



STANHOPE CAPITAL

PREDICTABLE RETURNS INVESTING WITH STANHOPE CAPITAL

INNOVATION

\*

TRANSPARENCY

\*

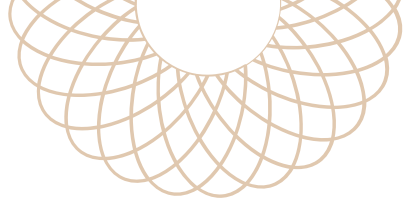
BUILDING RELATIONSHIPS

REAL ESTATE  
PROPOSAL



SUBMITTED BY:  
DAVID STANHOPE

STANHOPE CAPITAL LLC  
7901 4TH ST. NORTH  
ST. PETERSBURG, FL 33702



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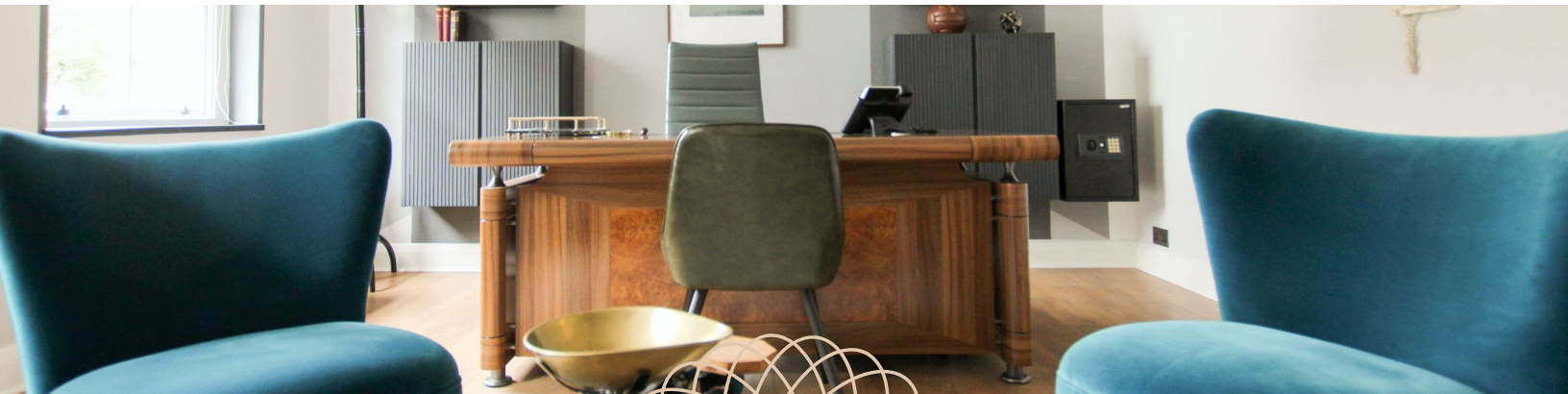
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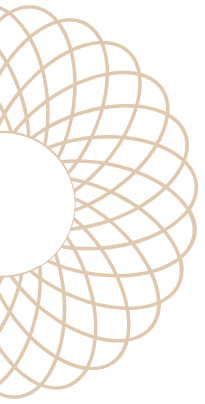


# OUR STORY

**David Stanhope**, CEO Stanhope Capital LLC  
Morgan Stanhope

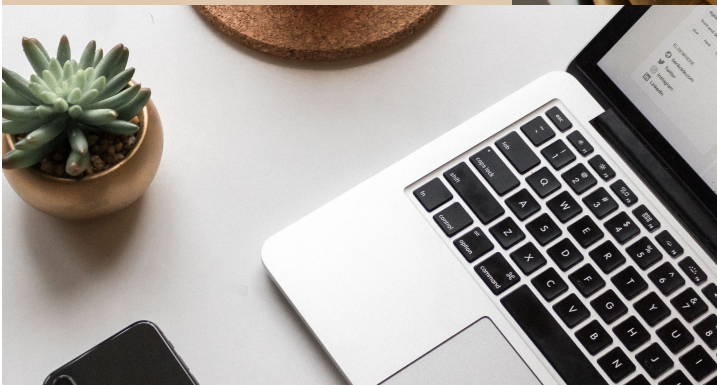
**Stanhope Capital LLC** focuses on acquiring and managing single-family residential properties leased under long-term agreements to institutional and organizational tenants. Our model prioritizes predictable cash flow, disciplined acquisitions, and long-term asset performance for investors.





