

Juniper Tree Investments LLC

Executive Summary



Randy J. Millet

REAL ESTATE INVESTOR

Mission and Vision

Juniper Tree Investments LLC has set an ambitious goal to acquire 50 rental units by March 2024. To achieve this goal, they are planning to utilize owner financing and bring in limited partners to invest in the venture. This strategy will allow Juniper Tree Investments LLC to acquire properties without having to rely solely on their own funds, while also providing limited partners with an attractive investment opportunity.

The acquisition of these rental units will help Juniper Tree Investments LLC increase their real estate portfolio and generate long-term wealth for their limited partners. By acquiring 50 rental units, Juniper Tree Investments LLC will be able to diversify their portfolio and offer their partners the benefit from the stability that comes with owning multi family properties.

To achieve this goal, Juniper Tree Investments LLC will need to carefully analyze potential properties and their rental income potential, as well as negotiate favorable owner financing terms. They will also need to attract the right limited partners who are aligned with their values and investment strategy. With an unwavering commitment to ethical and sustainable investments, Juniper Tree Investments LLC is well-positioned to achieve their goal.

What We Do

Juniper Tree Investments LLC is a real estate investment firm that is currently seeking limited partners to invest in multi-family real estate properties. Investing in multi-family properties can be a smart financial decision for those looking to diversify their investment portfolio, as these properties typically generate steady cash flow and provide long-term appreciation potential.

At Juniper Tree Investments LLC, the team is dedicated to identifying high-quality multi-family real estate opportunities that offer strong returns for their limited partners. The firm utilizes a rigorous due diligence process to evaluate potential properties and only invests in properties that meet their strict investment criteria. They also believe in hands-on management of their properties, working closely with property managers and other professionals to ensure that their investments are well-maintained and generate maximum returns.

The firm's investment approach is focused on generating strong, risk-adjusted returns for their limited partners while maintaining a conservative approach to investment risk. If you are interested in investing in multi-family real estate and are looking for a trusted partner to help you navigate the market, Juniper Tree Investments LLC may be the right fit for you.

What is a Limited Partner?

In real estate, a limited partner refers to an investor who contributes capital to a real estate investment project, but does not participate in the day-to-day management of the property. Unlike a general partner, who is responsible for managing the property and making key decisions, a limited partner is typically a passive investor who provides funding and receives a share of the profits in return.

Limited partners are often attracted to real estate investments because they provide an opportunity to generate passive income and benefit from long-term appreciation. Additionally, investing in real estate as a limited partner can be a way to diversify one's investment portfolio and gain exposure to the real estate market without the time and expertise required to manage properties directly.

Limited partnerships in real estate are typically structured as a legal agreement between the general partner, who is responsible for the management of the investment, and the limited partners, who contribute capital and share in the profits. The terms of the partnership, including the distribution of profits and the responsibilities of each party, are laid out in the agreement, which is typically drafted by a lawyer and signed by all parties involved.

Limited Partner Qualifications

We are seeking limited partners who are financially stable and have a long-term wealth building mindset, with a minimum investment of \$50,000. In addition, we understand the importance of tax deductions for our investors and offer attractive tax benefits as part of our investment strategy.

At Juniper Tree Investments LLC, we are committed to our values and strategy, which prioritize ethical and sustainable investments that benefit our communities and our partners. We believe that by aligning our values with those of our limited partners, we can achieve even greater success together.

If you are interested in investing in multi-family real estate and seeking a profitable and values-driven investment opportunity, we invite you to partner with us at Juniper Tree Investments LLC.



Target Deals

Juniper Tree Investments LLC is actively seeking multi-family real estate investment opportunities that have a minimum of 50% net operating income (NOI) and an 8-10% capitalization rate (cap rate) to ensure a safe return on investment (ROI) for their limited partners. This means that the company is looking for deals that generate significant income relative to the property's value, and that provide a good return on investment in relation to the risks involved. By setting these strict investment criteria, Juniper Tree Investments LLC aims to mitigate potential risks and deliver strong returns to its investors.

Our strategy is to find deals in B class neighborhoods that have potential to increase the revenue stream, and appreciate the property in a short time frame. By using owner financing, we can build equity while keeping our debt service and other expenses minimized. This will in

turn give us more value when we liquidate the property for a profit, or to fund another deal.

At Juniper Tree Investments LLC, our team is committed to finding the right properties, and taking advantage of an ever increasingly favorable market to maximize ROI and mitigate any risk.

Risk Mitigation

Juniper Tree Investments LLC is taking proactive measures to mitigate the risk involved in their investment strategy. One of the ways they plan to do this is by overestimating the expense ratio. This means that they will allocate more funds towards covering potential expenses than they expect to actually incur. By doing so, they are creating a buffer that can help absorb any unexpected costs, reducing the risk of their investment being negatively impacted by unforeseen expenses.

Another strategy that Juniper Tree Investments LLC plans to employ is securing cash flow within the first 30 days of the investment. By securing cash flow early on, they are reducing the risk of the investment being impacted by unforeseen circumstances that may arise further down the line.

In addition, we also plans to secure a cap rate of no less than 8%. Cap rate is a ratio used to estimate the potential return on an investment, and a higher cap rate generally indicates a lower level of risk. By setting a minimum cap rate of 8%, Juniper Tree Investments LLC is establishing a baseline for the potential return on their investment, which can help reduce risk by ensuring that they are only investing in opportunities that meet their desired level of profitability.

If you are interested in partnering with us, please visit our website and contact us to book an appointment at junipertreeinvestment.com

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