

# BEQUEST

ASSET MANAGEMENT

CREATING A BETTER

# WORLD

# ONE SIMPLE

INVESTMENT AT A TIME







# TOPICS

|                        |       |           |
|------------------------|-------|-----------|
| Asset Management       | _____ | <b>03</b> |
| About The Team         | _____ | <b>08</b> |
| Core Values            | _____ | <b>10</b> |
| AUM & Asset Classes    | _____ | <b>11</b> |
| Evergreen Income Funds | _____ | <b>13</b> |
| Previous Syndication   | _____ | <b>16</b> |
| Next Steps             | _____ | <b>17</b> |





**Martin Saenz**

Co-Founder & Managing Partner

20+ years entrepreneur, investor, and asset manager  
Authored 5 books on investing.  
Thought leader within mortgage note investing  
BA, MBA, MSPM from GWU



**Shawn Muneio**

Co-Founder & Managing Partner

20+ years finance, investing, and technology  
Fortune 500 background.  
Currently manages +85M AUM for Bequest  
BS, EMBA from USF





BEQUEST

ASSET MANAGEMENT



**Acquisitions &  
Disposition  
Management**



**Asset  
Management**



**Operations  
Management**

Experienced Team + Streamlined Solutions = Maximized Profits





\*2.0% One-Time Acquisition Fee Per Project





**Asset  
Management  
Services**

## Client Relations

Consistent & Clear Communication

## Legal & Risk

Compliance, Insurance, Regulation

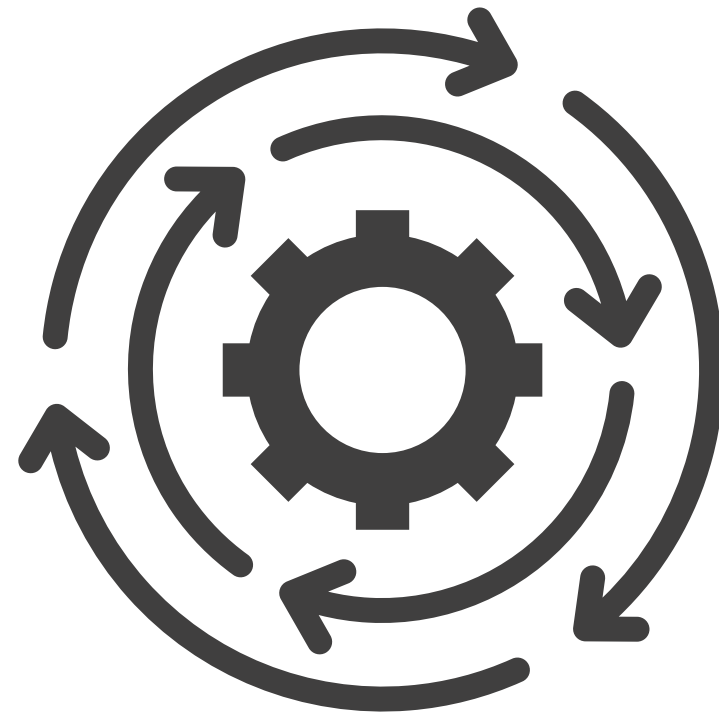
## Operations

Safety & Control of the Asset

## Performance

Analysis, Reporting, Budgeting





## **Turn-Key Back Office Solution**

## Executive Management

Vision - Mission - Values - Strategic Direction - KPIs

## Human Resources

Performance - Recruitment - Payroll/Benefits

## Operational Management

Problem-Solve - Change Management - Execution Excellence

## Technical & IT Solutions

Hardware/Software - Security - Applications

## Finance

Accounts Receivable - Accounts Payable - Bookkeeping

Objective: Grow Positive Returns for Your Portfolio by providing a turn-key back office solution to ensure maximum performance from each asset.



# Family Office Meets Main Street

- Investing since 2008
- +85M AUM
- Managing Partners with Skin In The Game
- 20 Employees Dedicated To Spreading Monthly Passive Income to the World

