

OFFICE, 9 + YEARS OF LEASE TERM REMAINING

NNN LEASE, 100% LEASED

8515 DOLLARWAY ROAD
WHITE HALL, ARKANSAS 71602



ALL ABOARD
CAPITAL LLC

Confidentiality and disclosure statement

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering may only be made by a Private Placement Memorandum, to which this Investment Summary is attached as an Exhibit. You should read the Private Placement Memorandum (including each of its Exhibits) in their entirety in order to understand fully all of the implications and risks of the offering of securities to which it relates. An investment in the Property should be made only after careful review of the Private Placement Memorandum.

This Investment Summary includes forecasts, projections, and other predictive statements based on assumptions and expectations made by the Manager in light of currently available information, historical property performance, industry trends, market conditions, and information provided by the seller. The Property's actual performance may differ from these projections based on factors outside of the Manager's control. Moreover, past performance is no guarantee of future results; therefore, no guarantee is presented or implied as to the accuracy of specific forecasts, projections, or predictive statements contained herein.

The Team



Trey Powell, MD

Managing Partner
All Aboard Capital

Trey has been a real estate investor since 2016 and owns single-family homes, over 32,000 sq ft of commercial office space, short-term rental properties, and multi-family assets. He is a limited partner in 12 senior living community developments and a General Partner in over 100 multifamily units consisting of traditional apartment complexes and Mobile Home Parks.



Jesse Marinko

CEO/Founder
Phoenix Sr Living and
Phoenix Development Group

Marinko founded Phoenix Senior Living in 2014 from the ground up, guided by an inherent desire to create a business model that provided quality, family-focused senior care and invested in hiring, training, and maintaining the best associates in the business. Today, Phoenix Senior Living is one of the largest provider of senior living housing in the southeast. Under his leadership, Phoenix Senior Living own/operates over 60 senior living communities with an estimated real estate value of over \$500MM.

Overview

PURCHASE PRICE	\$2,325,000.00
NET OPERATING INCOME	\$178,827.00
YEAR BUILT	1997
YEAR RENNOVATED	2022
SITE AREA	1.09± acres
BUILDING SIZE	14,000+ SF



TENANT PROFILE

8515 DOLLARWAY ROAD WHITE HALL, ARKANSAS

BlueScope Steel North America is a global steel company that strives to build a sustainable business that contributes to protecting our futures and making a difference.

BlueScope Steel's strategy drives their focus and relies on transformation and growth, while continuing to deliver on core expectations for their stakeholders. Keys to the strategy are: investments in carbon reduction technologies and in product and service innovation; and delivering a safe, inclusive and diverse workplace, strong returns and sustainable outcomes over the next five years and beyond.

As BlueScope grows and transforms, they are building an organization with the capabilities to create strength along the steel value chain for years to come. As a result, the organization will be more adaptable, with a priority on safe and inclusive workplaces for all.

BlueScope aims to deliver the next wave of customer, growth and productivity improvements through innovation, technology and knowledge sharing across our global footprint.



