

Having a
recession and
pandemic proof
business is just a
wild statement.

Unless you ask us.

Vrzić®

WHAT SETS US APART

Other Multi-Family Companies

A lot of unnecessary fees

You can lose your whole investment
(Even in a Syndication deal)

You are liable for the debt

The *Vrzić* Companies

Not a Fund

Not a Syndication

Your ROI is returned
within 3-5 years

We take over the debt
and invest along side you

We will return your investment
regardless of any outcome

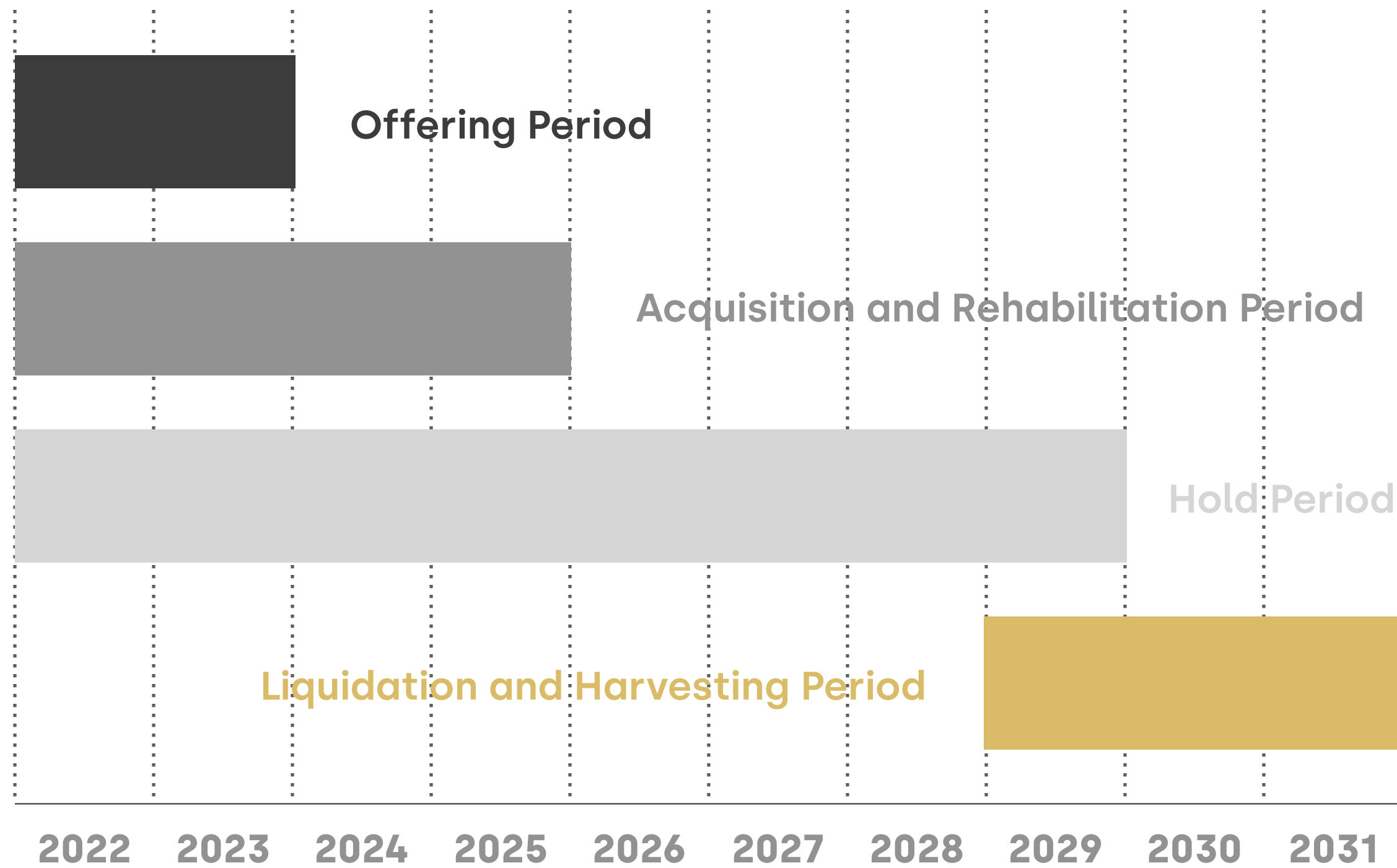
We customize our JV deals to your
needs. For example: some investors
prefer to be attached to the debt

