

Crocker House

81-Unit Downtown Apartment Property
Available for 1031 Exchange or Direct Investment

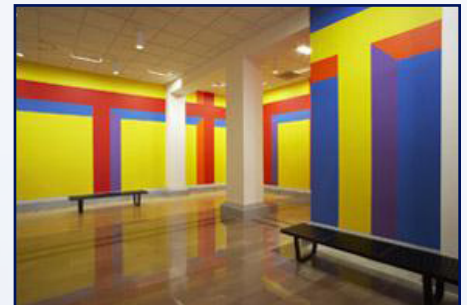


New London, Connecticut

Hamilton Point Investments is offering DST interests in Crocker House Apartments
Well-located 81-unit apartment property with 11,990 square feet of ground floor commercial space

Investment Summary

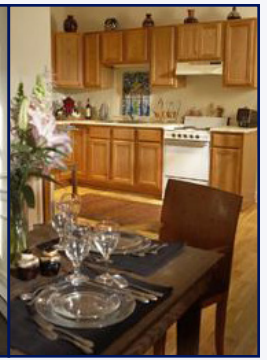
- Stability in strong multifamily rental market with excellent young professional tenancy
- Main Street location across from city hall and three blocks from waterfront
- Five minute walk from ferry service, train station, and a dozen restaurants and nightclubs
- Purchase price of \$79,321 per unit, not including value of ground floor commercial
- Market vacancy rate of 2.7% per CBRE appraisal
- Totally “gut” renovated property includes new mechanicals, plumbing and electric
- Sponsor headquartered 20 minutes away has operated Crocker House for four years
- Trailing-12 month net operating income of \$440,899; year 1 projected at \$449,820



This material does not constitute an offer and is authorized for use only when accompanied or preceded by a definitive confidential private placement memorandum and any applicable supplements (collectively the “PPM”). Reference is made to the PPM for a statement of risks and terms of the offering. The information set forth herein is qualified in its entirety by the PPM. All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM.

HAMILTON POINT

INVESTMENTS



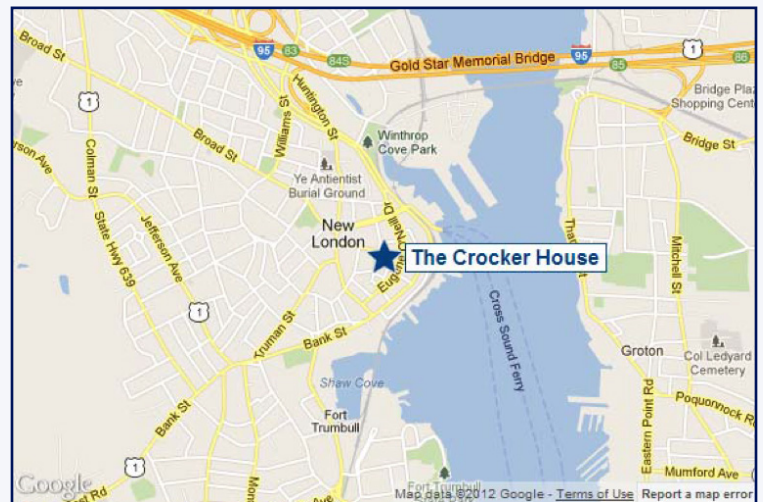
Location

Crocker House is located in the heart of downtown New London, fronting onto State Street, directly across the street from City Hall and three blocks from the Harbor. New London was a once thriving whaling port town and now contains a mix of historical buildings which have been transformed into art galleries, boutiques, shops, restaurants and other retail uses, along with the mix of municipal and office uses typical of downtown districts.

The waterfront includes ferry landings from Fisher's Island, Block Island and Long Island as well as the train station, which includes regular Amtrak stops on the Boston - Washington corridor as well as the terminus of the Shoreline Railroad, which connects with Metro North Railroad and makes stops from New London to New York City's Grand Central Terminal. The Property is two blocks of the Garde Arts Center and the New London Public Library and within three blocks of over a dozen restaurants and bars. Also within a five-minute walk is the planned \$60 million National Coast Guard Museum along the waterfront adjacent to the planned new \$20 million ferry terminal.

Crocker House is largely tenanted by young professionals who are drawn to Crocker House's modern renovation, downtown location, and unique smaller, more affordable apartments.

Outside of the immediate three-block area, New London is home to the United States Coast Guard Academy, Connecticut College, Mitchell College, Williams Academy and the Lyman Allen Museum.



Investment Considerations

Sponsor	Hamilton Point Investments, LLC
Property	Crocker House
Location	170-190 State Street New London, CT 06320
Property Type	81-unit apartment building above 11,990 sf of ground floor commercial
Size	80,577 gross square feet
Occupancy	96.9%
Capitalization	\$6,425,000
First Mortgage	\$4,100,000; 3.75% fixed interest rate 5-year term with 5-year extension at Federal Home Loan Bank Rate plus 175 basis points, 30-year amortization
Equity	\$2,325,000
Minimum Investment	\$100,000
Projected Year 1 Yield	7%
Projected Average Annual Return	12.8%
Projected Hold Period	5 to 10 Years
Managing Broker Dealer	Orchard Securities, LLC
Due Diligence	Buttonwood Investment Services, LLC
LTV	63.8%
Debt Service Coverage Year 1	1.9x



Deal History

Crocker House was purchased in 2002 by the previous owner. The concept was to renovate the property to the highest standards to take advantage of the "renaissance" of New London's downtown area, which was touted in the early half of the last decade by local businesses and government, although which only partially occurred.