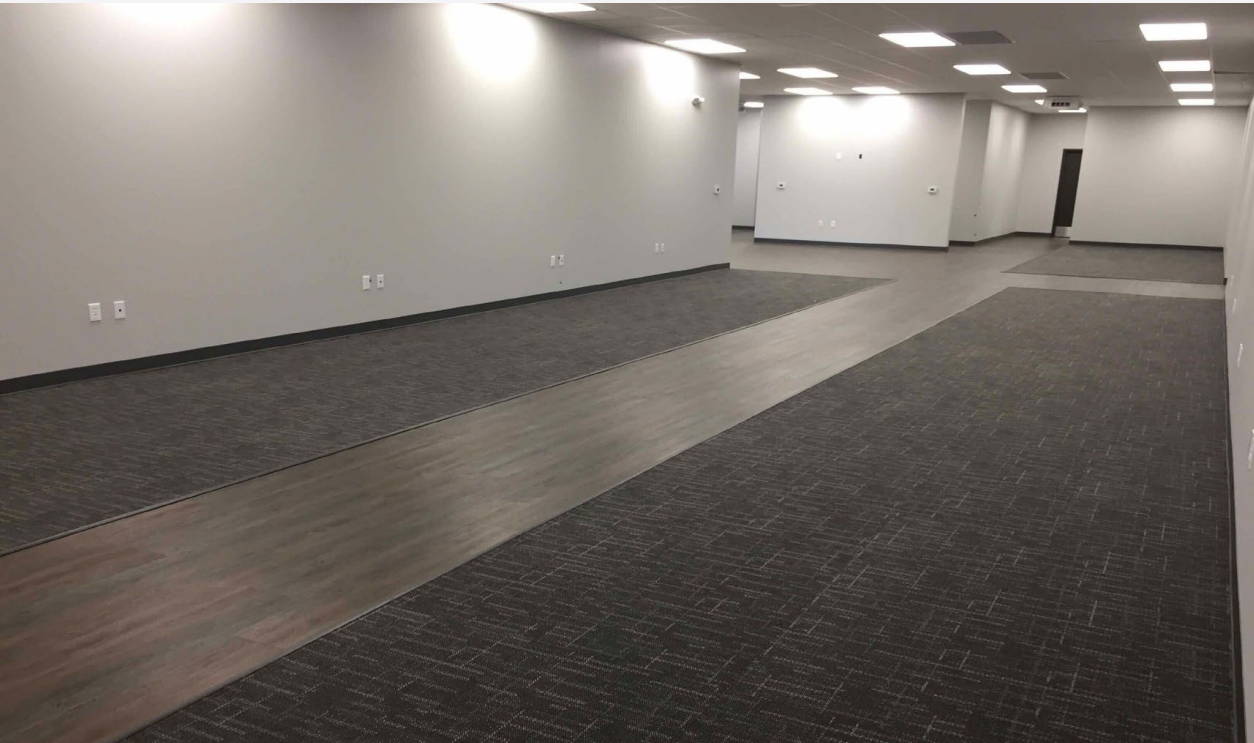
Key Points

PROPERTY FEATURES

- 10 year lease with Two (2) Five (5) year options
- BlueScope Steel North America sales: \$927MM
- New interior build out in 2022
- 45 parking spaces
- BlueScope has operated in White Hall/Pine Bluff area since 1968
- [Arkansas Democrat Gazette](#)

			TERM	TERM REMAINING	RENT INCREASES	NN LANGUAGE	RENEWAL OPTIONS
BlueScope Steel North America	14,000/SF	\$189,623.80 Annually	10 Years	9 + Years - Lease Commenced in May 2022	10% Increase at Year 6	Tenant covers taxes, insurance and maintenance. LL is only responsible for roof, structure, foundation & parking lot	Two (2), Five (5) Year Options.

Interior Photos



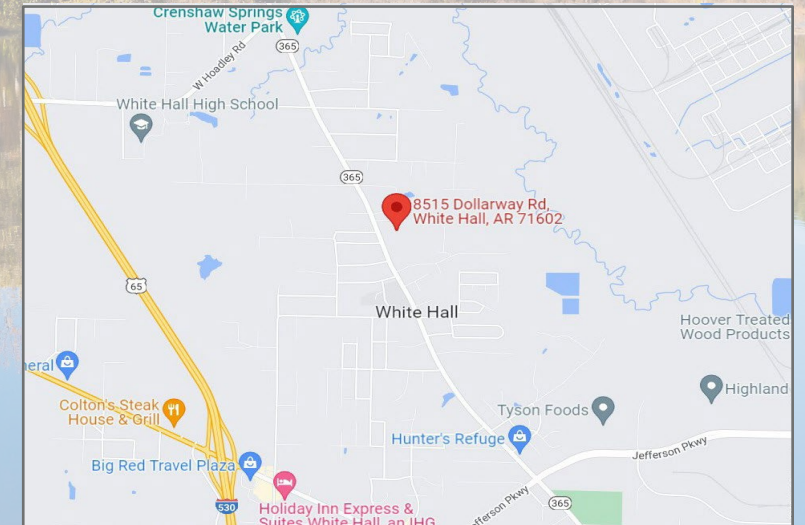
WHITE HALL | ARKANSAS

(PINE BLUFF MSA)

White Hall, Arkansas, is included in the Pine Bluff Metropolitan Statistical Area and the greater Little Rock-North Little Rock-Pine Bluff combined statistical area. According to the 2020 Census, there are 5,581 people populating White Hall.

From the Little Rock Capital, White Hall is a short drive on Interstate 530. White Hall provides easy access to museums and other attractions such as the Arkansas Railroad Museum, Harbor Oaks Golf Club, William J. Clinton Presidential Library, parks and other centers.

Dollarway Road, White Hall's main thoroughfare, was the first paved road in Arkansas and the longest paved road in the United States at the time of its completion in 1913.



