



Stone
Mountain
Capital
Management

EXECUTIVE SUMMARY

PRIVATE REAL ESTATE INVESTMENT FUND



STONE MOUNTAIN CAPITAL MANAGEMENT, LLC

PRIVATE REAL ESTATE INVESTMENT FUND

Stone Mountain Capital Management is pleased to present an **income-focused Private Real Estate Investment Fund** designed to deliver consistent monthly returns to investors while revitalizing underserved communities.

The Fund provides short-term bridge loans to qualified developers in the **1-4 family housing asset class**, supporting workforce housing projects across Ohio and other select U.S. markets.



CASE STUDY

WICKLIFFE, OH, 44092

Before: 3 Bed | 1.5 Bath | 1,080 sq. ft.

After: 3 Bed | 2 Bath | 1,415 sq. ft.

Project Overview

- Project Timeline: **12/22/23 to 01/10/25**
- Purchase Price: **\$40,000**
- Renovation Budget: **\$50,000**
- ARV: **\$150,000**
- Sold For: **\$180,000**

Investor Return

- Loan Timeline: **384 days**
- Loan Size: **\$90,000**
- Monthly SDIRA Payments: **\$750/mon**
- Investor Profit: **\$9,468 profit**
- Fixed Annual Return **10%**

Project Timeline

Dec 4, 2023

POF Letter Requested

Dec 22, 2023

Contract Signed/
Funds Allocated

Jan 10, 2025

Exit / Sale



BEFORE



AFTER





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OFFERING & UNITS OF MEMBERSHIP INTEREST

Maximum Offering
TBD (Open-Ended Fund)

Unit Price
\$50,000

Minimum Subscription
\$50,000 (1 unit)

INVESTMENT STRATEGY

The Fund pursues the following strategies to generate risk-adjusted returns for Limited Partners:

- Provide **short-term bridge financing** to developers in the workforce housing sector.
- Secure investments with **senior debt positions** backed by real estate.
- Leverage **local market expertise** to identify undervalued properties.
- Support **revitalization of distressed 1-4 family homes** while generating community impact.

SCHEDULE A STRATEGY CALL TODAY



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PREFERRED RETURN DISTRIBUTION POLICY

- The Fund seeks to deliver **monthly cash distributions** to investors.
- Investors may elect to reinvest distributions for compounded growth.

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REDEMPTION POLICY

- All capital contributions are subject to a **24-month lock-up period**.
- After the lock-up period, redemptions are made on request.

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TRACK RECORD

Stone Mountain Capital Management has a strong track record as both a lender and operator:

100s of successful
community projects
in core markets

350+
transactions per
year

\$50M+
Loans Annually

50+
Communities Served

1-4 Family
Asset Class

10-12%
Annual Returns

11+ years of proven performance with verified transactions by Clifton Larson Allen (2025)



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CLICK TO SCHEDULE A CALL



216-701-0242



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