# OUR CLIENTS

Institutional  
&  
Organizational  
Tenants



Investors

# NON-PROFIT AGENCY



Stanhope Capital LLC maintains long-standing relationships with established nonprofit housing organizations that lease residential properties on a long-term basis. These organizations operate independently and are responsible for resident management, day-to-day operations, and internal governance.

Our role is strictly limited to real estate ownership, leasing, and asset management. We do not participate in resident selection, programming, or organizational operations. This structure allows Stanhope Capital to focus on disciplined acquisition, property performance, and investor returns while working with tenants that have demonstrated stability and consistency in occupancy.

The nonprofit organizations we work with have decades of operational experience and maintain structured financial practices designed to ensure timely rent payments and responsible property use. Leases are executed at the property level, with clear contractual obligations and professional standards consistent with traditional long-term rental arrangements.

This approach provides investors with:

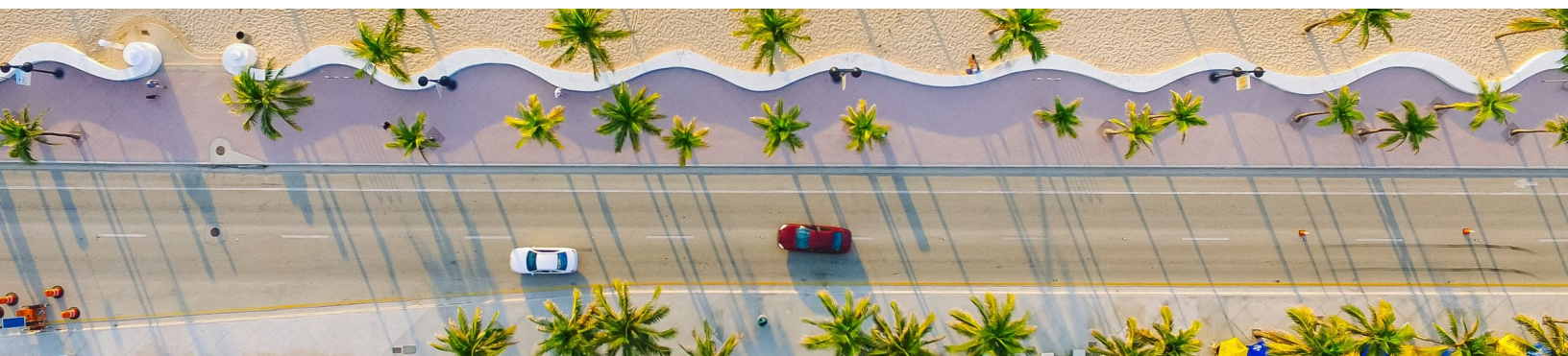
Predictable occupancy

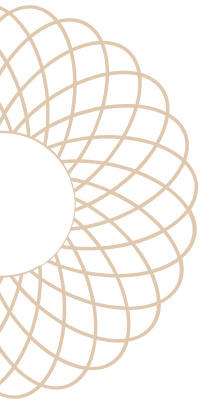
Long-term lease stability

Reduced tenant turnover

Professionalized tenancy structures

By separating real estate ownership from tenant operations, Stanhope Capital is able to maintain a conservative, scalable investment model that prioritizes asset performance, risk management, and consistent cash flow.





# NON-PROFIT AGENCY STRUCTURE

## TENANT LEASE STRUCTURE & RENT PERFORMANCE

Stanhope Capital structures leases to emphasize long-term stability and consistent rent performance. Properties are leased under standard long-term agreements with organizational tenants that demonstrate operational maturity and financial discipline.

Rent is collected on a monthly basis at the property level in accordance with executed lease terms. Tenant organizations maintain internal financial controls and reserve practices designed to support consistent lease performance across their leased portfolio.

From an investor perspective, this structure provides:

Predictable monthly rent collection

Reduced vacancy exposure

Long-term tenant alignment

Scalable repeatability across markets

Stanhope Capital underwrites tenant relationships based on payment history, lease enforceability, and asset-level fundamentals. Our focus remains on conservative risk management and sustainable growth.



# I N V E S T O R S



## **Organization:**

We use a Customer Relationship Management (CRM) platform that is cloud-based. It allows us to create a platform to manage tasks, workflows, and scale. This allows us to monitor multiple properties at once and keep all documents secure in one platform.

## **The Plan:**

There are a multitude of real estate investments, however, the simplest form is a long-term rental.

