

# Exclusive High Growth Investment Opportunities



[www.k7capitalpartners.com/invest](http://www.k7capitalpartners.com/invest)

## Premium Investment Opportunity

K7 Multifamily Fund IV invests in ground up new builds of small multifamily net zero carbon footprint duplex & fourplex communities in Texas. This unique multifamily real estate investment opportunity with above 20% annualized returns is made available to all impact investors. Invest today at [www.K7capitalpartners.com/invest](http://www.K7capitalpartners.com/invest)

### K7 Multifamily Fund IV

<b>Focus</b> New Multifamily	<b>Tax Document</b> Schedule K1
<b>Geography</b> Austin, San Antonio	<b>Eligible for 401K &amp; Self-Directed IRA?</b> Yes
<b>Minimum Investment</b> \$100,000	<b>Fund Life</b> 5 years life, 3 yrs holding
<b>Investor Type</b> Accredited	<b>Size and Security Type</b> \$30MM, 506(c) Reg D

### Partners



#### Murari Appan - Managing Director, K7 Real Estate Group

- Overseen 470,000 sq ft of new investment properties
- Founder, Investment New Properties, Licensed realtor
- MBA, Michigan State University



#### Venkat Gopi - Managing Director, K7 Capital Partners

- Founder, K7 Capital Partners, K7 Real Estate Group, Fund Manager
- Entrepreneur, Investor, Technologist
- Vision, Strategy, & Governance
- MBA, Columbia Business School

## Distribution

<b>Annually</b> Years 4 and 5	<b>Pref Returns</b> 7%	<b>Management Fee</b> 2% Annual
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### Carried Interest Split

Diamond (\$5,000,000+): 70% LP - 30% GP
Gold (\$1,000,000 - \$4,999,999): 60% LP - 40% GP
Silver (\$100,000 - \$999,999): 50% LP - 50% GP

## Our Vision

K7 aims to revolutionize alternative investments by providing investors with exclusive access to high growth, high returns investment opportunities.

## Our Mission

K7 Capital Partners is a high-growth alternative investments firm with a mission to build sustainable wealth for investors in all market conditions. K7 Capital Partners engages high stake players with specialized expertise to identify, grow, and exit opportunities that generate high returns.

K7 Multifamily Funds are the best alternative wealth building platforms for

- Capital conservation
- High inflation hedging
- Risk diversification
- Strong growth
- Double digit returns
- Tax advantages

## Partnerships



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## K7 Green Wellness Village Model

The **K7 Green Wellness Village** is more than just a residential complex; it represents a harmonious integration of environmental consciousness, community engagement, and wellness-centric amenities. Designed to cater to the growing demand for healthier living spaces that nurture both physical and mental well-being, these visionary developments are poised to become a beacon of sustainable living.



- **Renewable Energy:** Net zero carbon footprint real estate refers to properties that utilize a combination of energy-efficient technologies, renewable energy sources, and carbon offset initiatives to achieve a net zero carbon footprint. We build micro grids that harness renewable energy from the sun, store it in on-site batteries, and distribute it to power the entire multifamily complex.
- **Vibrant Green Spaces:** Residents are surrounded by thoughtfully designed green spaces that promote relaxation, outdoor activities, and a connection with nature for a stress-free living experience.
- **Community Engagement:** Community events promote a supportive and inclusive living environment.
- **Sustainable Mobility Solutions:** Green Wellness Villages often prioritize alternative transportation options such as electric vehicles with charging stations and easy access to public transportation, promoting greener commuting.

## Best in Class - Build to Rent Smart Homes



## Why Net Zero Communities?

Reduce utility cost & environmental footprint

- Consumers see direct utility savings
- Smart buildings with automation for better eco friendly amenities
- Create power reliance & backup to grid infrastructure at local level
- Track & validate carbon footprint & reporting
- Contracted subscription service with no upfront hardware costs

## Smart Buildings Become Virtual Power Plants

- **Smart technology** - Power in the palm of your hand
- **Total home control** - Demand load manager
- **Monitoring** - Appliances, EV charging and all circuits
- **VPP control** - Energy storage, solar, renewables
- **IoT enabled** - Samsung SmartThings energy, Google smart energy, Alarm.com & more
- **Reporting** - Energy usage, vehicle kWh usage & blockchain verified carbon footprint

## Smart Home IoT Integration

