



REALM
CAPITAL

INVESTMENT SUMMARY

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THIS PRESENTATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER TO SELL, A SOLICITATION TO BUY, OR A RECOMMENDATION FOR ANY INVESTMENT PRODUCT. INVESTMENTS INVOLVE RISK, INCLUDING THE POTENTIAL LOSS OF PRINCIPAL. PAST PERFORMANCE IS NOT INDICATIVE OF FUTURE RESULTS. All information is believed to be reliable, but accuracy and completeness are not guaranteed.

Forward-looking statements are inherently uncertain and may differ materially from actual results.

Investors should conduct their own due diligence and consult with appropriate advisors before making any investment decisions. The presenter and its affiliates do not provide legal, tax, or financial advice.



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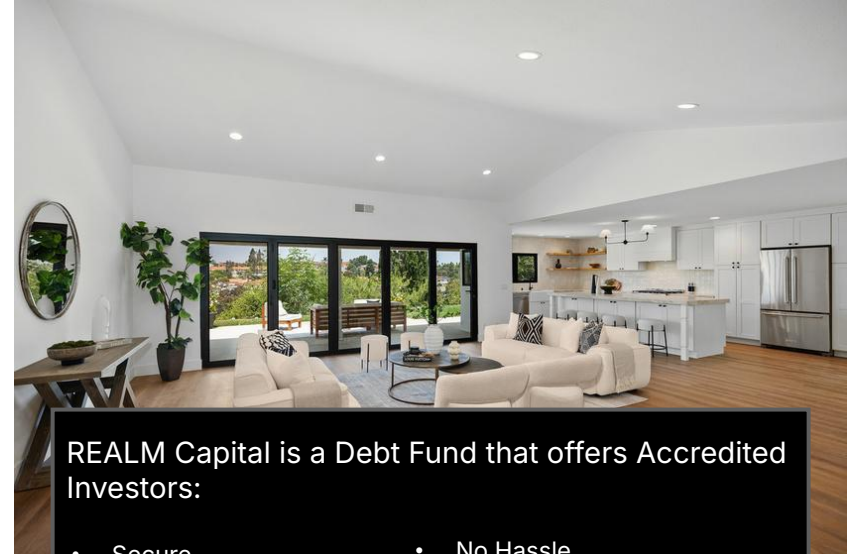


ABOUT REALM CAPITAL

REALM Capital is a comprehensive real estate investment firm focusing on the procurement of distressed or underutilized real estate in Southern California. Our expertise lies in revitalizing distressed assets, overseeing their enhancement through design, construction, and subsequent sales or leasing strategies.



REALM Capital provides accredited investors with a debt-fund investment model designed to deliver consistent cash flow backed by prime real estate.



REALM Capital is a Debt Fund that offers Accredited Investors:

- Secure
- High Cash Flow
- Liquid
- No Hassle
- No Fees
- Low Liability way to invest

PEOPLE

REALM Capital is a comprehensive real estate investment firm focusing on the procurement of distressed or underutilized real estate in Southern California.

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LEADERSHIP AND EXPERIENCE

01.

Under the leadership of our **Founder and CEO, Gabe Cole**, boasting over two decades of extensive real estate involvement in Southern California across various dimensions of residential and multifamily properties, we have established an outstanding reputation.

02.

With a track record encompassing the successful sale of more than **700 properties** as both a real estate broker and investor, our portfolio includes over **200 fix-and-flip** and development projects under personal management.

03.

We have strong relationships with local contractors, designers, architects, engineers, and project managers. Their commitment and collaboration empower us to orchestrate renovations efficiently, ensuring timely project completion while maintaining a sharp focus on cost-effectiveness.

REALM CAPITAL TEAM



Gabe Cole

FOUNDER & CEO



Joseph

DIRECTOR OF
OPERATIONS



Andrea

ACQUISITIONS
MANAGER



Ben

DIRECTOR OF
SALES & MARKETING

In addition to our core team, we have strong relationships with local contractors, designers, architects, engineers, and project managers. Their commitment and collaboration empower us to orchestrate renovations efficiently, ensuring timely project completion while maintaining a sharp focus on cost-effectiveness and producing a high-quality product for the market.

