



Investor Prospectus

ACT Investment Properties, LLC is a Florida Limited Liability Company that functions utilizing a Real Estate Specific Operating Agreement. This LLC's Business Model minimizes risk of liability while taking advantage of the current Tax Codes. Each acquisition is placed in its own Clone LLC that funnels all net gains and losses, from each Clone LLC, to ACT Investment Properties, LLC that operates as the Umbrella LLC. Our Company's Investment Strategy is simple: target distressed properties owned by Motivated Sellers. Distress is opportunity and provides our company leverage, during negotiations, to create a "WIN-WIN" Situation, for all vested parties.

Our company aggressively pursues distressed Commercial Properties acquiring Apartment Complexes, Shopping Centers, and Hospitality Opportunities with the intent to buy and hold for 3 to 5 years. However, market conditions, localized factors (economy and politics), and/ or changing demographics may dictate an earlier, or later exit strategy. Our company targets properties with a Cap Rate of 8 – 12%, but may consider more risk, if the right opportunity presents itself. All potential acquisitions are performed with the highest level of due diligence, and thoroughness as well as employing a high degree of both numerical and circumstance analysis to ensure that Investment ROI is met. During our company's due diligence, we obtain comps on similar properties comparing Cap Rates, Price Per Square Foot, and the Current Tenant Rent Rates to what the current market will bear. To determine acquisition feasibility, we focus on the bottom line number...Cash Flow Before Taxes (CFBT) that factors in all debt servicing, ALL Operating Expenses, and Partnership ROI, if applicable. As part of the Operating Expenses, our company includes the creation of a Capital Reserve, for the property, in the event of an unforeseen major expense arises.

Thomas Franklin is the Operating Manager and a Member. His investment career began in 1998 where he amassed a portfolio of approximately 500 units in Apartment Buildings and Multi Family Properties where all properties were self managed.

Thomas' Military and Mechanical Engineering Experience adds great value to ACT Investment Properties, LLC with his organizational and managerial skills, numerical and analytical abilities, attention to detail, and a meticulous nature. Added value comes from Thomas's vast Real Estate experience, and a unique understanding in market trends. On a personal level, Thomas always operates with the highest level of ethics, integrity, transparency, and fairness.

ACT Investment Properties, LLC is seeking Joint Venture Opportunities or Equity Partnerships with Investors or other Entities to strategically utilize funding to acquire Commercial Real Estate Holdings. Agreement(s) would be drafted creating accountability and outlining expectations that will protect both the Investor and the LLC with the ultimate objective of formulating a "WIN-WIN" Situation for all vested parties.