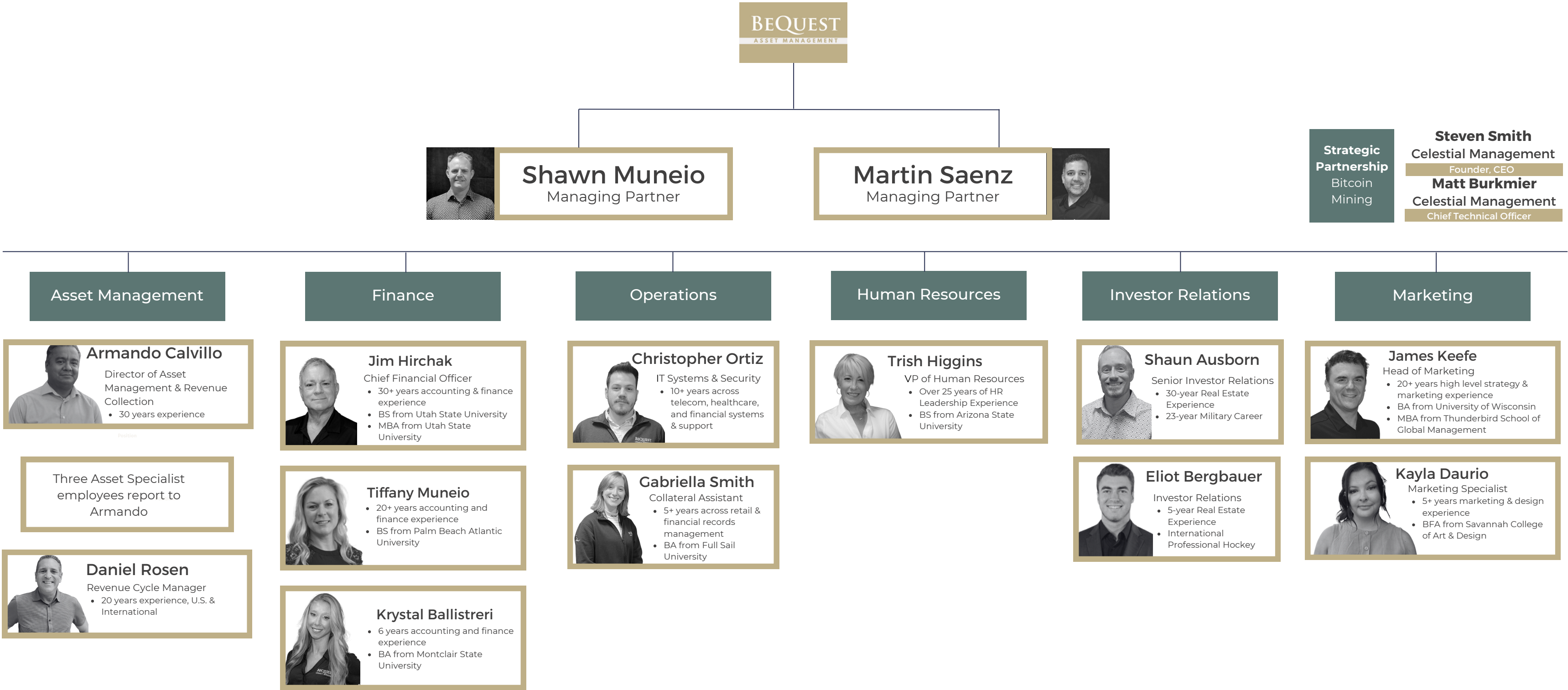


Managing Partners  
**Martin Saenz & Shawn Muneio**  
& the Bequest Team



**BEQUEST**  
ASSET MANAGEMENT





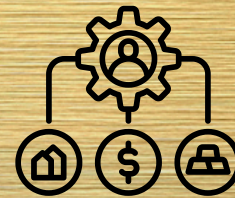


# OUR 4C APPROACH



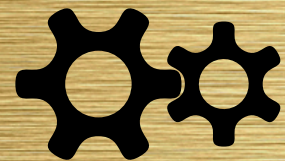
## CCASHFLOW

Generate consistent and predictable monthly passive income



## COMPREHENSIBLE

Acquire and manage Real Estate & Energy assets you can understand



## CONTROL

Expert team with tight systems from acquisition to disposition



## COMMUNITY

We invest in assets that create a better world



Sarasota, FL based Asset Management firm focused on Real Estate and Energy. Our main focus is acquiring and managing assets that provide predictable monthly passive income without compromise.