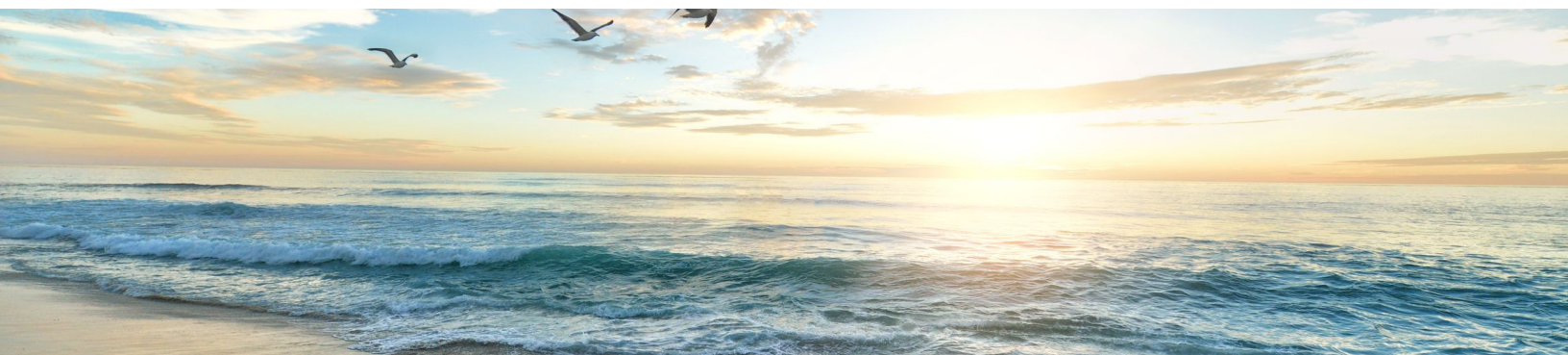
Single family homes are basic in their deal structure. In terms of the closing process, capital is used to pay for inspections, appraisals, and closing funds.

## **Goal:**

We are aiming to close on multiple single-family homes in the Southeast market for a 10% return on investments (ROI) with a 5 year repayment scheduled. We will compound the initial investment to return to a max amount of returns. We will analyze those areas we target to determine what makes the most sense financially.

Why longer is more beneficial:

A longer period allows your money to grow exponentially opposed to a shorter period.



# OUR PORTFOLIO



## JACKSONVILLE

📍 Jacksonville, F



## PENSACOLA

📍 Pensacola, FL



## PENSACOLA

📍 Pensacola, FL



## ORANGE PARK

📍 Orange Park, FL



## PALM COAST

📍 Palm Coast, FL



## ORANGE PARK

📍 Orange Park, FL



## FORT WALTON BEACH

📍 Fort Walton Beach, FL



## CAPE CORAL

📍 Cape Coral, FL



## TAMPA

📍 Tampa, FL





# OUR PORTFOLIO



## BRADENTON

📍 Bradenton, FL



## FORT MYERS

📍 Fort Myers, FL



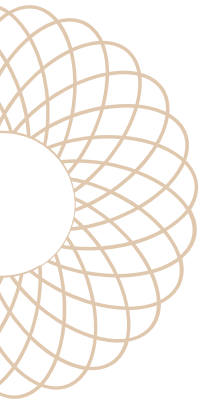
## PORT ORANGE

📍 Port Orange, FL



## ALTAMONTE SPRINGS

📍 Altamonte Springs, FL



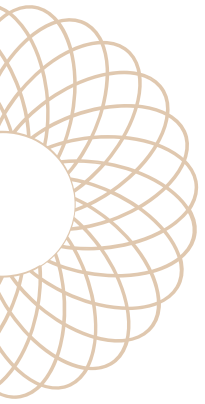
# PROPOSED PLAN

**Provide everyday investors access to real estate deals that are normally reserved for only the largest investors.**

- Analyze Locations
- Project Returns
- Utilize Existing Relationships with Florida lenders
- Contract for 60 Day Close
- Inspect Property
- Appraise Property
- Complete Required Documentation Per Lender
- Finalize Closing With Title
- Execute lease and commence occupancy
- Finalize Lease
- Utilize CRM Platform to Manage

Properties





# PROPOSED PLAN

## Targeted Goals:

- Issue Promissory Note
- Notarize Promissory Note
- Issue an IRS 1099 MISC Form
- Start with Funds (Typically \$50,000)
- Deposit Funds to Navy Federal Credit Union Business Checking Account for Real Estate
- Funds Season for 60 Days
- Contract for 60 Days



