Properties		
Location: 2750 Sturtevant, Detroit, MI		
Profit and Loss		
Income		
Rent	\$	218,880.00
Total Income	\$	218,880.00
Expenses		
Mortgage	\$	115,249.72
Insurance	\$	4,000.00
Security cameras	\$	3,000.00
Property Management	\$	16,128.00
Property Taxes	\$	5,234.00
Utilities	\$	12,000.00
Repair and Maintenance	\$	6,000.00
Fire Alarms & Sprinklers	\$	2,400.00
Administrative	\$	4,800.00
Landscaping	\$	1,200.00
Garbage	\$	3,000.00
Snow removal	\$	1,700.00
Total Expenses	\$	174,711.72
Net Income	\$	44,168.28

PROJECTED PRO FORMA

Projected Pro Forma			
2750 Sturtevant, Detroit, MI			
Units			Totals
24	\$	800	Gross Income \$ 230,400
Expenses			
Insurance	\$	4,000	Total Expenses \$ 59,462
Security cameras	\$	3,000	Less Vacancy \$ 11,520
Property Management	\$	16,128	Net Operating Income \$ 159,418
Property Taxes	\$	5,234	Cap Rate 14.6%
Utilities	\$	12,000	Cash on Cash 4%
Repair and Maintenance	\$	6,000	
Fire Alarms & Sprinklers	\$	2,400	
Administrative\Elevator	\$	4,800	Acquisition Cost \$ 205,000
Snow Removal	\$	1,700	Renovation Budget \$ 889,400
Garbage	\$	3,000	Total Project Cost \$ 1,094,400
Landscaping	\$	1,200	Post Project Valuation \$ 1,320,000

INVESTMENT SUMMARY

As an exclusive investor in Phase I - Linwood Apartments, you have a unique opportunity to help rebuild communities while making a profit. This investment will improve the Detroit area and provide quality housing for those who are underrepresented. This project will create jobs and circulate money into the local community. Block after block, O.M.T. Properties is transforming communities that time has left behind. As an investor you will be part of the renaissance and the time is NOW! A year from now you will have comfort in knowing that you made a difference.

- Minimum investment of \$50,000
- 10% Return
- 12 months duration before payout
- Investor trip to Detroit
- Partnership opportunities are available after investing in 3 projects

O.M.T. Properties would like to thank you for reviewing this investment proposal. Please contact us with any questions or wire instructions.

Vincent Scott

Chief Executive Office
2020