

PRESERVE & BUILD WEALTH

Real estate investment fund — managed with conservative investment principles



Choose an **8% Preferred Return** with a 50/50 Profit Split or All Income Distributed*

Opportunity to Invest in Multifamily Real Estate

We're seeking qualified investors to raise up to \$200 million to pool in a real estate investment fund. This fund's unique approach allows investors to select from a variety of investment options, depending on your income and appreciation goals. Relying on the expertise of two companies, the **Francis Capital & Gavilan Capital Multifamily Opportunity Fund I** offers one fund, with two managers.

Francis Capital Group focuses on acquiring and operating large "core," Class A, institutional quality multifamily residential communities in prime locations. Investing in this portion of the fund preserves capital for those who seek the safety and security of **long-term appreciation** with an increasing cash-on-cash return over time.

Gavilan Capital focuses on acquiring and operating "value-add," Class B, multifamily properties in markets with solid fundamentals for job, population and rent growth and that are expected to provide superior cash flow and appreciation. These fund shares will provide **better returns in the short term**, with consistent monthly payments.

Learn more at www.FrancisCapitalGroup.com.

- ✓ Secured by real estate
- ✓ Safety with better returns
- ✓ NO stock or bond market exposure
- ✓ NO interest rate risk
- ✓ Great investment alternative for IRAs

PROVEN TRACK RECORD

- Successful investing in real estate since 1969
- Preserving and building wealth for business management clients
- Entertainment industry icons like Leonard Nimoy, Farrah Fawcett, Paul Mazursky, Martin Ransohoff, Irwin Allen, Polly Platt, and Martha Lutrell
- A focus on high-quality construction in great locations
- Conservative leverage as insulation from market volatility
- Expert property acquisition and management
- Currently more than 40 properties in California and Texas valued over \$1.2 billion



For more information
and your copy of our fund's
Private Placement
Memorandum, call Investor
Relations at (805) 219-6640



*Please contact Investor Relations for more information.

FRANCIS CAPITAL GROUP & GAVILAN CAPITAL MULTIFAMILY OPPORTUNITY FUND I

OFFERING SERIES	PREFERRED RETURN	INITIAL PRICE PER UNIT	MINIMUM PURCHASE	MAXIMUM OFFERING UNITS	MAXIMUM OFFERING RAISED
FCG Series A	100% of FCG Net Cash Flow	\$1,000	\$25,000	100,000	\$100,000,000
GC Series A	8.00%	\$1,000	\$25,000	45,000	\$45,000,000
GC Series B	8/7% Preferred, 50% of GC Net Cash Flow	\$1,000	\$25,000	45,000	\$45,000,000
GC Series D	5.50%		\$25,000	200 Promissory Notes	\$10,000,000

Our current offer – because both safety and returns matter

Francis Capital Group (FCG) and **Gavilan Capital (GC)** have partnered to create the **Francis Capital & Gavilan Capital Multifamily Opportunity Fund I**.

This “one fund, two managers” structure is intended to provide investors with choices in investment and return methodologies.

Francis Capital Group (FCG), as Manager of the FCG Series, will use investor proceeds in a single tier, FCG Series A, to acquire, maintain and improve Class A institutional quality multifamily residential communities in major metropolitan areas of Texas, adhering to the time-tested conservative principles of its Chairman and Founder, Bernie Francis, including prime locations, highest quality construction, low leverage, solid property management, and long-term holds.

FCG Series A Membership Interests will receive 100% of net cash flow from all properties acquired through Francis Capital Group. Depreciation from FCG Series Properties will be passed on to the Members in FCG Series A, thus making most, if not all, of the annualized return tax-deferred for the first several years of investment in each property. Unit price will be adjusted periodically based on fair market value of the properties held in the FCG Series A.

**PLEASE REVIEW THE ENTIRETY OF OUR
PRIVATE PLACEMENT MEMORANDUM
FOR FURTHER DETAILS.**

Request a copy by calling (805) 219-6640

Gavilan Capital (GC), as Manager of the GC Series, will use investor proceeds in multiple tiers, GC Series A, B, and D, respectively, to acquire, maintain and improve primarily Class B multifamily properties throughout the U.S. that are expected to provide superior cash flow and appreciation. Gavilan Capital also may invest in asset-backed, non-owner occupied, real estate-secured loans where all interest obtained from these loans will reside in the GC tiers of the Fund.

GC Series A Membership Interests have priority over the GC Series B Investors both in terms of priority of payment in the event of liquidation and payment of the preferred return. The holders of Series A Membership Interests will receive a fixed 8% annualized return payable in monthly dividends. Unit price will not be adjusted as the return is a fixed percentage.

GC Series B Membership Interests will receive a proportionate share of 50% of GC Net Cash Flow, including up to an 8% Preferred annualized return (for Investments over \$250,000; and up to a 7% Preferred annualized return for Investments below \$250,000). The minimum preferred return yield is 5%, paid monthly.

GC Series D Promissory Note Holders have priority over the GC Series A and B Members both in terms of priority of payment in the event of liquidation and payment of debt service before payment of any preferred returns or distribution of GC Cash Flow. The holders of Series D Promissory Notes will receive a five and a half percent (5.5%) annualized return payable in monthly interest payments.

This is not an Offer to Purchase or Sell Securities. This overview is for informational purposes and is not an offer to sell or a solicitation of an offer to buy any securities in the Confidential Placement Memorandum (CPM) of Francis Capital and Gavilan Capital Multifamily Opportunity Fund I, LLC, and may not be relied upon in connection with the purchase or sale of any security. Interests in the CPM, if offered, will only be available to parties who are “accredited investors” (as defined in Rule 501 promulgated pursuant to the Securities Act of 1933, as amended) and who are interested in investing in the CPM on their own behalf. Any offering or solicitation will be made only to qualified prospective investors pursuant to a confidential offering memorandum, and the subscription documents, all of which should be read in their entirety. Please discuss this, and all financial matters, with your CPA or investment advisor.