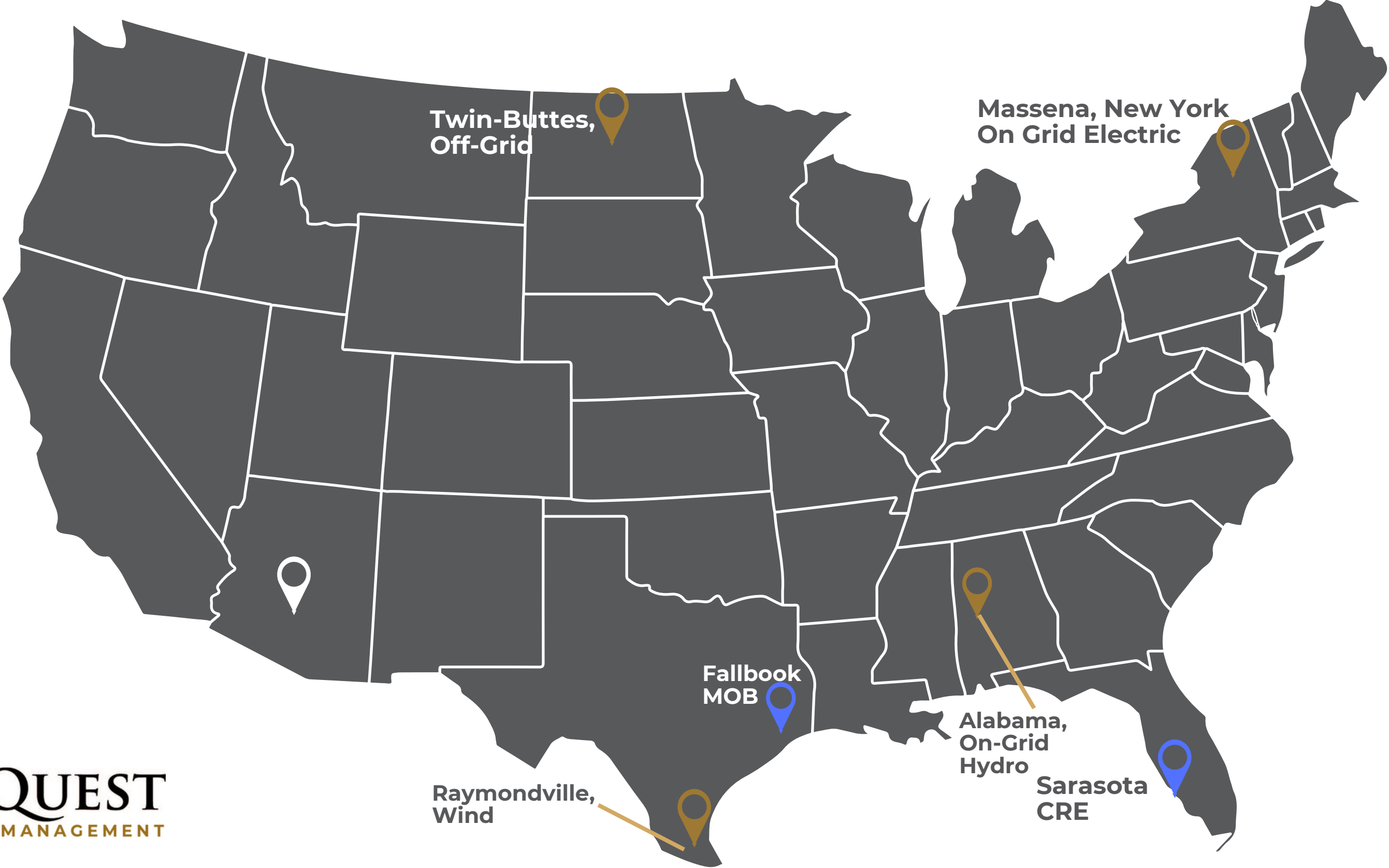
**+85M**  
Assets Under  
Management

**62M** 📍  
Residential  
Mortgage Notes

**8M** 📍  
Commercial  
Real Estate

**15M** 📍  
Energy & Bitcoin  
Mining

**BEQUEST**  
ASSET MANAGEMENT



Fallbook MOB



Alabama, On-Grid Hydro



Raymondville, Wind



Sarasota CRE



Twin-Butes, OffGrid



Massena NY, On Grid Electric



# Bequest Asset Classes



## Performing Loans

**\$62M+** in mortgages under management with **30+ years of experience** in acquisitions.



## Commercial Real Estate

**30+ years of experience** in asset management with **over 72,000** square feet of commercial & medical office space.



## Energy

Partnering with Best-In-Class operators with a **13-year track record** in production and development of cash flowing energy assets.



# 2 Income Funds

servicing the Bequest Family

## BEQUEST INCOME FUND

**Current YTD Return: 11.80%**

*58 Consecutive Monthly Preferred Returns Made to Investors*

- \$463K AVG FMV of Properties
- \$17.1M Portfolio UPB
- 7.88% AVG Coupon Rate
- 63.7% Loan-To-Value

## BEQUEST LEGACY FUND

**Current YTD Return: 23.3%**

*18 Consecutive Monthly Preferred Returns Made to Investors*

- \$556K AVG FMT of Properties
- \$1.7M Portfolio UPB
- 9.83% AVG Coupon Rate
- 62.1% Loan-To-Value
- \$3.9M Energy Assets







# Evergreen Income Fund

- 8-9% Annual Preferred Return Paid Monthly or Compounded
- Assets Are Performing Residential Mortgages in the U.S.
- No Fees, \$50K Minimum Investment
- Lowest Risk Option





# Evergreen Legacy Fund

- 8-11% Annual Preferred Return Paid Monthly or Compounded
- Assets Are Real Estate & Energy
- \$50K Minimum Investment for accredited/ \$10K for non-accredited
- Highest Return Option



**CLOSED**

# EQUITY FUND V

## CRE SYNDICATION



### PROPERTY HIGHLIGHTS:

- 11301 Fallbrook Drive, Houston TX 77065
- 62,500 sq ft medical office building adjacent to Cypress Fairbanks Medical Center Hospital
- 15% Targeted IRR, 10% Targeted Average Annual Returns, 7 Year Investment Period
- 80% Occupancy & Increasing, Value Add Building Improvements Throughout



## NEXT STEPS FOR OUR PARTNERS:

- ✓ Kick-Off Discussion
  - Review Due Diligence Documentation & Offerings
  - 2nd Meeting to Address Any Outstanding Qs
  - Finalize Alignment of Interests
  - Bequest Asset Management Will Begin To Deploy According To Plan

**Always Here To Support You On This Journey**



**Contact: Shaun Ausborn**  
**941-465-1047**  
**Shaun@BQFunds.com**

**BEQUEST**  
ASSET MANAGEMENT