PROPERTIES

Our primary focus is Orange County, California, where our CEO, Gabe Cole, has lived and worked in the real estate industry for over 22 years.

We specialize in acquiring and revitalizing single-family homes priced between \$700,000 and \$4,000,000 and small multifamily assets from 4 to 12 units.

Our core strategy is value-add — targeting outdated, distressed or underutilized properties in great neighborhoods and transforming them through full-scale renovations with beautiful finishes and modern design.



POSITIONING

What Sets Us Apart

DEEP LOCAL EXPERTISE

With over 22 years of real estate experience in Orange County, REALM Capital possesses hyper-local market knowledge of the communities and neighborhoods we invest in.

TRUSTED RELATIONSHIPS


Connections with local real estate brokers give us access to opportunities others miss. We have built strong relationships with hundreds of local brokers in the market and have executed social media campaigns that show agents we are an active and the trustworthy buyer that closes.

These strong broker relationships help procure opportunities that come to us often before they ever hit the public market.

SYSTEMS AND PROCESSES

A great system implemented by an experienced team who are well connected and well capitalized. Acquisitions processes that focus on direct to seller marketing and systems that connect us to an evergrowing database of local agents.

PERFORMANCE



At Realm Capital, our performance is driven by a disciplined process, clear execution, and a relentless focus on value creation.

We acquire properties through:

- **Direct-to-seller marketing campaigns** targeting distressed homeowners, inherited properties, absentee owners, and aging homes.
- **Broker relationships** that provide early access to off-market and pre-market listings.
- **Wholesaler network** that bring us discounted and off market inventory.

Our underwriting team evaluates hundreds of deals monthly and only pursue those with strong fundamentals, clear value-add potential, and the ability to deliver a minimum projected return threshold.

