

Unlocking Cleveland's Potential: The Forever Home Portfolio

\$6M Target | Single-Family Real Estate Strategy

AEGP, LLC





The American rental trap is widening rapidly

76%

of Americans believe housing affordability is a crisis.

- Rents have risen 21% over two decades, while renter income has only risen 2%.
- 80% of rural and 72% of urban residents feel affordability is worsening.
- Traditional renting is no longer sustainable; the market is demanding a new path to ownership.



The 2026 legislative landscape threatens traditional real estate aggregators

An incoming wave of 2026 policy proposals—most notably the Homes for American Families Act—aims to aggressively curb large-scale corporate homeownership.

These legislative actions specifically target institutional “Wall Street” monopolies that permanently hoard housing stock, threatening their tax advantages and operational viability.

Traditional “buy-and-hold-forever” strategies are facing unprecedented regulatory headwinds and public backlash.

Differentiating from Institutional “Wall Street” Investors

Institutional Targets

2026 proposals penalize large institutional portfolios. Upcoming legislation like the Homes for American Families Act specifically targets corporate entities hoarding 50+ homes in centralized markets, treating them as monopolies.



The Forever Home Portfolio

A deliberate, highly intentional 100-home target distributed strategically across local sub-markets as a focused housing provider rather than a Wall Street aggregator.



By empowering local communities rather than monopolizing them, our model is insulated from upcoming legislation and perfectly aligns with the spirit of the Homes for American Families Act.

Ending Permanent Rental Ownership

Standard 'buy and hold' models permanently remove critical housing stock from the ownership market. Our model converts rental demand directly into homeownership demand.



We end permanent rental ownership. We eliminate selling expenses and vacancy loss for investors while preventing homes from being permanently locked away from working families.

A Homeownership Pipeline

Creating a credible, financed route to permanent ownership that acts as a direct solution to institutional accumulation.



THE NANULA TEAM
CROSSCOUNTRY MORTGAGE™

We have partnered with CrossCountry Mortgage (led by Anthony Nanula) to provide credit building assistance and a definitive, underwritten route to mortgage qualification for our tenants.

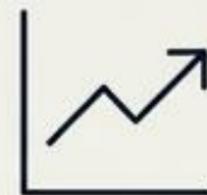


Cleveland offers a rare arbitrage of yield and stability



Affordable Housing

Entry prices are significantly lower than major US cities, allowing for portfolio scale without excessive leverage.



Growing Economy

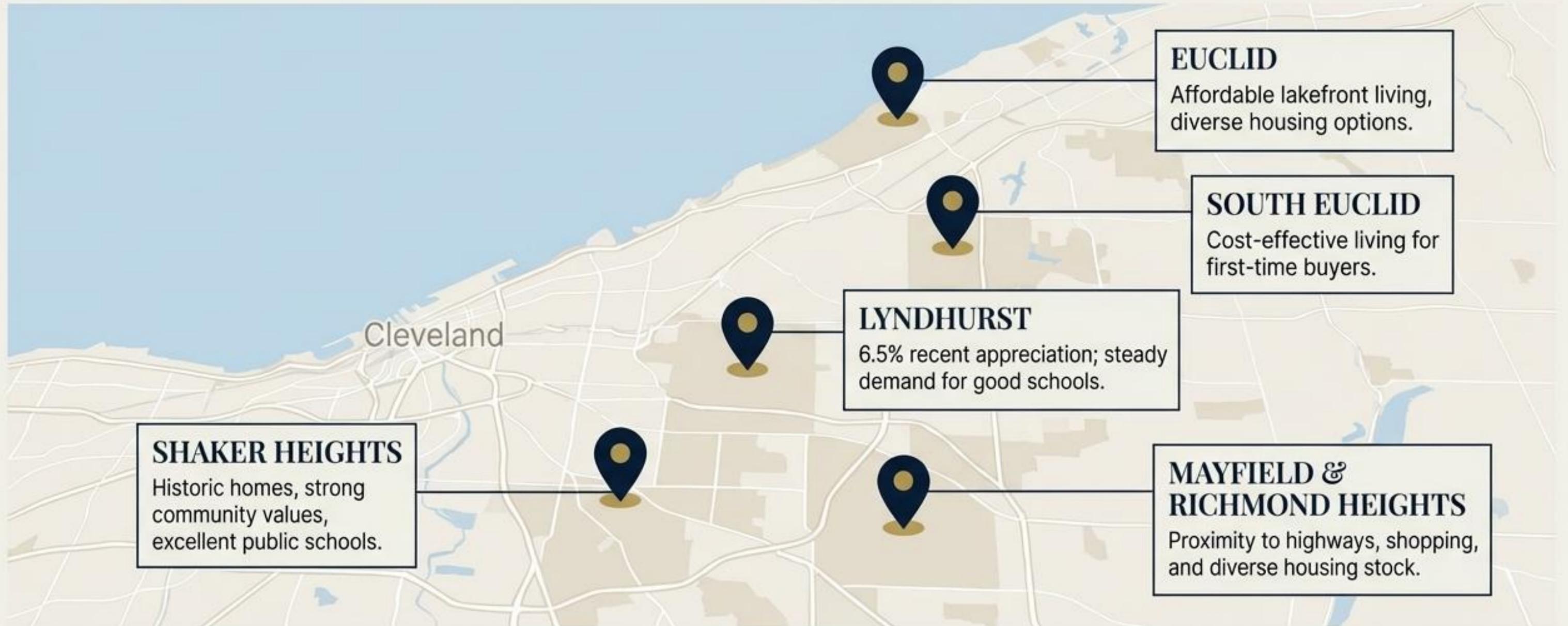
The city features a revitalized downtown driven by robust healthcare, technology, and manufacturing sectors.



