



REG A+ OFFERING · WEST MICHIGAN

# Passive Income Investing Through Residential Real Estate

**Earn 8-12% Annualized Returns\***

Benchmark Real Estate Fund - West Michigan



**CONFIDENTIAL**

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*\*For disclosures, see final slide*

PROVEN PERFORMANCE SINCE 2009

# We've Paid Cash Distributions For

# 67 Consecutive Quarters\*

*Decades of Real Estate Investing Experience – 17 years of consistent performance and counting.*

- ◆ Preserved investor capital through every economic downturn since 2009.
- ◆ Established referral networks of buyers, brokers, and builders across West Michigan.
- ◆ Historically consistent returns across all market cycles.

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# Projected Returns

Benchmark Real Estate Fund

**8–12%**

PROJECTED ANNUALIZED  
RETURNS\*

Target return

**Returns**

CASH DISTRIBUTIONS

Paid quarterly

**\$1,000**

MINIMUM INVESTMENT

Accessible to all

**\$50M**

TARGET RAISE

Reg A+ Offering

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THE CHALLENGE

# The Challenge

**Investors with direct real estate holdings often face serious challenges achieving consistent returns.**

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## **Capital at risk during market swings**

Direct real estate investments can suffer significant losses during economic contractions and volatility.

## **Unreliable cash flow and income**

Both new and experienced investors struggle to maintain reliable income from direct real estate holdings.

## **Stocks, mutual funds & ETFs are volatile**

Volatile investment vehicles like stocks, Mutual Funds, and EFT's, can be unpredictable — even for experienced investors.

*\*For disclosures, see final slide*

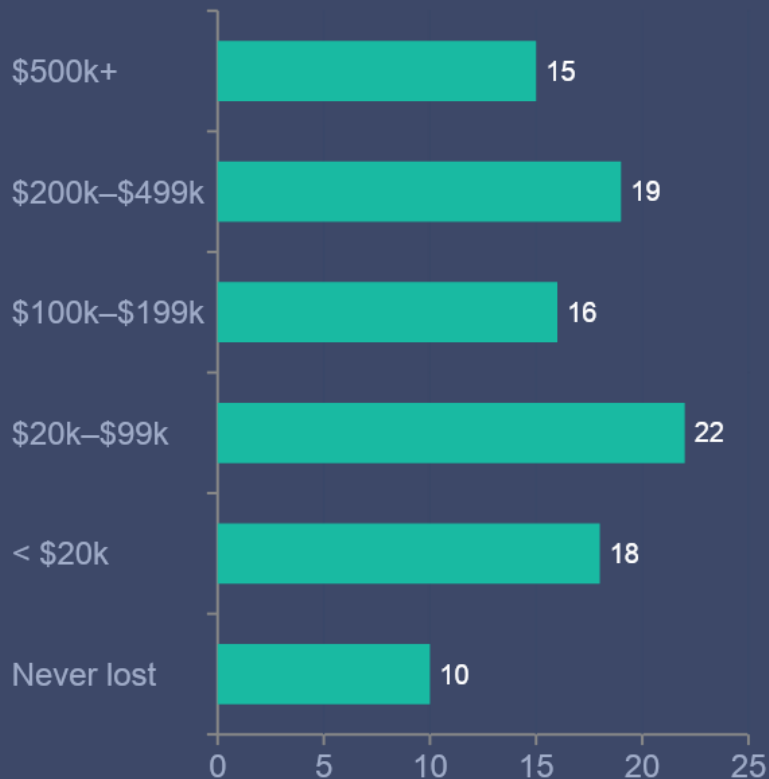
# 9 of 10 Investors Have Lost Money Investing Directly in Real Estate<sup>1</sup>

*What's the most money you have ever lost  
on a direct real estate investment?*

**Direct investing carries the risk.  
Passive investing with Benchmark mitigates the risk.**

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1. Source: [listwithclever.com/research/residential-real-estate-investing-2024](https://listwithclever.com/research/residential-real-estate-investing-2024)

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# The Benchmark Solution

Designed to generate passive income while prioritizing capital preservation.

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1

## Capital Preservation First

Benchmark prioritizes protecting investor capital through disciplined underwriting and collateralized investing.

2

## Collateralized Passive Real Estate Income

Earn 8-12% projected annualized returns\* through investments secured by residential real estate assets.

3

## Diversified Across Multiple Properties

Risk is distributed across multiple residential assets rather than concentrated in a single investment.

