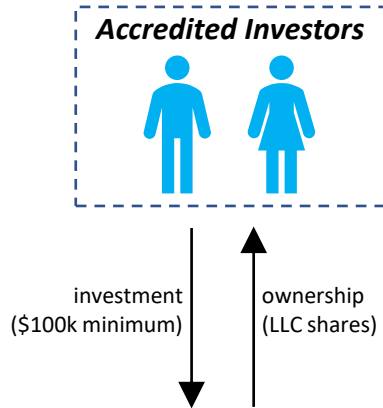


Sustainable real estate with a Social Responsibility



Real Estate Portfolio (SSR Partners, LLC)

- Find, acquire, upgrade, rent, and manage properties
- 5 – 10 year holding period
- Anne Arundel County focus
- Managing Members: Jeff and Nicole Hassannia
- Members: investors
- Quarterly cash flow
- Target 12%+ avg. annual ROI at exit

- Investment characteristics:
 - ✓ Low-to-middle income multi-unit residential and smaller multi-tenant retail
 - ✓ "Diamonds in the rough"
 - ✓ As-as and pro forma cap rates of >10% and >15%, respectively
 - ✓ Leverage debt only as necessary
 - ✓ Sustainability upgrades possible

- Partners**
-
- Realtors – Nicole Hassannia (forfeits sell-side commissions) + others
 - Title Company – SAGE Title Group
 - Legal – Bouland and Brush
 - Property Management – HD Enterprises US, LLC
 - General Maintenance – Kendal Painting
 - Plumbing – Alpha Plumbing
 - Electrical – Edward's Electric
 - Heating / Cooling – Palmer Heating & Cooling
 - Roofing – Tri-County Roofing
 - Landscaping – Pineda Stonework

Charitable Recipients

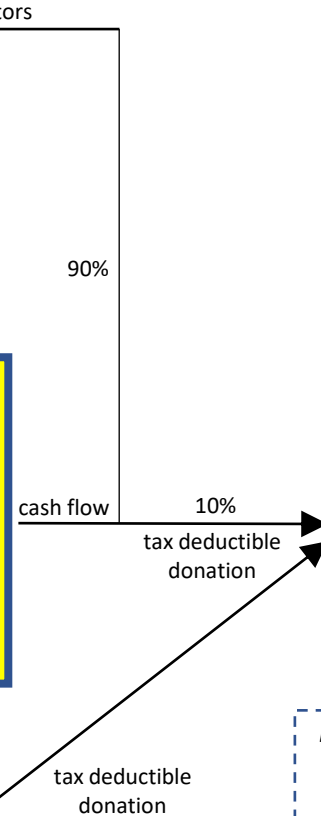
Care. Connect. Contribute.
community foundation
of anne arundel county

The Ripple Fund

- Grants to charitable organizations focused on:
 - Women and children
 - Aesthetic hinderances affecting self-esteem and ability to reach full potential
 - Addiction issues

Medical Donors & Other Sponsors

- Dentistry – Dr David Handelsman, DDS
- Others...



Combining Real Estate, Sustainability, and Philanthropy All in One Investment