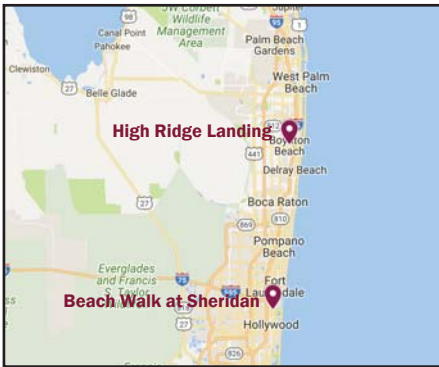


HIGH RIDGE LANDING & BEACH WALK AT SHERIDAN

BOYNTON BEACH & DANIA BEACH, FL



Legacy Capital Partners (“Legacy”) has created LAC Sheridan High Ridge LLC (“Company”) to provide accredited investors the opportunity to invest in two multifamily communities in southeast Florida; Beach Walk at Sheridan, 240-units in Dania Beach, FL and High Ridge Landing, 184-units in Boynton Beach, FL (“Sheridan” and “High Ridge” and collectively “the Portfolio”).

Legacy entered into a joint venture with American Landmark (“Landmark”) to invest in the Portfolio on September 5, 2018. Landmark acquired both projects in off-market transactions earlier this year. Sheridan was acquired in March 2018 and High Ridge in May 2018. Landmark initially funded 100% of the equity required to close both transactions and presented Legacy with the opportunity to recapitalize a portion of their investment post-closing at par. This represents the 14th joint venture between Legacy and Landmark and the 17th and 18th properties acquired together.

The combined purchase price was \$94,000,000 and the total cost, including \$11,803,000 for renovations, contingencies and closing costs, was \$105,803,000. This represents a purchase price of \$221,700 /unit and a total cost of \$249,500 /unit. The investment has been capitalized with two loans in the total amount of \$63,303,000 and equity in the amount of \$42,500,000. Legacy invested \$17,000,000, Landmark invested \$21,500,000 and a third party invested \$4,000,000.

Sheridan is a 2001 vintage property that will be completely renovated in order to increase rental rates in-line with comparable properties in the market. High Ridge is a newly constructed property completed in 2017. The property was developed by a merchant builder focused on quickly leasing up the property and not maximizing rental rates. As a result, current rental rates are below market. Increased rental rates across the portfolio combined with professional property management is expected to allow the investment to generate the expected economic returns.



The Company is offering 142.8 membership units (“Membership Units”) for an aggregate purchase price of \$7,140,000, or \$50,000 per Membership Unit (“Offering”). The minimum investment will be two (2) Membership Units for an aggregate purchase price of \$100,000. However, the Manager may, in its sole discretion, accept investments for less than two (2) Membership Units. The Investor Members will receive an 8.0% preferred return on their invested capital paid from net cash flow, refinance proceeds and/or sale proceeds. After the preferred return is paid current, Investor Members will receive 80% of excess net cash flow. Once the preferred return is paid current and 100% of the Investor Members capital has been returned, the Investor Members will receive 80% of excess refinance and/or sale proceeds.



To request a Private Placement Memorandum please contact us at legacy@LCP1.com or 216-381-2303.

RETURNS

The returns below assume a 5 year investment period and a sale at \$294,000 per unit.

- The average annual cash yield is projected to be approximately 8.3%
- A supplemental loan after 24 months is projected to return 42% of initial investment
- An initial investment of \$100,000 is projected to generate a total return of \$153,000



HIGHLIGHTS

- Off-market transactions in high barrier-to-entry markets
- Well located communities with below market rental rates
- All concrete construction situated in high growth corridor in southeast Florida
- High cost of living region with limited undeveloped land for new supply
- Experienced local partner with strong in-house property management company