4

## Disciplined Investment Structure

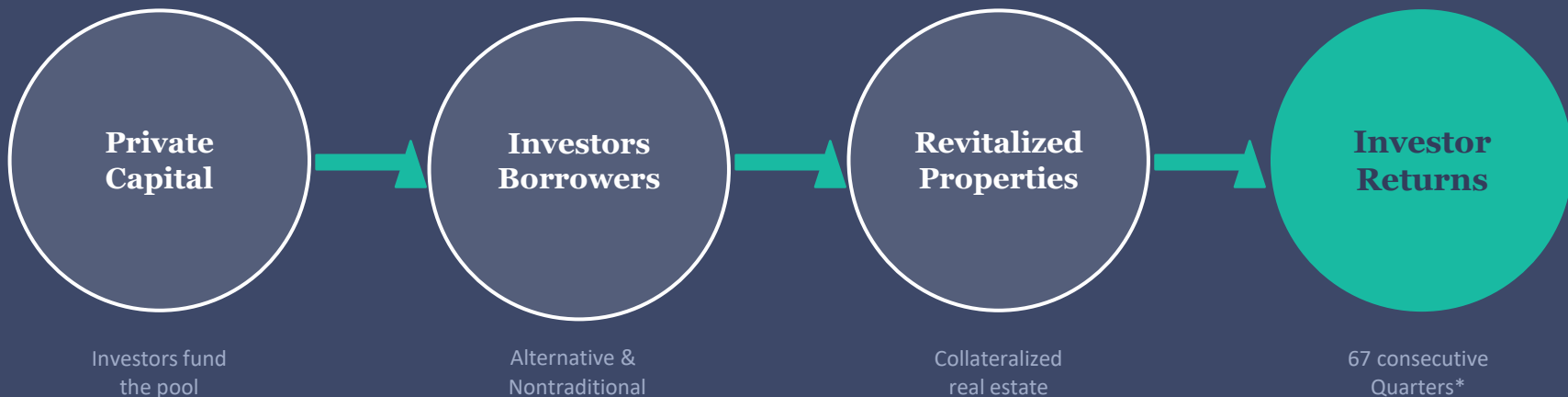
Private capital is deployed through carefully evaluated residential projects.

5

## Community Revitalization

Capital supports the redevelopment of underperforming residential properties.

# The Benchmark Process



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WHY NOW

# The Market Opportunity

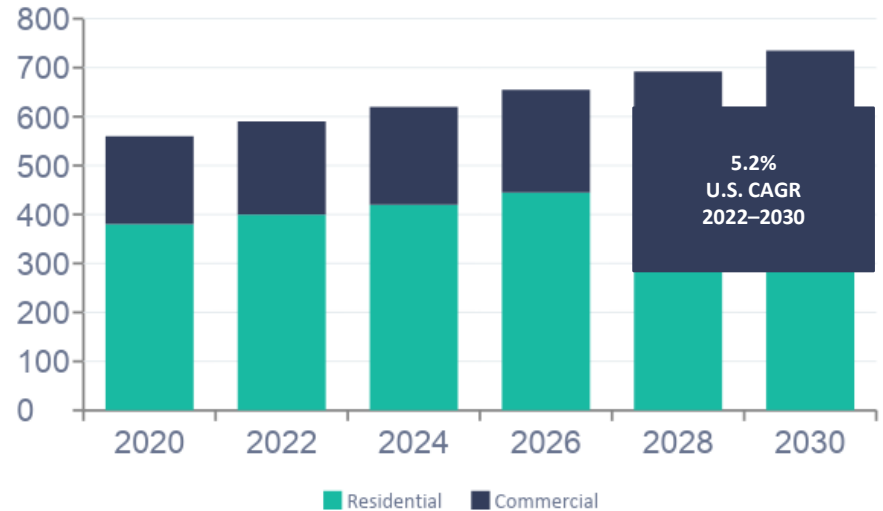
- ◆ **Growing demand:** for alternative funding in residential real estate.
- ◆ **West Michigan:** stable, underserved — a unique opportunity.
- ◆ **Tangible assets:** provide security in all economic conditions.
- ◆ **Experienced team:** 80+ combined years of local real estate expertise.

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## U.S. Real Estate Market

Size by property type, 2020–2030 (USD Billion)



Source: [grandviewresearch.com](https://www.grandviewresearch.com)