3601 CATAMARAN

Lead Source: MLS



\$1,650,000

\$800,000

\$3,275,000

\$560,000

18

PURCHASE PRICE

REHAB

SOLD PRICE

PROFIT

MONTHS

29461 VIA VALVERDE

Lead Source: Direct to Seller Off Market



PURCHASE PRICE

REHAB

SOLD PRICE

PROFIT

MONTHS

4 VIA ADELFA

Lead Source: Agent Off Market



\$831,000

PURCHASE PRICE

\$120,000

REHAB

\$1,125,000

SOLD PRICE



\$76,800

PROFIT

03

MONTHS

341 MONTE VISTA

Lead Source: Direct to Seller Off Market



PURCHASE PRICE

REHAB

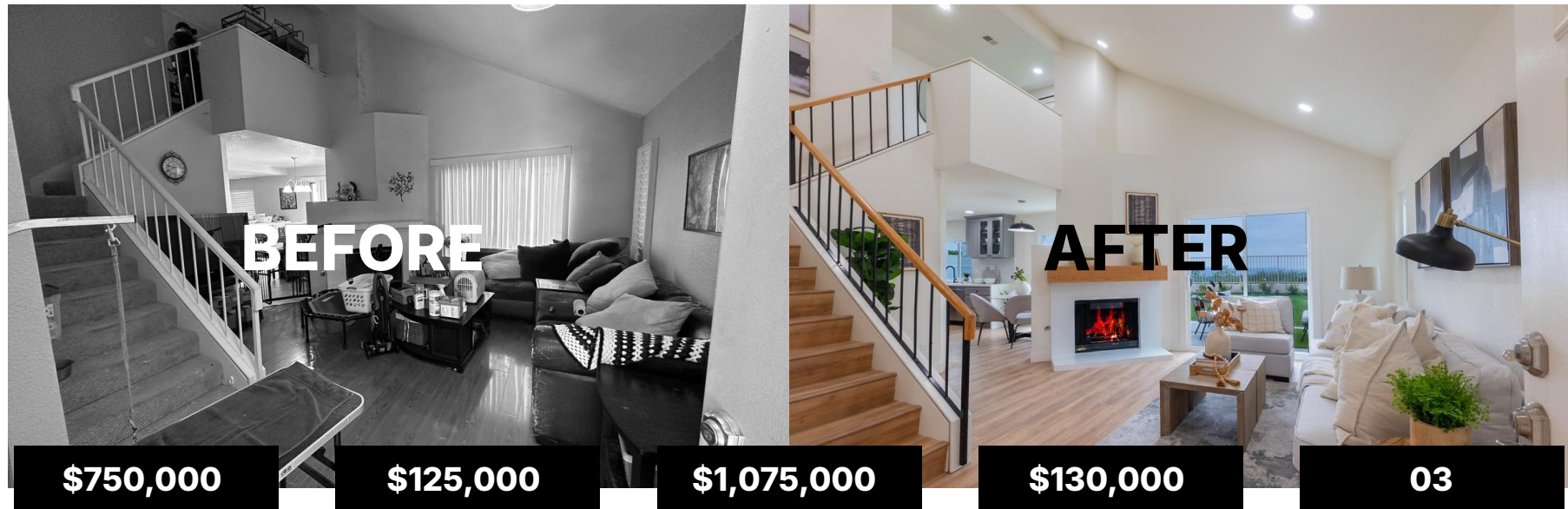
SOLD PRICE

PROFIT

MONTHS

21531 STERLING

Lead Source: Agent Off Market



PURCHASE PRICE

REHAB

SOLD PRICE

PROFIT

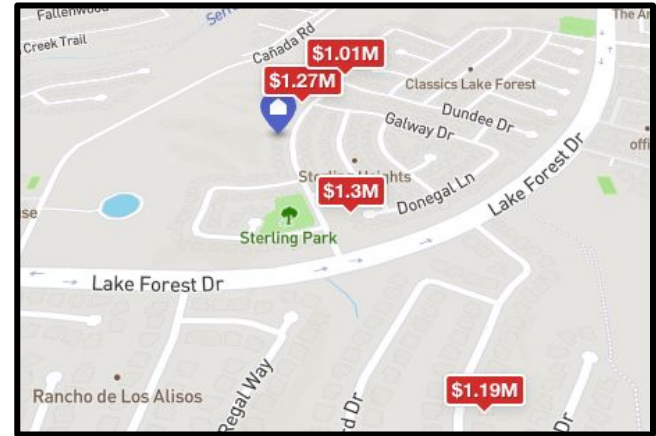
MONTHS

PROVEN DEAL FLOW SYSTEM AND UNDERWRITING

Our direct-to-seller marketing strategy and broker partnerships consistently deliver off-market properties at 30%+ discounts, enabling us to enter projects with strong built-in equity from day one.

Property Address	123 MAIN ST	HML LTV (ARV)	65.0%	Profit Min %	10.0%
Project Months	6	HML Points	1.5%	Profit Min \$	\$ 87,250.00
ARV	\$ 1,150,000.00	HML Interest Rate	10.0%	Projection	\$ 114,913.7
				Deal?	YES!
Purchase Price	\$ 750,000.00	GAP Points	0.0%		
Rehab Budget	\$ 115,000.00	GAP Interest Rate	0.0%		
Closing Costs	\$ 7,500.00	Interest Type	Annual	<<-- drop down	
Holding Costs	\$ -				
Total Project Costs	\$ 872,500.00	RE Commissions	4.5%		
		Resale Closing Costs	1.0%		
HML LOAN AMOUNT	\$ 747,500.00				
HML Points	\$ 11,212.50	Resale Price	Minus CC	Profit	
HML Total Interest	\$ 37,375.00	\$ 1,130,000.00	\$ 1,067,850.00	\$ 101,683.75	
HML Admin Fees	\$ 1,500.00	\$ 1,135,000.00	\$ 1,072,575.00	\$ 104,991.25	
		\$ 1,140,000.00	\$ 1,077,300.00	\$ 108,298.75	
Down Payment	\$ 125,000.00	\$ 1,145,000.00	\$ 1,082,025.00	\$ 111,606.25	
HML Total Fees	\$ 50,087.50	\$ 1,150,000.00	\$ 1,086,750.00	\$ 114,913.75	
GAP LOAN AMOUNT	\$ 175,087.50	\$ 1,155,000.00	\$ 1,091,475.00	\$ 118,221.25	
GAP Points	\$ -	\$ 1,160,000.00	\$ 1,096,200.00	\$ 121,528.75	
GAP Interest	\$ -	\$ 1,165,000.00	\$ 1,100,925.00	\$ 124,836.25	
		\$ 1,170,000.00	\$ 1,105,650.00	\$ 128,143.75	