ADVANTAGES OF THE VRZIĆ MULTI-FAMILY INVESTMENTS

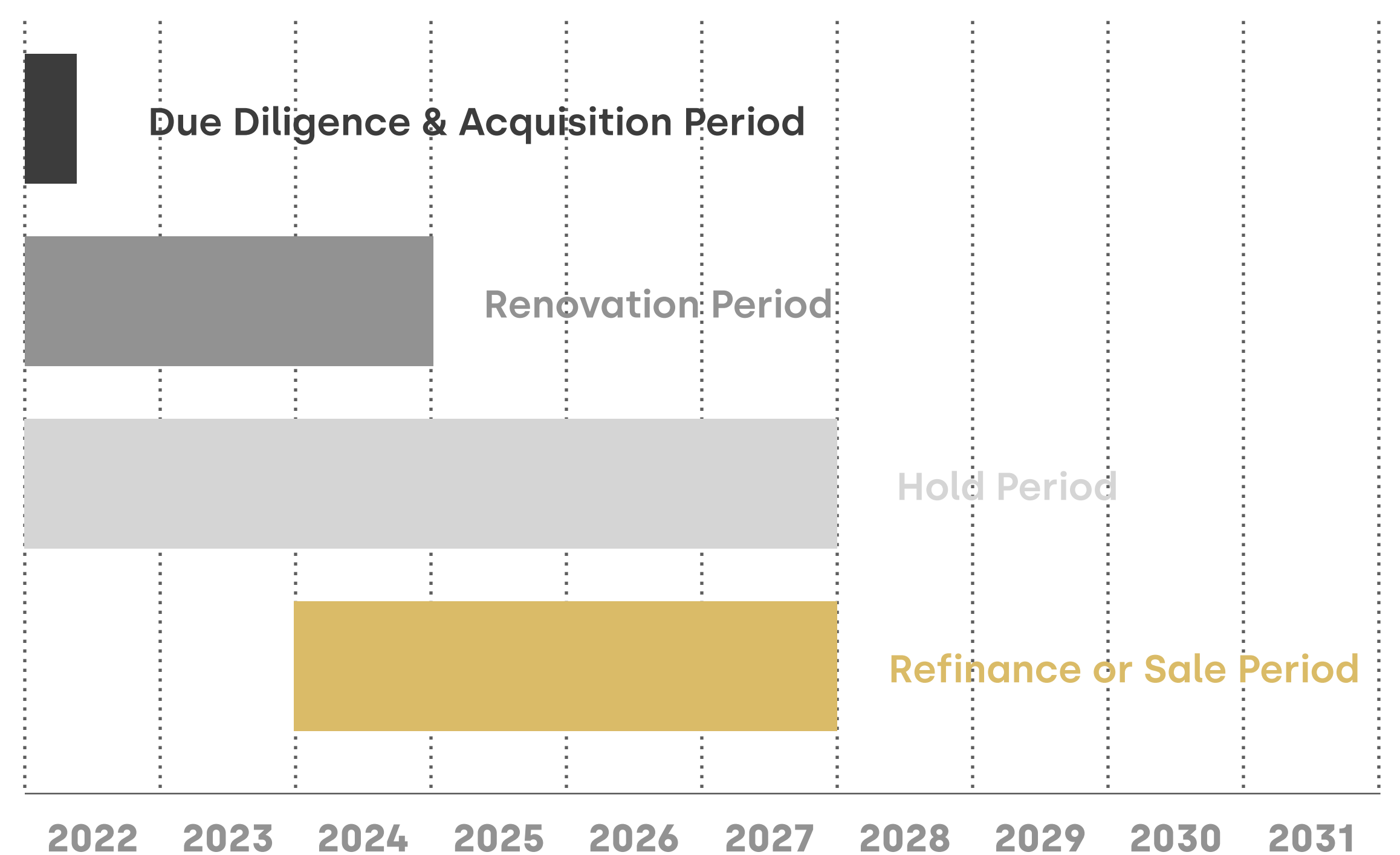


HOLD PERIOD

Other Multi-Family Companies



The Vrzić Companies



We aim to pay the initial investment + profits to the investors **FIRST, BEFORE we get paid**. This way we are able to purchase more properties without having all of us waiting to make a profit.