Strong Demand

Low homeownership rates among young professionals create consistent, immediate rental demand for our pipeline.

Targeting high-demand school districts and family-centric suburbs



Generating consistent, inflation-protected appreciation

Cleveland offers inflation-protected growth that has consistently withstood economic volatility.



A proven eight-year legacy of successful execution

Over 400 single-family homes acquired and managed over 8 years. Vertically integrated management.



The Forever Home Portfolio delivers both social impact and exceptional yield

PRODUCT

Rent Today, Own Tomorrow model.
Acquiring and renovating 100 single-family properties to transition tenants into homeowners.

MARKET

Cleveland, OH focus.
High-yield focus on affordable neighborhoods with excellent school districts.

FINANCIAL

Seeking \$6M capital raise (Scalable).
Projected 16.1% IRR, 3.58x Projected Equity Multiple.

TEAM

8 years experience.
6 prior portfolios completed.
\$60M AUM.
Vertically integrated management.

Vertically Integrated Leadership



**Alex Severyn
(Acquisitions)**

Licensed Broker, negotiated 300+ transactions. Focus on off-market sourcing.



**William Severyn
(Capital Markets)**

Raised/deployed over \$120M. Focus on investor relations and debt structuring.



**Charles Mendolera
(Asset Mgmt)**

Oversaw 550+ renovations. In-house construction oversight.



**Dillon Warzala
(CFO)**

Financial strategy, reporting, and internal controls.

A ten-year hold strategy optimized for steady income and growth

\$6MM

Total Raise (Scalable)

~3.58x

Projected Equity Multiple

~16.1%

Projected IRR

**6-7%
(Early)** 

Cash-on-Cash rising to 8-10% (Stabilized) as the portfolio matures and tenants execute purchases.

Risk Profile: Conservative underwriting with zero reliance on aggressive cap rate compression. Returns are driven by income growth, forced appreciation through renovation, and long-term debt paydown, not speculative churning.

Project capitalization and clear exit projections

Entry (Year 1)

Exit (Year 10)



Strict alignment of interest and transparent distribution terms

GP Skin in the Game

General Partners contribute 5% equity (\$300K) directly alongside investors.

Tier 1 (Preferred Return)

8% annual return paid to LPs first.

Tier 2 (Return of Capital)

100% of invested capital returned to LPs.

Tier 3 (Profit Split)

Remaining proceeds split 85% to LPs / 15% to GP.

Partner with us to transform housing and drive returns

Contact us to review the Private Placement Memorandum (PPM) and subscription documents.

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