21756 Fernleaf Dr Lake Forest, CA 92630 3 Bds • 3.00 Ba • 1993 sqft • 1986	\$1,190,000 Closed
21465 Sterling Dr Lake Forest, CA 92630 3 Bds • 3.00 Ba • 1279 sqft • 1987	\$1,270,000 Closed
25971 Donegal Ln Lake Forest, CA 92630 4 Bds • 3.00 Ba • 1805 sqft • 1987	\$1,300,000 Closed
21396 Stonehaven Ln Lake Forest, CA 92630 3 Bds • 3.00 Ba • 1279 sqft • 1987	\$1,005,000 Closed



THE PROFIT RETURNS

REALM Capital, LLC is a Debt Fund.

INVEST AS LITTLE AS \$25,000 PER SHARE

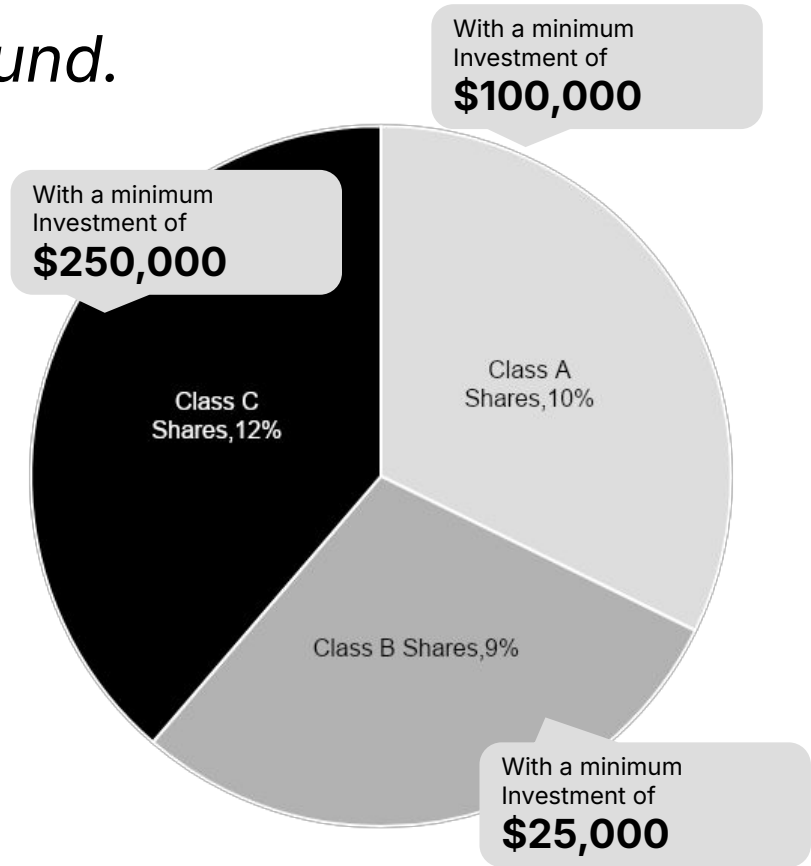
All capital is invested in all real estate assets in the Fund

Payouts are Quarterly

31 March **30** June

30 September **31** December

All investors must be accredited, in accordance with SEC Regulation D Rule 506(c). No Acquisition fees, no management fees, no withdrawal fees - **No Fees Period!**