OUR VALUES

“ *With perpetual demand, infrastructure provision will remain a worthy pursuit for those who do it well.* ”

- + Vrzić strives to make its mark on society through **relentless service**.
- + Invigorating decrepit neighborhoods through **detachment of slumlords** from respective properties.
- + Collaborate with tenants to assist them in improving their **standard of living** through greater control over renovations and rent negotiations.
- + Invest in Band C class properties with value add to abet in **creating wealth** for our investors.
- + Vrzić seeks to **enlighten the investors** that multi-family property investment is the safest and most rewarding means of wealth creation
- + As a non-syndicate company, we seek to **uphold the trust of our investors** by eliminating them from the debt services attributed to these buildings

HOW WE DO IT

1

Through collaboration with investors, Vrzić purchases B and C class Multi-Family properties in large metropolitan areas that boast a strong employment with a government workforce that includes Federal and State salaries that are not affected by Wall St. driven fluctuations.

4

Once the renovation is complete, the property is refinanced by the bank after the first or second year. These proceeds are used to repay investors their initial investment along with profits.

2

Vrzić's meticulous feasibility studies show how they acquire properties while helping communities at the same time. Community leaders have reached out and joined forces to expand redevelopment projects.

5

The property becomes an Asset Under Management (AUM) of Vrzić while investors can reinvest in the next portfolio faster without waiting for any market fluctuations.

3

The acquired properties undergo a process called "Force Appreciation". Force appreciation refers to collective decisions regarding ways to achieve property value appreciation. This is done through execution of tenants requested upgrades and improvements to the property, such as amenities upgrade, interior modifications, and exterior work.

DEAL FLOW

“ While everyone is looking in one direction, we look the other way for leads.

With an overzealous intent to be the world's best landlord, government institutions, the department of building, inspectors and many others provides us with an insurmountable amount of leads that are primarily off-market and in dire need of beautification.

720

With an average of **720 leads per months**

72

The Top 10% of those leads per month are in the in the “no-brainers” category that have an excessive upside and have a huge value-add.

1

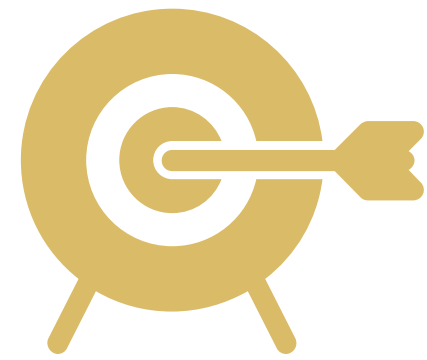
Approximately 2% of these leads are purchased by Vrzić.

6

We are seeking investors to partner with us in acquiring the **remaining 8% of these leads.**

PRIVATE JOINT VENTURE (JV) PARTNERSHIP STRUCTURE

The Vrzić Companies is always looking for partnerships especially with like-minded and positive investors. Below is typically how we structure a Joint Venture (JV) Partnership deal, however we like to customize and curtail every deal to the needs of the investors.



\$5M - \$95M

Target
Deal Size



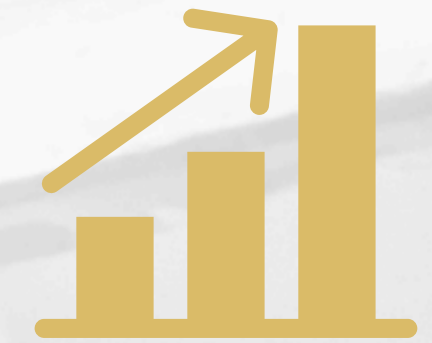
\$250,000

Minimum
Investment



3-5 YEARS

Hold
Period



13-18%

Target Investor
Returns

USE OF FUNDS

Total funds are raised through a combination of equity and debt financing. Equity financing manifests in form of fundraising from investors with a minimum threshold of USD \$250,000 over 3 - 5-year investment horizons.

The bulk of financing (70%) is used for acquisition of investment properties. These properties are acquired through methodological and meticulous planning at the due diligence stage by Vrzić. Subsequent investment for execution of forced realization concept requires investment of USD \$ 7.0 million which represents 35% of total cost.

