



MILWAUKEE REAL ESTATE FUND

"Building a scalable, repeatable
real estate engine."

Douglas Gross

Asset Management • Systems • Financials
• Back-End Operations

Background: 15+ yrs software architect +
U.S. real estate investor

Enrique Roth

Acquisitions • Underwriting •
Negotiations • Rehab & Project
Management

Background: 7+ yrs Sales & customer
success, U.S. real estate investor.

What Makes Us Different

- *Transparent, disciplined, data-based decisions*
- *KPI-driven, systemized, repeatable execution*
- *Engine refined first with our own capital*
- *High-performance operator mindset*
- *In-house wholesale operation*
- *Contractor partnership*

THE MILWAUKEE OPPORTUNITY

🏠 Severe supply/demand imbalance

Milwaukee has far fewer renovated rentals than tenants seeking them. Clean units fill quickly with strong tenant profiles → faster lease-ups and stable cash flow.

🏠 Affordability tailwind vs. Chicago

Milwaukee attracts renters priced out of Illinois, creating ongoing demand for quality housing and supporting long-term rent strength.

🔧 Deep value-add inventory

Large portions of the housing stock are outdated or neglected — ideal for buying at discounts, renovating efficiently, and creating forced appreciation.

📈 Market inefficiency our system exploits

Most operators lack the speed, systems, and execution discipline to handle value-add at scale. Our refined engine turns these inefficiencies into consistent returns.

TRACK RECORD

20+

PROPERTIES
ACQUIRED

\$4M+

AUM (2 FUNDS)

20%+

PORTFOLIO CoC

RECENT EXAMPLES

4845 N 44th

Bought \$80K + \$60K REHAB → ARV \$195K

🔑 Rent: \$1,900

13.31% CoC
(Projected)

5163 N 58th

Bought \$87.5K + \$68K REHAB → ARV \$211K

🔑 Rent: \$1,950

14.16% CoC
(Projected)

3914 W Hampton

Bought \$95K + \$49K REHAB → ARV \$210K

🔑 Rent: \$1,850

INFINITE
CoC

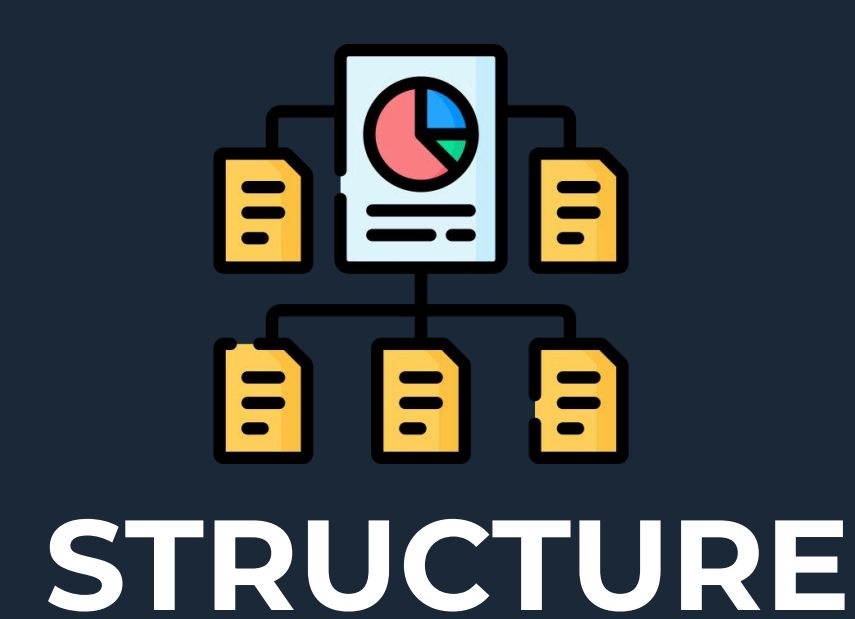
OUR PROCESS & METRICS

1. ACQUIRE → < 50% of ARV
2. REHAB → <70% ARV all-in
3. STABILIZE → Rents in top 25%
4. REFINANCE → 75% of ARV
5. CAPITAL RECYCLE → Fuel expansion

End-to-end cycle → 60 to 90 days

1. Average Project Cost → 67% of ARV
2. Rehab Time Range → 30 to 45 days
3. Average Rehab ROI → 217%
4. Lease Up Range → 14 to 30 days
5. Average Projected CoC → 14.25%
6. Average Current CoC → 20%+

INVESTOR MODEL



STRUCTURE

Closed-end. Raise →
Deploy → Stabilize → Exit.



RETURNS

Preferred return + profit
split on excess profits.



CAPITAL STRATEGY

Recycled via refinance to
maximize property count.



EXIT

Cash flow distributed
periodically. Exit year 5–6.

READY TO SCALE WITH US?

GET ACCESS TO OUR NEXT FUND