# PROPOSED PLAN



## Benefit:

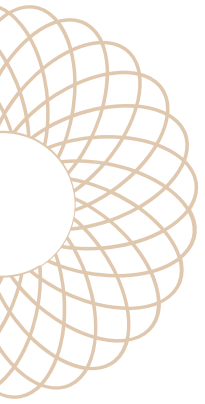
**To the Investor:** You get a substantial return on your money over the period of 5 years. (National averages are between 6-10%)

**To Us:** The property will be deeded to David and Morgan Stanhope.

In addition, we will pay for:

- Inspections
- Appraisal
- Insurance
- Flood Insurance (as needed)
- Pay any Increase in Insurance premiums
- CRM Platform Payments
- Property Maintenance
- Additional Closing Funds to Bring the Closing Amount to 20% Down

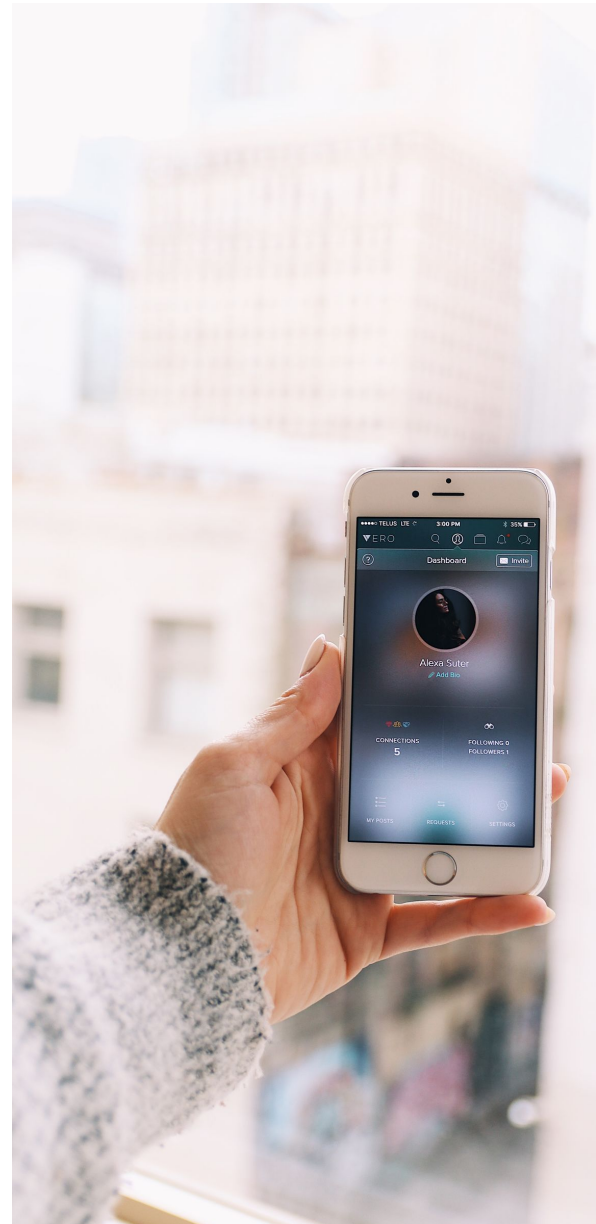




# DATA & ANALYTICS

## Calculating Returns:

The final projected return is \$80,525.50, calculated from annualized monthly distributions totaling \$16,105.10, as illustrated in the chart below.