Sources of Funds

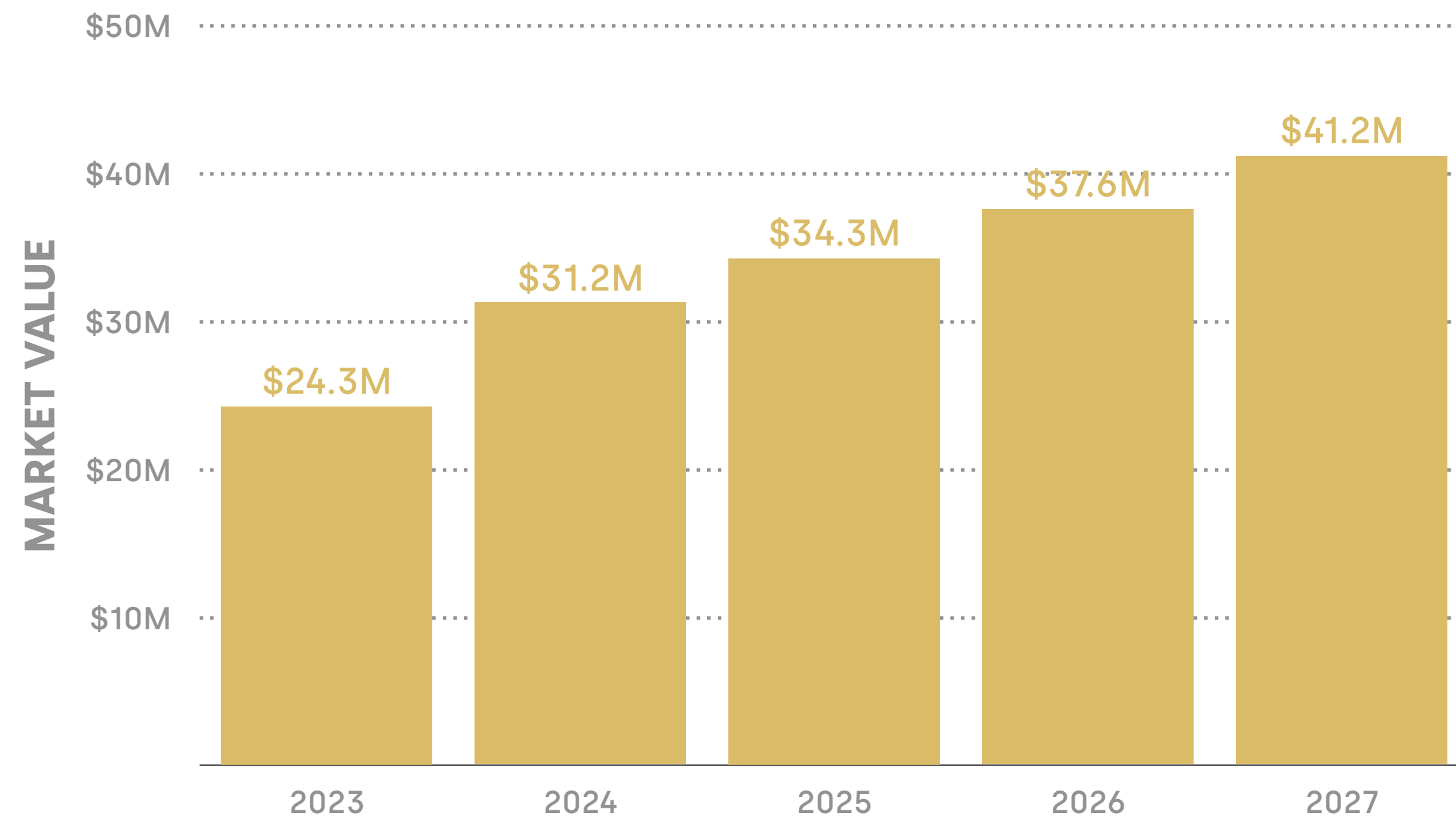
Equity from Investors	21%	\$6,000,000
Total Loan Proceeds	79%	\$22,456,207
Total Sources:		\$28,456,207

Use of Funds

Purchase Price	\$20,000,000
Acquisition Fee (3%)	\$600,000
Capital Improvements	\$7,000,000
Interest during Construction	\$856,207
Total Cost:	\$28,456,207