A total renovation of the property was completed in 2006 and won an Award of Merit from the Connecticut Trust for Historic Preservation for its renovation and restoration. The renovation included a complete refurbishment of the retail and banquet space and all apartment units and common areas. Shortly after the renovation was completed, CBRE appraised the property for \$7 million (\$86,420 per unit).



Deal Highlights

- **Excellent Acquisition Cost.** Total acquisition cost of \$6,425,000. Acquisition price (exclusive of ground floor retail/commercial) of \$79,321 per unit.
- **Attractive Investor Returns.** Using conservative underwriting showing minimal growth from trailing income and expenses numbers, the investment is projected to comfortably cover a 7% annual return to investors plus cover the cost of debt service on a 30-year amortization schedule with no interest only period.
- **Stable History and Reasonable Projections.** The property has experienced very steady operating results:

	2012	2013	T-12 Sept 2014	T6 Income ⁽¹⁾ T-12 Expenses	Projected Year-1
Gross Income	\$848,696	\$838,043	\$879,773	\$904,568	\$896,688
Expenses	\$427,995	\$414,111	\$438,874	\$438,874	\$446,868
Net Operating Income	\$420,701	\$423,932	\$440,899	\$465,694	\$449,820

(1) Annualized

- **Very Good Physical Condition.** Benefiting from recent extensive renovation. Property was totally "gut" renovated from 2005-2006, including new mechanicals, plumbing and electric. A further renovation in 2011 including re-pointing of the entire exterior, scraping, painting and caulking of all windows and complete interior corridor renovations. The property condition assessment found no immediate repair needs.
- **Strong Rental Market.** The New London apartment market vacancy rate is 2.7% per the CBRE appraisal. Additionally, it is a largely rental market, with 62.2% of New London residents renting their home and only 37.8% owning.
- **One of the Best Locations in Market.** Property is located downtown, within three blocks of the Amtrak and Shoreline train station, numerous restaurants, nightclubs, shops and galleries, the riverfront harbor, ferries to Long Island, Block Island and Fisher's Island and other amenities.

Corporate Overview

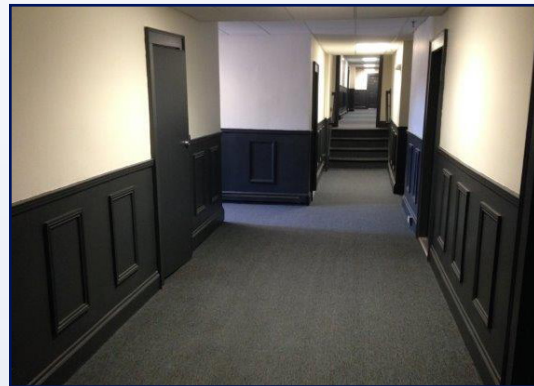
Hamilton Point Investments LLC (“HPI” or “Company”) is a real estate investment firm founded in 2009 by Matthew A. Sharp and J. David Kelsey (“Principals”), after the two merged their former companies, which were formed in 2005 and 2007, respectively. The Company, through affiliated entities and managed funds, has acquired 29 properties totaling over 5,000 apartment units since 2009. HPI and its subsidiary property management company employ a highly experienced team of over 85 seasoned professionals specialized in asset management, property management, tax issues, accounting, reporting, acquisitions and financing. The Company and affiliates have not missed a quarterly distribution at the targeted amount or greater since inception.

Hamilton Point Property Management

Hamilton Point Property Management LLC (“HPPM”) manages multifamily apartment properties owned by Hamilton Point Investments LLC. HPPM was founded by David Kelsey and Matt Sharp to manage the day-to-day activities at properties they run through various partnerships and investment funds they manage. HPPM is run by Melissa Sheldon who is responsible for cost-effective, efficient and institutional quality property-level staffing, leasing, maintenance, contracting, marketing and reporting. Melissa has been a senior-level property management executive for over 24 years with some of the largest and most well-respected multifamily property managers in the country. Ms. Sheldon reports directly to Mr. Sharp and Mr. Kelsey, who are closely involved with her in property management oversight.

This material is neither an offer to sell nor a solicitation of an offer to buy a security, which can be made only by the PPM filed or registered with appropriate state and federal regulatory agencies, and sold by broker-dealers authorized to do so. This material must be preceded or accompanied by, and read in connection with, the PPM to fully understand the implications and risks of the offering of securities to which this material relates.

Securities offered through Orchard Securities, LLC member FINRA/SIPC



HAMILTON POINT

INVESTMENTS

Hamilton Point Investments LLC | Tel (860) 598-4300
2 Huntley Road, Old Lyme, CT 06371