

REGULATION A THE NEW SYNDICATION MODEL

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(TL;DR – THIS IS NOT LEGAL ADVICE)

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USING REG A TO SATISFY YOUR CAPITAL NEEDS



REG A+

Regulation A+ Raise up to \$75 million under Tier 2

EVERYONE can invest up to 10% income or net worth

General solicitation allowed

Requires qualification process through the SEC

*** Structure as REIT, secondary market trading, & direct stock exchange listing options ***



SO, WHAT IS A SYNDICATION SERIES?

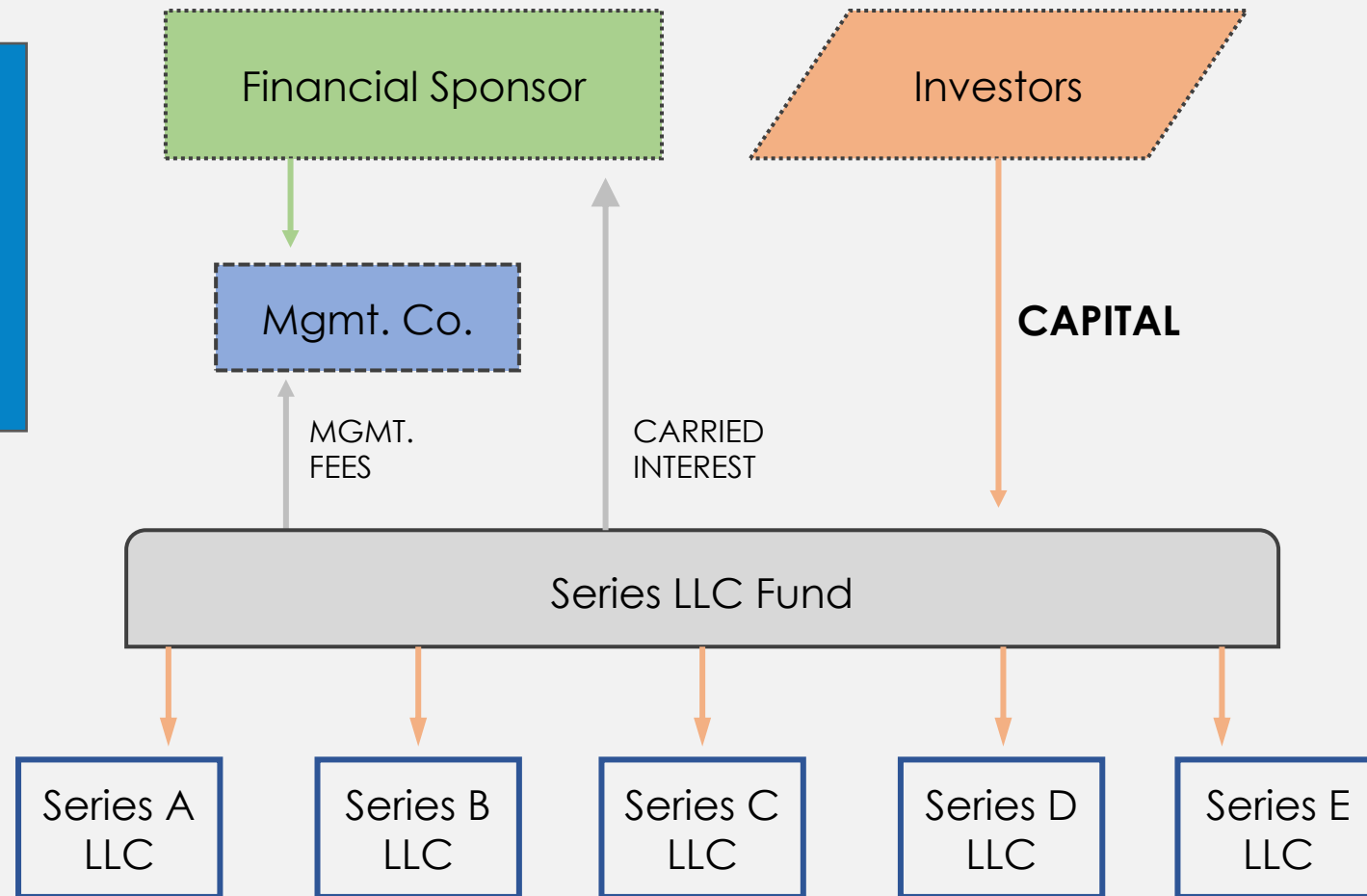
Pooling of Investor Money
for a Specific Asset
Acquisition