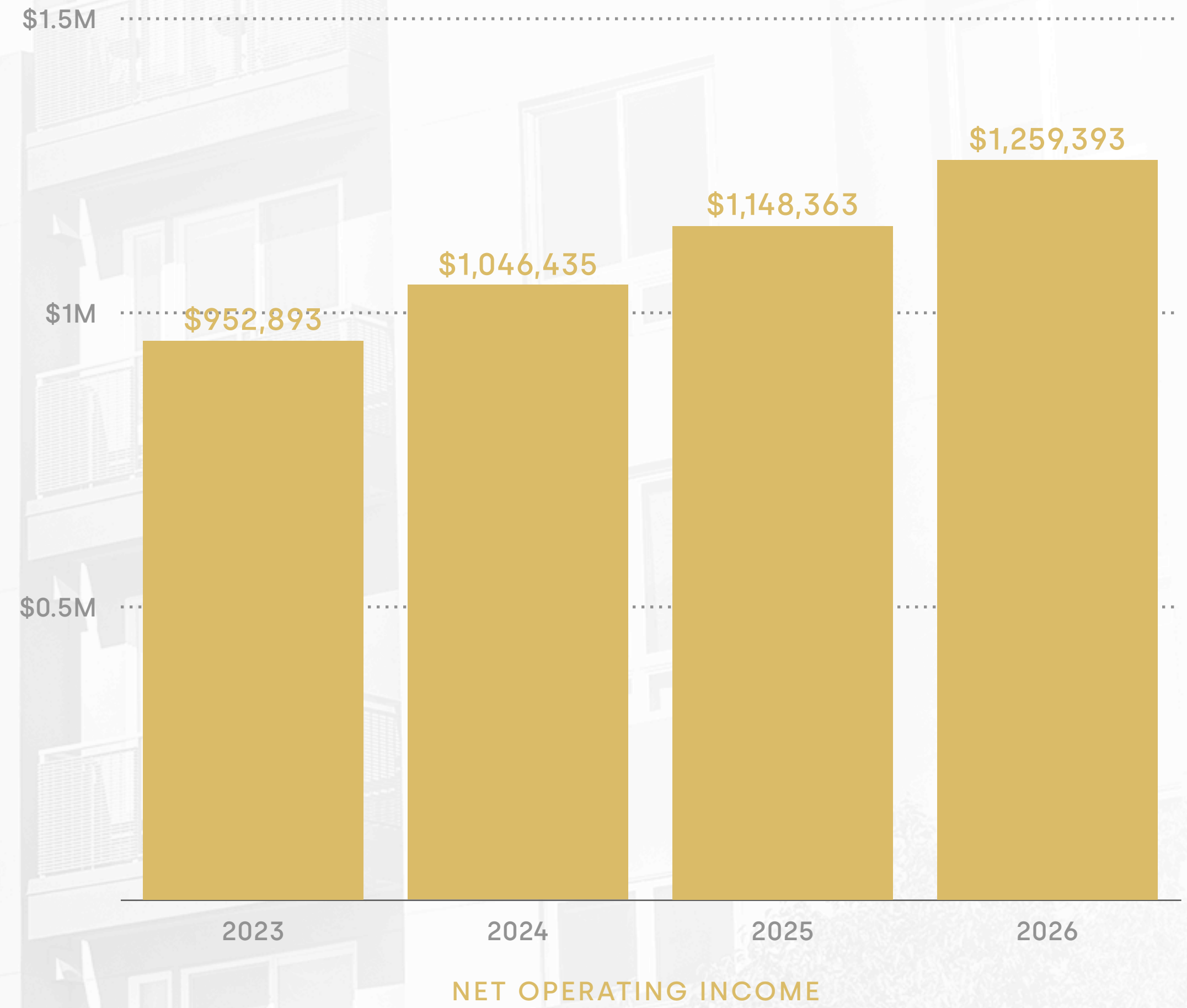
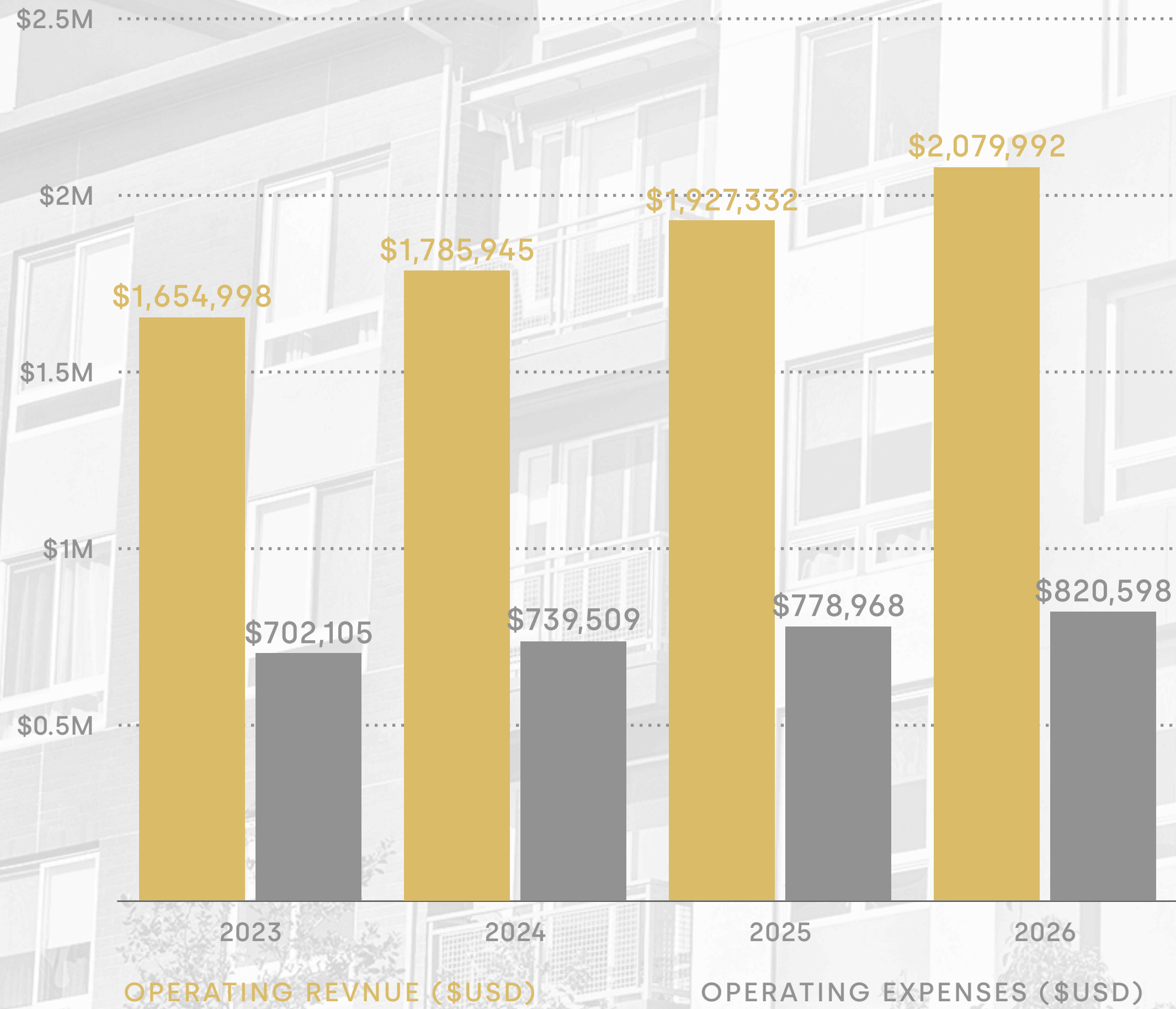
MARKET VALUE TRENDS