Capital Stack

Purchase Price

\$2,325,000

Closing Cost

25,000

Acquisition Fee

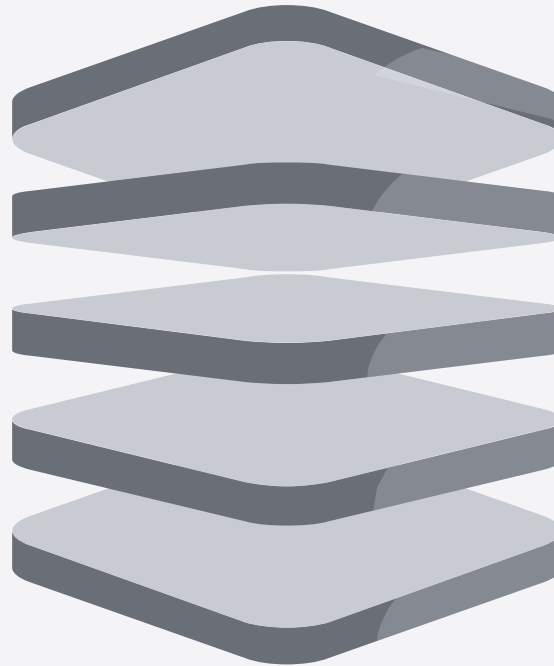
\$0

Reserves

\$10,000

Total Cost

\$2,360,000



Debt

\$ 1,860,000

Capital Raise

\$500,000

Total Sources

\$2,360,000

Financing

Purchase Price

\$2,325,000

Purchase Equity

\$460,000

Loan Amount

\$1,860,000

Interest Rate

6.00%

Term

7 Years - Fixed

Amortization

30 Years

Pre-Payment Penalty

No

Loan Guarantor

General Partner

Tax Benefits

Cost segregation study

Already performed this year and will convey with sale.

- Will accelerate income tax depreciation
- Used to shorten useful life of assets under accelerated depreciation
- Reduces taxable income by taking the maximum deduction permissible



Bonus depreciation

Deductions to improve investors returns

- Plan to take all depreciation benefits in first eight years through cost segregation
- Capital Expenditures will be depreciated

Exit Strategy

5 to 7 years

Anticipate sale or refinance at year 6 or 7 to capitalize on increased valuation due to 10% rent bump

Investment Highlights

9%

Cash on Cash

20%

AAR

15%

IRR

2.45x

Equity Multiplier

Project Fees

Acquisition: 0%

Asset Management: 1.5%

Property Management Fee: 3.5%

GP/LP Splits

- Limited Partner- 100% profits pro-rata up to 10% IRR
- 20% Carried Interest to GP above a 10% IRR

Minimum Investment
\$50,000

Projected Returns for Investors

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Revenue	\$ 189,612.00	\$ 189,612.00	\$ 189,612.00	\$ 189,612.00	\$ 189,612.00	\$ 208,573.20	\$ 208,573.20
Expenses	\$ 11,584.48	\$ 11,584.48	\$ 11,584.48	\$ 11,584.48	\$ 11,584.48	\$ 11,584.48	\$ 11,584.48
NOI	\$ 178,027.52	\$ 178,027.52	\$ 178,027.52	\$ 178,027.52	\$ 178,027.52	\$ 196,988.72	\$ 196,988.72
Debt Service	\$133,819.68	\$133,819.68	\$133,819.68	\$133,819.68	\$133,819.68	\$133,819.68	\$133,819.68
DSCR	\$ 1.330	\$ 1.330	\$ 1.330	\$ 1.330	\$ 1.330	\$ 1.472	\$ 1.472

Cash Flow before tax	\$ 44,207.84	\$ 44,207.84	\$ 44,207.84	\$ 44,207.84	\$ 44,207.84	\$ 63,169.04	\$ 63,169.04
Cash on Cash Return	8.84%	8.84%	8.84%	8.84%	8.84%	12.63%	12.63%

Value with Cap Rate of 7.5%	\$ 2,373,700.27	\$ 2,373,700.27	\$ 2,373,700.27	\$ 2,373,700.27	\$ 2,373,700.27	\$ 2,626,516.27	\$ 2,626,516.27
Remaining Debt at year end	\$ 1,837,158.98	\$ 1,812,909.18	\$ 1,787,163.70	\$ 1,759,830.30	\$ 1,730,811.04	\$ 1,700,001.93	\$ 1,667,292.58
Sale Proceeds (minus 5% broker fee)	\$ 417,856.27	\$ 442,106.07	\$ 467,851.55	\$ 495,184.95	\$ 524,204.22	\$ 795,188.53	\$ 827,897.88
Net Return from Sale	\$ (82,143.73)	\$ (57,893.93)	\$ (32,148.45)	\$ (4,815.05)	\$ 24,204.22	\$ 295,188.53	\$ 327,897.88
Total Return on Investment	\$ (37,935.89)	\$ 30,521.76	\$ 100,475.08	\$ 172,016.32	\$ 245,243.43	\$ 579,396.78	\$ 675,275.18
ROI	-8.16%	6.56%	21.61%	36.99%	52.74%	124.60%	145.22%
AAR	-8.16%	3.28%	7.20%	9.25%	10.55%	20.77%	20.75%



Next Steps

- Ask Questions
- [Schedule a call](#)
- Prepare to fund