# DATA & ANALYTICS



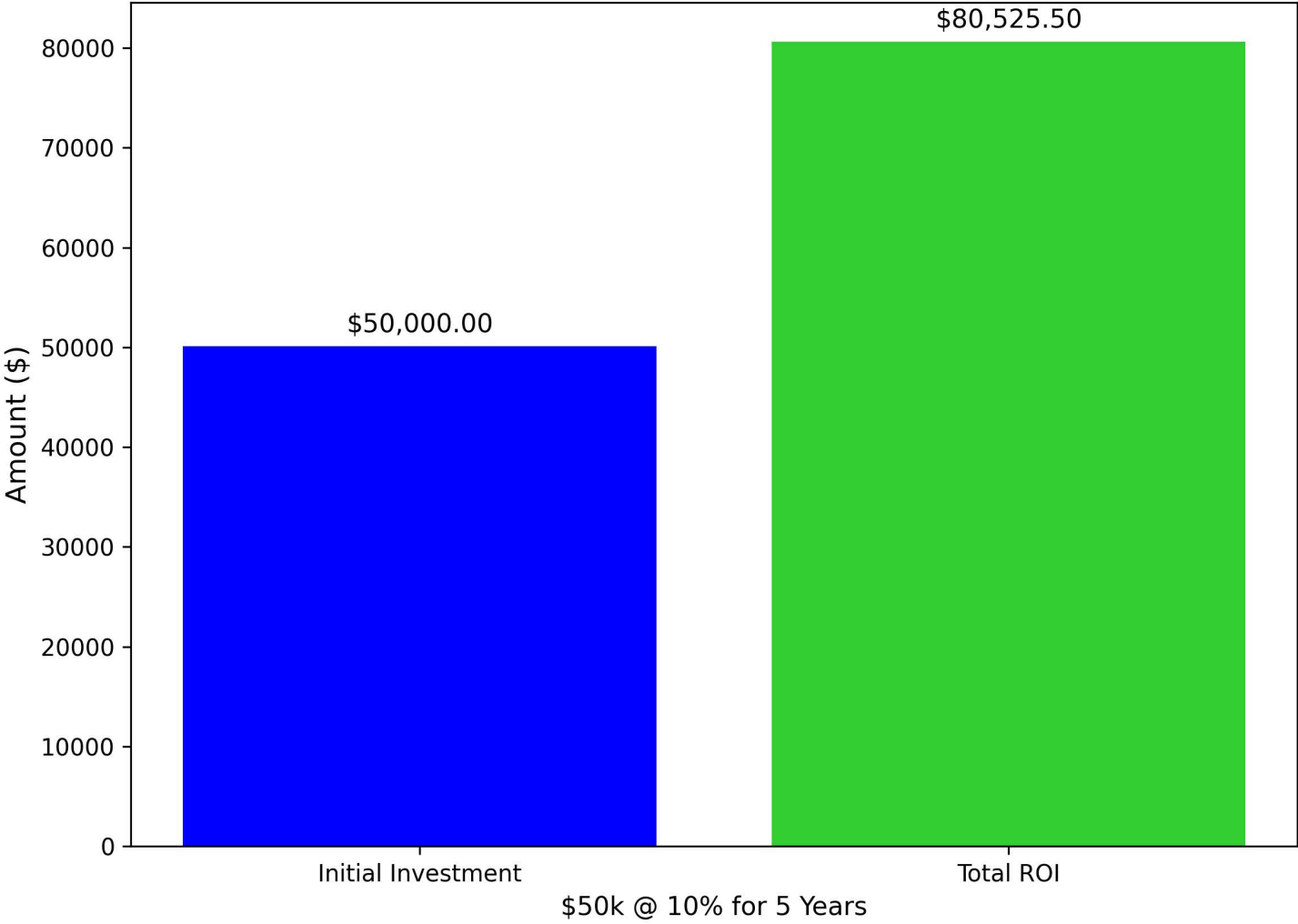
Initial Rate: \$50,000 invested for a 5 Year Plan at 10% ROI Total

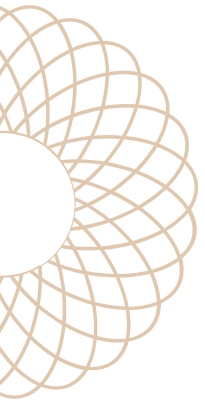
Initial Investment		Results:	
Starting Amount:	\$50,000	End Balance:	\$80,525.50
Period (Years):	5	Starting Amount:	\$50,000
Return Rate:	10%	Total Contributions:	\$0.00
Compound:	Annually	Total Interest:	\$30,525.50
		Monthly Check Due:	\$1,342.09