The market value of the property has risen by about 70%, driven primarily by escalation in net operating income which increased by 45%. Net operating income increased substantially as the operating income rose by 36% offset by operating expenses which rose 23%.



	2023	2024	2025	2026
Operating Income				
Gross Potent Rent	1,916,035	2,069,318	2,234,863	2,413,653
Vacancy Loss	(287,405)	(310,398)	(335,230)	(362,048)
Net Rental Income	1,628,630	1,758,920	1,899,634	2,051,605
Total Misc Income	26,369	27,025	27,698	28,388
Effective Gross Income	1,654,999	1,785,946	1,927,332	2,079,992
Operating Expenses				
General & Administrative	(128,256)	(134,669)	(141,402)	(148,472)
Repairs & Maintenance	(135,936)	(142,733)	(149,869)	(157,363)
Landscaping	(22,356)	(23,474)	(24,647)	(25,880)
Exterminator	(4,860)	(4,914)	(5,160)	(5,418)
Telecommunications	(7,980)	(8,379)	(8,798)	(9,238)
Trash Removal	(6,000)	(6,300)	(6,615)	(6,946)
Utilities	(101,376)	(106,445)	(111,767)	(117,355)
Payroll	-	-	-	-
Marketing	(128,256)	(134,669)	(141,402)	(148,472)
Bad Debt	(19,160)	(20,693)	(22,349)	(24,137)
Fixed Expenses				
Management Fee	(57,481)	(62,080)	(67,046)	(72,410)
Insurance Expense	(90,624)	(95,155)	(99,913)	(104,909)
Total Operating Expense	(702,105)	(739,510)	(778,969)	(820,599)
Net Operating Income	952,893	1,046,436	1,148,363	1,259,394