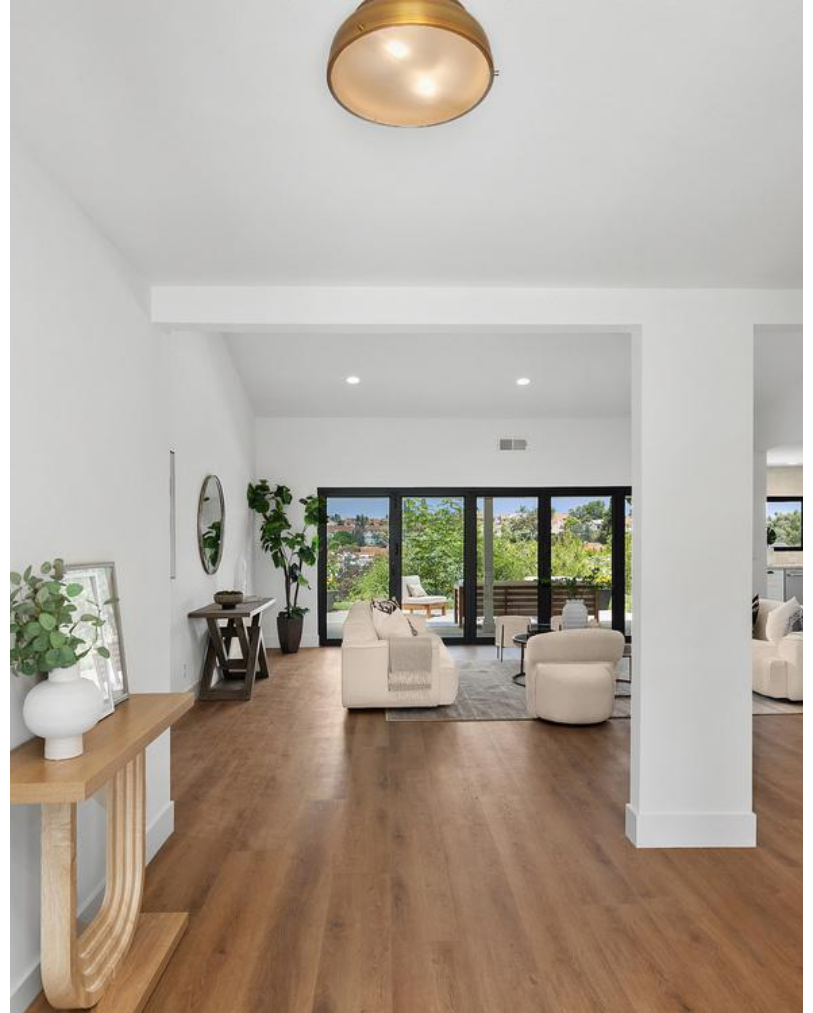


REALM CAPITAL FUND OFFERING OVERVIEW

REALM Capital, LLC is a California Limited Liability Company located in Irvine, CA

REALM Capital is a Debt Offering, so investors enjoy the advantages and right of Lenders, including:

- Security (Promissory Notes against ALL properties in the Fund)
- Generous cash flow interest income (paid Quarterly)
- High liquidity (12 mo. notice for withdrawal)
- Hassle free (No day-to-day decisions)
- No upfront fees
- No Management fees
- No Disposition fees



REALM CAPITAL FUND

OFFERING SUMMARY

IRA and bus 401K Investors

IRA funds are accepted provided investors meet minimum investment requirements and are Accredited. If not they may invest through an intermediary Co. as per SEC rules

Distributions to Investors

Accrued interest is distributed on March 31, June 30, September 30 and December 31.

Withdrawals

Withdrawal of principal is permitted with a 12 mo. notice

Acquisition Fees

None

Management Fees

None

Disposition Fees

None

How to Get Started?

Go to www.realmcapitalfund.com Click on the GET STARTED tab to get verified as an Accredited Investor by our Third Party Company*, then you can invest with us within less than 48 hours and start earning steady secured interest returns

* SEC compliance requirement

HOW TO GET STARTED AS AN INVESTOR WITH US

www.realmcapitalfund.com
949.395.4223
gabe@realmcapitalfund.com

1 Go to www.realmcapitalfund.com and click on the "Get Started" Tab

2 Fill out online the "Qualification Questionnaire" and "Subscription Agreement".

3 You are then ready to fund online directly through the website. Click on ACH and send the amount you want to invest. (Your interest accrues the day after deposit)

4 Receive the Promissory Note and keep it in a safe place

5 Enjoy the steady income with no further investments or commitments on your part

6 Start receiving quarterly cashflow distributions or compound your profits for an increased return!

7 Feel free to communicate with us at anytime