



AYARRI LLC
Elevate

Real Estate Investing Made Easy

Focused on acquiring and operating value-add multifamily properties across strong U.S. markets.



Executive Summary



Ayarri LLC Property Group is a multifamily real estate investment firm focused on acquiring and operating properties with significant value-add upside within strong U.S. markets.



The firm targets investments designed to produce attractive investor returns through disciplined acquisition, operational improvement, renovation, rebranding, and repositioning strategies.

Key Investor Offering: Ayarri LLC is looking to raise \$10M, which will be allocated amongst its operator partners, with a preferred return of 6–8%.





Core Investment Criteria



Project IRR above **17%**



3-to-7-year hold



2.0x Equity Multiple to investors



Focus on **value-add** multifamily properties



Strong **MSA's** and emerging markets across the U.S.

Investment Strategy

Ayarri LLC focuses on value-add multifamily opportunities where operational improvements can increase NOI and maximize investor returns.

Strategy Pillars



Renovating

Improving property quality through targeted renovations and value-add upgrades.



Rebranding

Repositioning assets to improve market appeal and strengthen investor outcomes.



Repositioning

Using a strategic value-add approach to exceed NOI projections and maximize investor returns.

Through our strategic value-add approach, we are able to exceed NOI projections, maximizing our investors' returns.



Our Vision



To grow our investors' capital through implementing systemized repositioning strategies.



Ayarri LLC creates long-term wealth by maximizing cash flow through increased operational efficiencies, implementing value-add measures to increase rents, and completing asset rebranding.





Sponsorship & Operator Partner Model

Ayarri LLC works with multiple sponsorship teams and operator partners to identify, structure, and execute multifamily investment opportunities.



\$10M

Target Capital Raise



6-8%

Investor Return Profile

Sponsor Platform: Multiple sponsorship teams involved across investment opportunities



Multiple Sponsorship Teams

01.



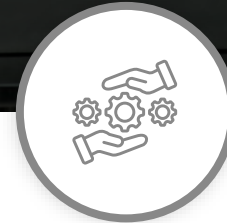
Multiple sponsorship teams support the investment platform

02.



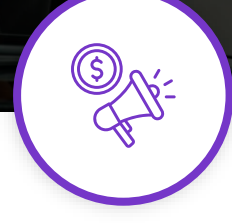
Operator partners are involved across selected opportunities

03.



Capital is allocated amongst operator partners

04.



Current examples include sponsors shown in attached materials

These are a few examples of Ayarri LLC's sponsorship teams.

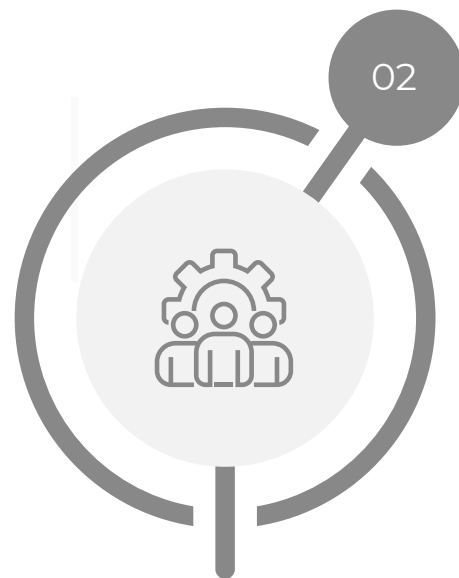


Investment Highlights



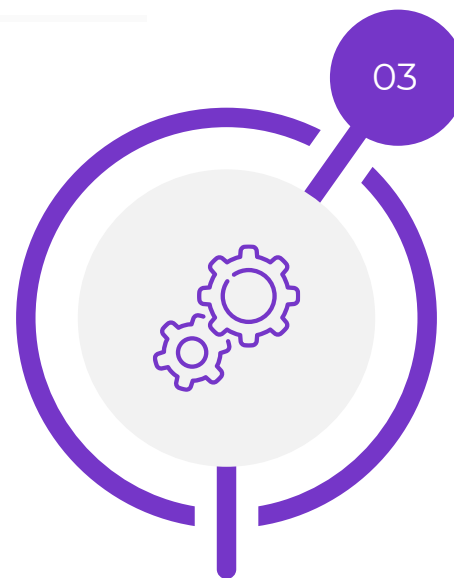
\$972MM

Total Portfolio Acquisitions



5,677

Total Number of Units



10+

Years in Operation



30

Properties

Ayarri LLC's platform is built around value-add multifamily acquisitions, operational execution, and sponsor/operator partnerships across U.S. markets.