INCOME, EXPENSES & NET OPERATING INCOME



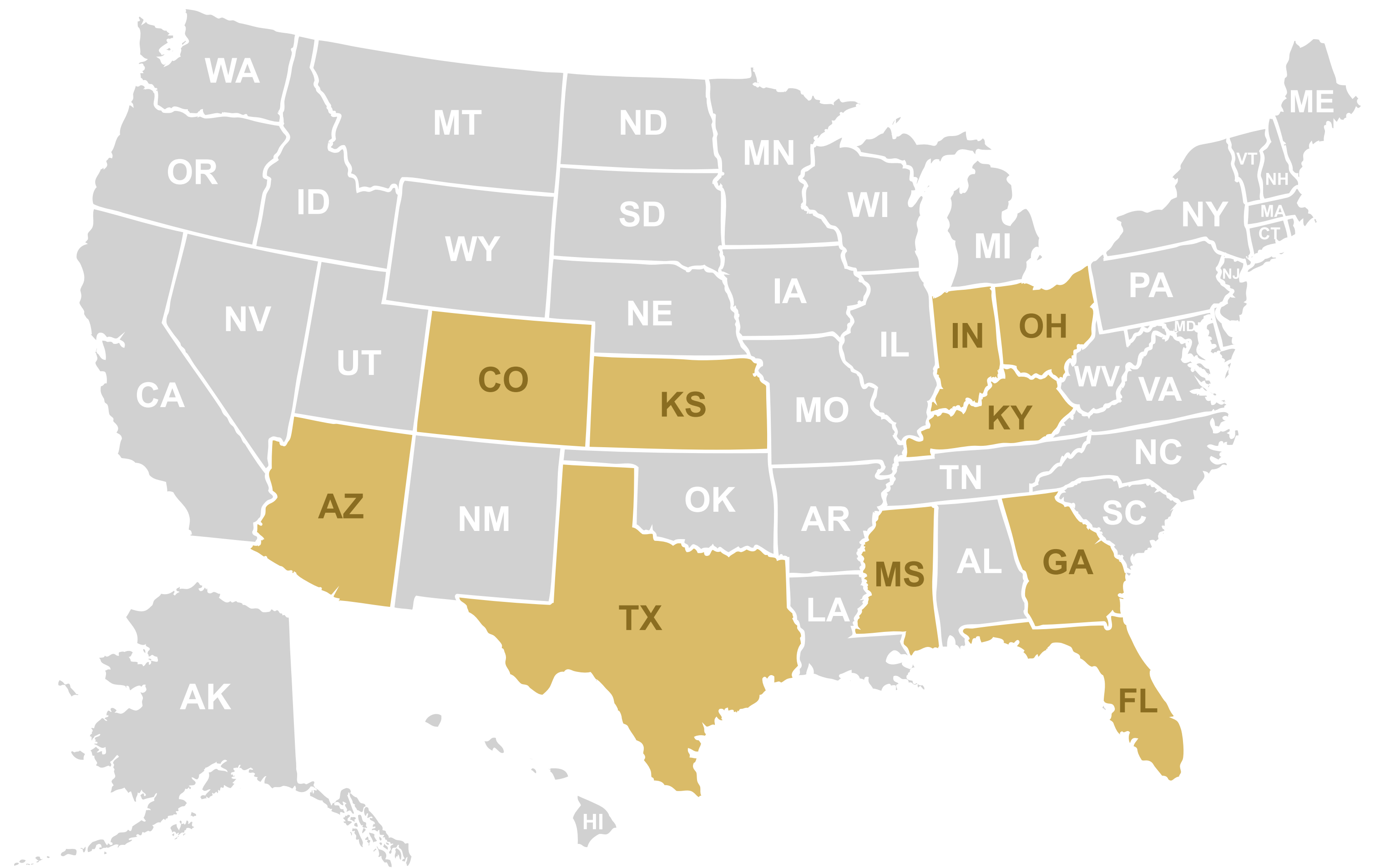
GROWTH STRATEGY

Since our humble beginnings, we have learned that sustainable growth is only achieved through a targeted strategy.