Creating multiple classes in
qualified offering

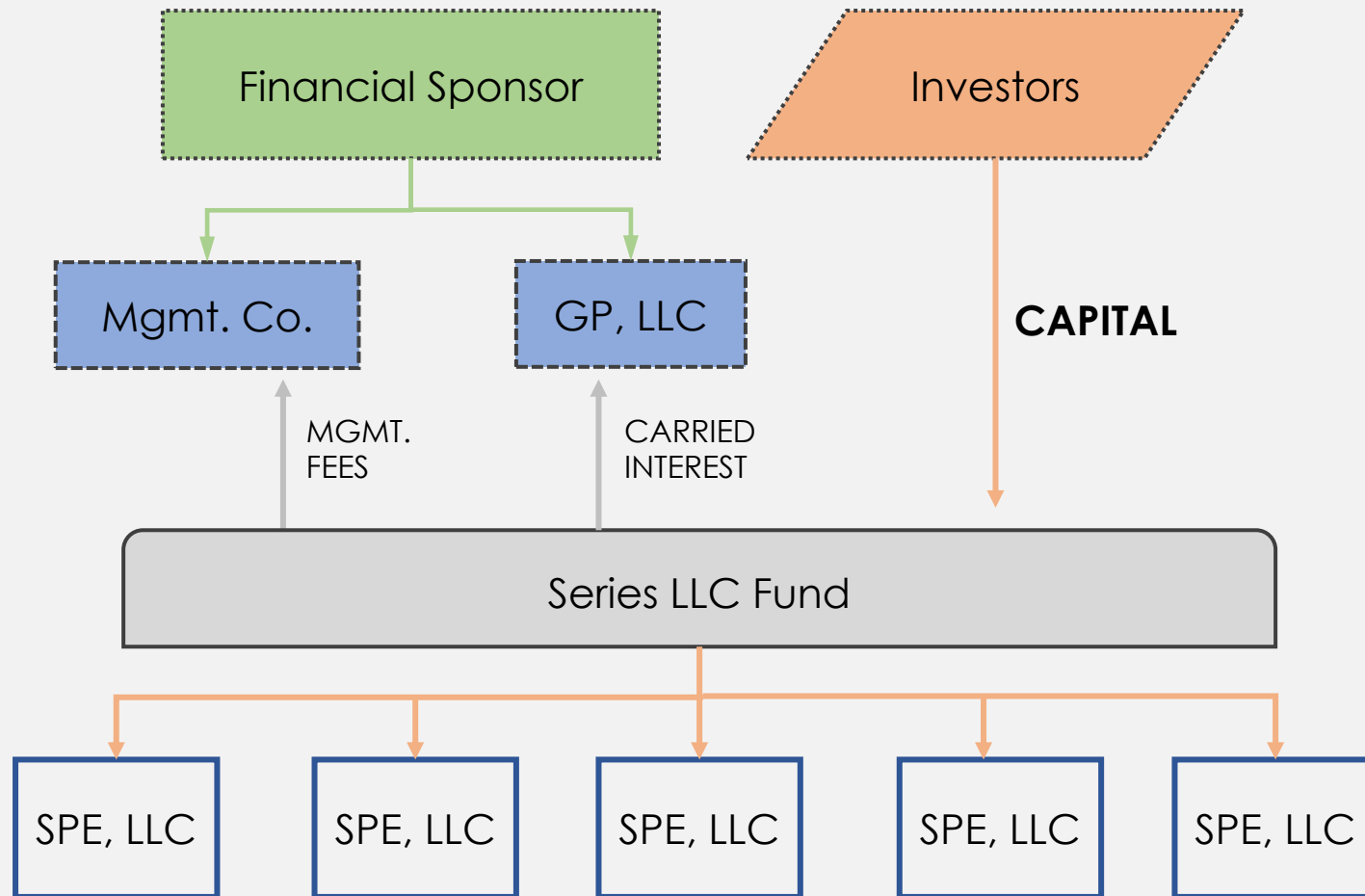
- Separate series for separate assets
- Investors buy into individual series
- Passive investors have same rights as Reg D syndication investors
- Accept ALL investors



REG A SERIES SYNDICATION STRUCTURE



TRADITIONAL FUND STRUCTURE



REG A – SERIES - REIT

aka The Holy Grail

- Reg A Offering to raise up to \$75mil from ANYONE
- Structure as allowing series for each property
- REIT Qualification – No K1 – Only 1099DIV to investors
- Suitable to any investor just subject to 10% limitations



DRAWBACKS:

- *Depreciation doesn't pass to investors*
- *Ongoing reporting & Updates to SEC*
- *Qualification Process*



REGULATION A+

Allow you to advertise, raise up to \$75,000,000, and allow unaccredited investors to invest in your company!

STEP 1: Put together offering Form 1A. Test the Waters

STEP 2: Financial audit books & records

STEP 3: Hire a Broker Dealer...Or not

STEP 4: Submit offering to SEC and FINRA

STEP 5: Receive & Answer comments from SEC. May be several rounds

STEP 6: Clear Comments. Get Qualified. File with States

STEP 7: Fund, Operate, & PROFIT