Offering Summary

Category	Detail
Raise Target	\$10M
Allocation	Amongst operator partners
Preferred Return	6–8%
Target Strategy	Multifamily value-add investments
Target Hold Period	3-to-7 years
Target IRR	Above 17%
Target Equity Multiple	2.0x to investors



Equity Stack & Investment Returns

We are currently offering equity tiers allowing investors to align their dollars with their investing goals and preferences.

Share Class	Class A	Class B	Class C
Type	Preferred Equity	Equity & Cashflow	Large Investment – Equity & Cashflow
About	7.5–8% Current Pay / 6–6.5% Accrual Pay	Classic investment class mixing equity and cashflow	Enhanced returns for investors choosing a larger equity amount
Min. Investment	Fully Subscribed	\$50,000	\$500,000
Profit Split	No profit split upon sale	70/30	80/20
Tax Benefits	No	Yes	Yes
Preferred Return	N/A	7%	8%

***Accrues over the life of the deal; any unpaid pref will be caught up upon sale. Note: Investors can choose the investor class/class of shares.**

Bristol Park

112 Unit Core-Plus Multifamily Investment Opportunity

*Bristol Park is a **112-unit, Class B value-add garden-style apartment community located in Fayetteville, North Carolina.***

Ayarri LLC Property Group, in partnership with Monday Properties and Cardinal Oak Investments, presented Bristol Park as a value-add multifamily opportunity.

Category	Detail
Purchase Price	\$18,400,000
Hold Period	5 Years
Total # Units	112 Units
Occupancy	95%+
CAP Rate (T3/T12)	6.1%
Year Built	2009 and 2014
Target Equity Multiple	\$9,236,000

Bristol Park Investment Rationale

Strong Location

Fayetteville, NC, anchored by Fort Bragg, the largest U.S. military installation.

Economic Stability

Fort Bragg contributes \$8B annually to the local economy.

Market Momentum

Limited new supply, 4.46% vacancy, and rents up ~50% since 2019.

Attractive Basis

Acquired at ~31% below replacement cost with fixed 4.93% interest-only agency debt.

Income Growth

Cash yield grows from ~4.29% in Year 1 to ~12% by Year 5.

Value-Add Upside

Renovation plan targets \$115/month rent premiums at ~\$7,400/unit cost.



Bristol Park combines stable demand, below-replacement-cost acquisition, & clear value-add upside.

Red Sea Grove – At the Center of Explosive Growth & Demand

Executive Summary



Red Sea Grove is a stabilized light value-add multifamily opportunity in Tempe, AZ



Centrally located within a rapidly growing & highly desirable East Valley submarket



Red Sea Grove, formerly “The Atrium Apartments,” is 39-unit boutique multifamily apartment community

Premier Location in North Tempe Submarket:



Proximity to Arizona State University



Access to Downtown Tempe



High visibility and connectivity



Lifestyle and retail access



Public transit access

Significant Population Growth and Strong Demand Drivers



The Phoenix MSA continues to experience massive population growth.



Maricopa County added more residents than any other county in the nation between 2010–2020.



79.5% of population growth in Arizona was in Maricopa County.



Tempe has benefited from broad regional expansion.



Growth supports ongoing rental demand and robust housing needs.



How to Invest



Step 1

Sign Up on Investor Portal

Log on to the investor portal to see deal details and review paperwork. Information will be sent via email, or investors may contact their sponsor for a unique offering link.



Step 2

Review Documents and Ask Questions

Go over the documents and let the team know if you have questions



Step 3

Sign and Submit Documents

Use the investor portal to sign and submit documents to invest.



Closing / Investor Call to Action

Real Estate Investing Made Easy

Ayarri LLC Property Group provides investors access to value-add multifamily opportunities through experienced sponsorship teams, operator partners, and disciplined investment execution.

-  \$10M raise target
-  Allocated amongst operator partners
-  Preferred return of 6–8%
-  Focused on value-add multifamily assets
-  Targeting strong U.S. markets
-  Multiple sponsorship teams involved

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