Within the USA our emphasis is on **10 Landlord Friendly states.**

These include Arizona, Colorado, Florida, Georgia, Indiana, Kansas, Kentucky, Mississippi, Ohio and Texas.

We plan to expand our multi-family portfolio within these 10 states through category expansion and product evolution.



ABOUT US

The story begins in 2010 with a family of New York developers, Vrzić, who started delivering unparalleled service and took a unique spin on the real estate market by selling superior properties for far less than the market value. Why might you ask? It was so they could do more, sell quicker, and deflate the recession bubble while helping families afford homes without hurting their budgets.

This ultimately catapulted them into the public eye. Still, more importantly, the speed and profits generated were even more remarkable as it surpassed an average redevelopment project. With these profits, they aggressively bought multi-family properties in ten landlord-friendly states (not New York) that could withstand the test of time. More importantly, they could prosper by completely reverse engineering how multi-family properties are bought and sold.

This is when "The Vrzić Companies" was born, with over 110 employees working in a meritocracy built to maximize speed and growth. This Real Estate Investment Group invests in Class B and C multi-family buildings in ten landlord friendly states with original value add strategies that's beneficial to the tenants. Their tactical approach is sourcing properties in a strong government workforce that is not impacted by any Wall Street fluctuations. With an overzealous intent to be the world's best landlord, government institutions, the department of building, inspectors and many others provides them with an insurmountable amount of leads that are primarily off-market and in dire need of beautification.

What makes them stand out even more is their approach to safeguarding the investors by not associating them with any debt and returning their investments within five years or less. They added another pillar of trust by putting their money where their mouth is by equally investing alongside the investor in every property.

As feature in:

Entrepreneur

Forbes

yahoo!
finance

BENZINGA

Vrzić.

KAYAN VRZIĆ

Kayan Vrzić opened Hudson Yards, New York City a \$25 billion project that consists of 28 acres of new development ranging from luxury high-rise apartments and commercial retail properties it's the biggest privately-owned real estate development in the history of America. Her expertise and background are ground-up new developments, asset management, and operations for over 10 years.

Kayan also opened the largest ground up retail in Queens, New York, The Shops at SkyView Center and the high-rise residential luxury apartment complex that consist of over 800 units, SkyView Parc. There, she managed the day-to-day operations, sales and marketing team, lease up, managed the performance of the property, oversaw the build outs, negotiated terms and conditions for real estate contracts and focused on maximizing real estate profits for the organization.

Kayan developed business plans to maximize returns for

the assets through analysis of property efficiencies, identifying opportunities for improved performances, cost savings on expense and maximizing NOI drastically. She lead a team of residential and commercial asset managers responsible for over 48 acres of ground-up retail and residential space.

In 2015, through Kayan's effort, she won the U.S. MAXI Gold Award for NOI Enhancement Excellence for the shops at SkyView Center. She bought in a Nike deal worth approximately \$10 million in rent, only spending a total of \$8,912; a 0.089% cost on the return, which proved that the money was well spent. This is only a slither of information of what she's accomplished in her real estate experience.



Vrzić.

MARKO VRZIĆ

Growing up in Switzerland, Marko Vrzić worked in the private banking sector, an industry that holds one-third of all the money in the world. As a private banker, he was given access to gateways of how to build successful businesses and insights into molding them.

This insight propelled him to quickly shift gears and enter entrepreneurship in America. This endeavor led him to market hundreds of brands for some of the top Fortune 500 companies.

His relationships with these companies taught him that they all own tangible assets in one specific real estate sector: multi-family properties that could weather the storm from unforeseen market fluctuations.

He knew his unorthodox marketing approach to generating leads would give him an edge in acquiring recession and pandemic proof multi-family properties that people weren't actively looking in.

His uncanny obsession with redeveloping brands and properties made it easier for him to stand out in acquiring, rebuilding and selling multi-family properties.

Additionally, he has performed keynote speeches in many top universities around the world and business seminars with his obsession with teaching real generational wealth to others and dissuading every person he meets never to buy a home to live in. His speeches can be heard in four languages that he is fluent in.

He was also featured in Forbes, Entrepreneur, Inc, and many other international news outlets for his original use of capitalism.



Vrzić.

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