



SECURE STREAM CAPITAL

PRIVATE REAL ESTATE INVESTMENT FUND Business Plan & Strategic Overview

Fund Type: Regulation D 506(c) Offering

Target Raise: \$100,000,000

Asset Focus: Residential Properties in Toledo, Ohio

Strategy: Buy | Renovate | Rent | Sell | Finance

Target Returns: Up to Double-Digit Annualized Distributions

Minimum Investment: \$25,000 (Accredited Investors Only)

www.securestreamcapital.com

Secure Stream Capital – Business Plan (506c)

Executive Summary

Secure Stream Capital is a private real estate investment company focused on acquiring, rehabbing, and repositioning undervalued rental properties in passive income and capital preservation for operationally efficient fund structure — the complexity of tiered profit-sharing.



SECURE
STREAM
CAPITAL

Toledo, Ohio. We aim to deliver consistent accredited investors through a streamlined, without the volatility of public markets or

1. People – Experienced & Proven Leadership

Secure Stream Capital is managed by the founders of the Quality Living Fund — a team with more than 200 successful real estate transactions under their belt. Collectively, the leadership has:

- Managed over 130 rental units in a single portfolio
- Operated multiple real estate funds and joint ventures
- Built internal construction teams to control rehab costs and timelines
- Licensed a professional property management company in Ohio

2. Property – Our Target & Strategy

Our objective is to acquire over 1,000 residential units over the next 10 years in Toledo, Ohio — a market with a large inventory of distressed housing, favorable rental demand, and minimal competition from institutional investors.

Investment Strategy:

- Acquire off-market and underperforming single-family and multifamily properties
- Rehabilitate using hard money and internal construction teams
- Rent stabilized units, often under Section 8 housing for reliable government-backed income
- Sell or refinance select properties as market conditions allow
- Purchase and resell mortgage notes for consistent passive returns

3. Positioning – Our Competitive Edge

We aren't just entering the Toledo market — we've built a strong foundation inside of it. Here's what gives Secure Stream Capital a unique advantage:

- Track Record: 200+ deals closed in Toledo
- Exclusive Deal Flow: Direct-to-seller opportunities from long-standing relationships
- Internal Construction Team: Faster, cheaper, and higher-quality renovations

- Licensed Property Management: Full-service tenant and property oversight
- No Wall Street Complexity: No profit waterfalls — investors receive clean, direct preferred returns

4. Performance – Execution with Efficiency

Our funding strategy blends hard money and private accredited investor capital to create velocity. We cycle capital efficiently across purchase, rehab, rent, and exit strategies — reducing idle capital and increasing yield.

Use of Funds:

- 70% for acquisition and renovations
- 15% for operating reserves and holding costs
- 10% for legal, insurance, and fund
- 5% for quarterly distributions and



5. Profit – Investor Return Tiers

Secure Stream Capital is built to reward investor capital first. We offer tiered preferred returns based on investment amount — with returns paid semi-annually.

Preferred Return Structure:

- Class B: \$25,000–\$250,000 | 6% Preferred Return | No Hold Period
- Class A: \$250,000–\$500,000 | 8% Preferred Return | No Hold Period
- Class C: \$500,000+ | 10% Preferred Return | 5-Year Hold

There are no backend profit splits or waterfall structures. Your returns are prioritized, stable, and easy to forecast.

Why Toledo, Ohio?

Toledo is a midwestern city that offers exceptional value for income-focused real estate investors. With a population of over 270,000 and strong demand for affordable housing, Toledo provides an ideal environment for rental growth and revitalization.

Key Market Factors:

- Declining auto industry has suppressed home values — but rental demand remains strong
- Large supply of distressed inventory = low entry costs
- Section 8 program increases rental stability
- Local government incentivizes revitalization in targeted zones

Legal Structure & Offering Terms

Secure Stream Capital operates under Regulation D, Rule 506(c), meaning:

- Open to accredited investors only
- General solicitation is allowed (marketing-friendly)
- Minimum investment: \$25,000
- Suitable for SDIRAs, 401(k) rollovers, LLCs, and trusts

- Returns paid semi-annually
- Quarterly financial reporting and annual tax documents (K-1s)

Let's Talk

We invite accredited investors to review our materials and schedule a private consultation to determine if Secure Stream Capital is a good fit for their portfolio.



Next Step:

Request your investor kit or book a discovery call today.



--- THIS PAGE IS LEFT INTENTIONALLY BLANK ---