

Axia Value Development Fund

Profile, Parameters, and Expected Returns

Fund Overview

\$40M
Fund Size

\$100K
Minimum
Investment
Class B

5-year
Investment
Horizon

Axia Managing Partners



Dave Allred
CEO Fund Management



Aaron Wanger
CEO Development Co



Jeremy Long
CEO Asset Management



Adam Long
President and Fund Manager

Target Returns

2.3-2.7X*
Target Equity Multiplier

18% to 22%*
Target Net IRR

8%
Preferred Return

Investment Highlights

Strong Risk-Adjusted Returns

We look to maximize risk-adjusted returns while protecting investor principles by investing in properties with high intrinsic value currently underutilized in today's market.

Diversified Risk

Risk is mitigated through forming a diversified portfolio with various markets, asset classes, & stages of development while maintaining conservative leverage across projects.

Inflation Hedge

Target asset classes provide flexibility in lease structure and a low degree of price elasticity, allowing for rapid adjustment with market inflation.

Opportunistic Timing

Current market conditions have resulted in voracious investor demand for passive, recurring cash flows, creating an opportunity for Axia to transform unique properties to meet this demand.

Tax Benefits

We target tax-advantaged properties, taking advantage of accelerated depreciation which we pass through to the benefit of our limited partners.

Passive Investing

Axia's experienced team enables our investors to participate in complex, high-potential real estate deals with no heavy lifting required.

Experiential Investing

Axia Investors receive exclusive access to a robust community of industry experts and fellow entrepreneurs with proprietary investment opportunities, unparalleled transparency, and valuable educational programming.

Investment Parameters

Heavy Value Add

Renovating and repurposing obsolete properties, and at times developing projects, to address underserved demands of an evolving renter demographic.

Recession-Resilient Asset Classes

Targeting multi-family, self-storage, industrial space, & RV Parks, which are each experiencing a significant undersupply of the desired product.

Growing Markets

Focus on locations in the path of growth, experiencing an influx of positive net migration, and exhibiting key indicators for future expansion.

Contact Us

Contact info@axiapartners.com or visit <https://www.axiapartners.com> for more information on how to invest.

* Based on 80/20 return participation for class A investors with a minimum investment amount of \$250k, a 70/30 return participation for class B investors with a minimum investment amount of \$100k. All returns beyond an 18% net IRR are split 50/50. The Target Equity Multiplier is based on a 5-year term.

**Allocations are provided on a first-come, first-serve basis

**Accredited investors only