# DATA & ANALYTICS

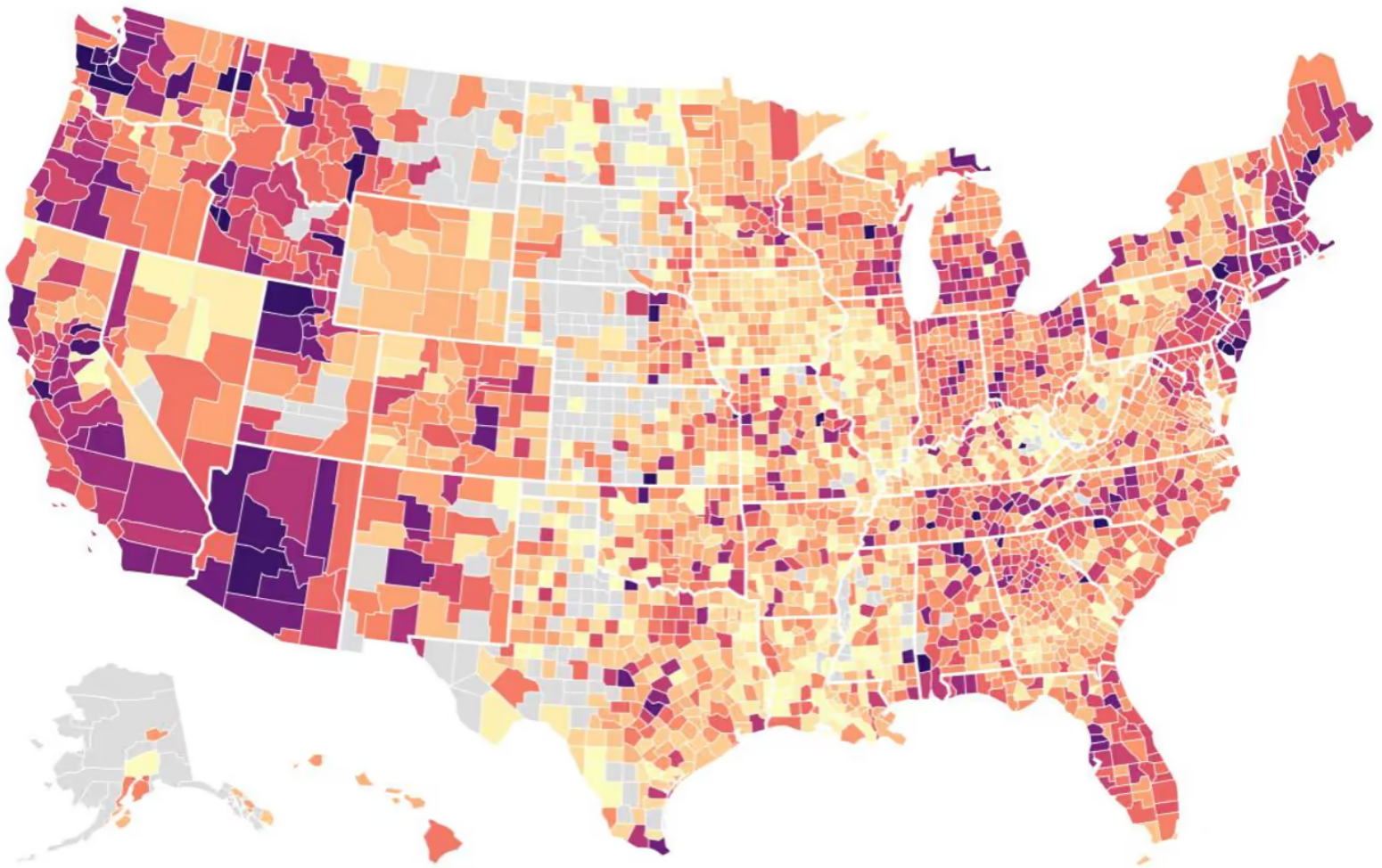


Financial Projections





# DATA & ANALYTICS



## Real Estate Heat Maps: Home Price Changes by County & City

Where are the hottest real estate markets in the US in 2023? We created a heat map showing appreciation by county, plus the top 100 cities.

 SparkRental / Jul 20

# RETURN ON INVESTMENT

The one time cost of the investment  
is:

**Up To You (\$25k, \$50k, \$100k)**

Scope of investment can be adjusted upon discussion

**10% ROI \*Compounded annually within a 5 year timeframe.**

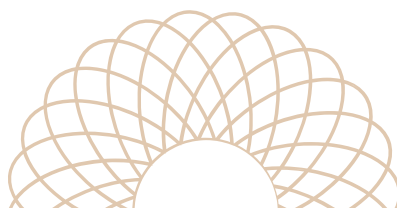
\$80,525.50 returned at the completion of investment (based on \$50k initial  
investment)

Terms and conditions can be discussed

Funds need to season for 60 days once received

Funds to be issued to investors via ACH

(ex.- Funds come to our account July - Issue first Check in November)





# FINAL MESSAGE



*We look forward to a working relationship with you. Your concerns are our concerns and we aim to address any questions you may have. In terms of real estate returns, we currently have some of the best returns in the country. We understand your 401k or Deferred Compensation plan may not be producing the results you are seeking especially in today's economy. It is our job to improve upon that return. Through due diligence and a system we have created we are confident we can exceed your expectations. Our assets are strictly managed and we will offer the same level of service for your investment.*

*Thank you.*

*David and Morgan Stanhope*

