

WHY



AVAF3

TRACK RECORD HIGHLIGHTS*



26 Full-cycle deals



25.6% Annual cash-on-cash return



32.9% NOI growth



22.7% LP IRR



1.8x Equity multiple

WHO IS ASHCROFT



38 Communities throughout Texas, Florida, North Carolina, and Georgia



\$2.8+B Assets under management



3,000+ Investors



21,300+ Units



\$1.1+B Equity invested



In-house operations



Top-tier communication and access to the team



Monthly distributions



BENEFITS OF INVESTING IN AVAF3

- Spreads out investor equity over 966 units
- Offers exposure to investments in Chapel Hill, NC, Sarasota, FL and Ft. Lauderdale, FL
- Provides opportunity to participate in upside on property price appreciation upon sale, refinances, and supplemental loans
- All properties purchased at a 20-25% market discount
- Provides potential tax benefits for investors such as pass-through depreciation opportunities and 1031 exchanges

TARGET FUND RETURNS**



13%–20% Projected annual overall return



6%–8% Average annual cash-flow rate



13%–18% Average net IRR



1.45–2.0x Equity multiple



3 Total number of assets



5-7 Year holding period



\$100,000 average investment



Two-tier structure

Class A: 9% coupon
Class B: 7% coupon with a share in the appreciation

The Ashcroft Investment Incentive

Investment Tier	Coupon Rate	LP/GP Split from Coupon to 13% IRR	LP/GP Split after 13% IRR Achieved	LP IRR**	LP Equity Multiple**	LP Avg CoC (inc Sale)**
\$100,000 to \$499,999	7.0%	70% / 30%	55% / 45%	19.0%	2.26x	25.2%
\$500,000 to \$999,999	7.0%	70% / 30%	60% / 40%	19.5%	2.31x	26.1%
\$1,000,000+	7.0%	70% / 30%	65% / 35%	20.0%	2.35x	27.1%

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TESTIMONIALS

MEET SOME OF OUR HAPPY INVESTORS



David Blackmore

Real Estate syndication is an excellent way to passively achieve the superior, tax advantaged and leveraged returns of real estate investing. Ashcroft Capital has a track record of success, a clear value-add property strategy and is professionally run. Ashcroft Capital was recommended to me by a more experienced real estate investing friend, and I've benefited from that chance connection.



Chris Penrose

Their customer service has always been exceptional which is why I have recommended Ashcroft to my friends. If I ever need to talk to Ashcroft Capital, someone is always available. Their asset acquisitions have been spot-on: low tax states that are business friendly, population growth, good weather, rent growth, etc. I've been extremely satisfied with all aspects of Ashcroft Capital, and I will continue to refer to friends and colleagues.



Dave Hutson

I've been investing for over 20 years in single family homes. I was looking for something to diversify my holdings, and multifamily seemed to be a good fit. It's been very helpful for me. There's always a deal coming up. If you're looking for deals that can give you consistently get returns, I'd recommend Ashcroft. It's been great for me so far.



Holly Williams

Ashcroft really opened my eyes to a new way of investing. Ultimately investments are in people, and the people at Ashcroft are the real deal. They don't just tell you what you want to hear; they tell you the truth. If you want to the benefits of owning real estate without the work, you should talk to Ashcroft. They've given me a completely different outlook on how investing works.