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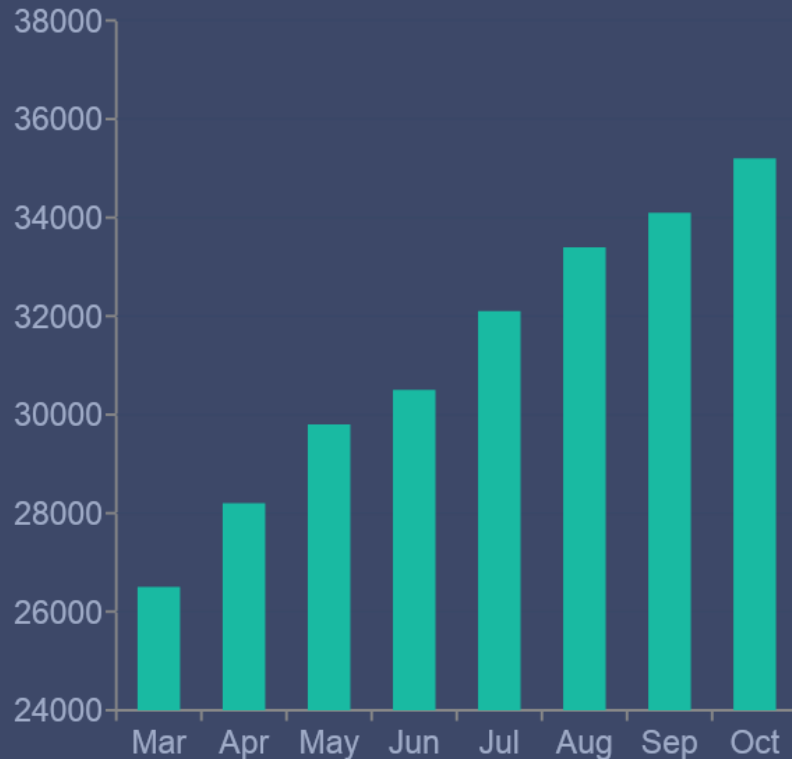
LOCAL MARKET FOCUS

# The West Michigan Market

2024 Michigan Housing Supply →

- ◆ West Michigan's residential market is on the rise with growing housing demand.
- ◆ Grand Rapids named a top 10 market for housing in 2025<sup>2</sup>

Units Needed — 2024



2. Source: [listwithclever.com/research/residential-real-estate-investing-2024](https://listwithclever.com/research/residential-real-estate-investing-2024)

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WHAT SETS US APART

# The Benchmark Difference

Recession-resistant residential real estate — mortgages, rentals, rehabs, brokerage, and construction — performing across all economic cycles.



## Home Mortgages

First-position residential loans



## Rehab & Construction

Value-add properties revitalized



## Rental Management

Active income-generating assets



## Brokerage Network

Buyers, sellers & builders

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# Benchmark Stands Out

Our bigger toolbox means more ways to ensure success for borrowers AND investors.

Income	Traditional Lenders	Automated Platforms	Benchmark
Home Mortgages	Limited flexibility	Computer Generated	Human-centered
Rehab & Construction	Stringent requirements	No flexibility	Outside the Box thinking
Rental Management	Focus on institutional profit	Focus on selling financial products	Focus on borrower AND investor success
	Empty promises	Empty promises	Track record of success!

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LEADERSHIP

# Our Experienced Team

Born and raised in West Michigan, our leadership team brings 80+ years of combined real estate expertise — ensuring sound investment practices across every market cycle.



CEO

**Matthew J. Fox**

[See Bio →](#)



CFO

**Todd A. Harding**

[See Bio →](#)

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# Benchmark Real Estate Fund

A Residential Real Estate Fund — Reg A+ Offering

**\$50,000,000**

**Target Raise**

Reg A+ Offering

**\$1,000,000**

**Minimum Raise**

Achieved!

**\$1,000**

**Minimum Investment**

Accessible to all

**\$1.00**

**Unit Price**

Per share

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GET STARTED TODAY

# Is Benchmark Right for Your Portfolio?

*Ask yourself:*

- ◆ Are you looking for passive income without actively managing properties?
- ◆ Do you want your investment backed by tangible, collateralized real assets?
- ◆ Are you seeking consistent quarterly cash distributions?
- ◆ Do you want an experienced, local management team working for you?

*If the answer is yes — Benchmark is built for you.*

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## Two Reasons to Invest

1

### Passive Income

Earn 8–12% Annualized Returns\*  
paid quarterly.  
You invest. We do the work.

2

### Experienced Team

80+ years of combined  
local expertise protecting  
your capital since 2009.

# Disclosures

## FORWARD-LOOKING STATEMENTS

All statements, other than statements of historical fact, contained on this website constitute “forward-looking statements” and are based on the reasonable expectations, estimates, and projections of the Benchmark Companies Partners and the company’s management as of the date of launching this website. The words “plans,” “expects,” or “does not expect,” “is expected,” “budget,” “anticipates,” “scheduled,” “estimates,” “forecasts,” “intends,” “anticipates,” or “does not anticipate,” or “believes,” or variations of such words and phrases or statements that certain actions, events or results “may,” “could,” “would,” “might,” “will” or “will be taken,” “occur” or “be achieved” and similar expressions identify forward-looking statements.

Forward-looking statements include, without limitation, statements regarding our projected number of sales, revenues, valuation, investment returns, expected customer demand, and the company’s business strategy.

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There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements.

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The managers have developed a business plan to grow the company rapidly. However, we suggest investors carefully read our Offering Circular and Operating Agreement and understand the risks associated with investing in an early-stage company.

# Disclosures Cont.

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