

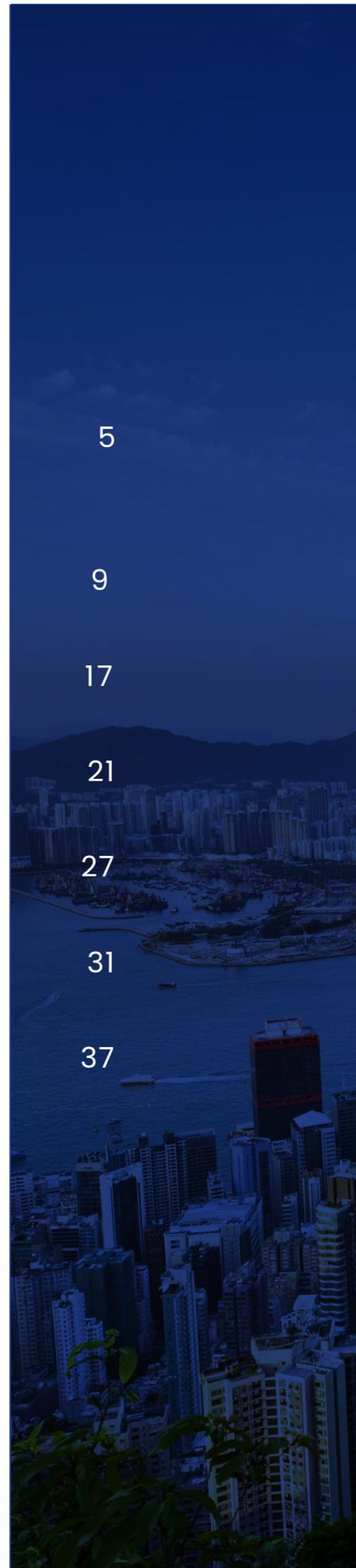
HOW TO MAKE **PASSIVE INCOME** FROM MULTIFAMILY SYNDICATION INVESTMENTS



SANJAY HEGDE

CONTENTS

1. WHAT IS A MULTIFAMILY SYNDICATION?	5
2. HOW DO INVESTORS MAKE MONEY AND WHAT TO EXPECT IN RETURNS	9
3. PEOPLE INVOLVED IN A SYNDICATION	17
4. THREE EMERGING MARKETS EXAMPLES	21
5. ABOUT THE COMPANY	27
6. DEDICATION	31
7. SOURCES	37



Sanjay Hegde

Founder & President
Blue Ring Investors LLC

Sanjay Hegde is Founder and President of Blue Ring Investors LLC and brings to the company more than 15 years' experience establishing customer relationships and managing multimillion-dollar corporate accounts for companies in the U.S. and abroad.

He holds the following credentials from RE Mentor: Acquisitions Specialist, Funding Specialist, Property Asset Management Specialist and Underwriting Specialist. In addition, Mr. Hegde is connected with a deep network of operational, tax and legal experts focused on commercial real estate investing.

Schedule a Free Strategy Call







WHAT IS A MULTIFAMILY SYNDICATION?

Multifamily [syndication] looks to be the strongest market and will likely perform better than it did during the Great Recession, though student and senior housing are exceptions.

– Business Insider, March 25, 2020

Multifamily [syndication] is more protected against downturns than any other asset class, making it a safe investment as the cycle matures.

–GlobeSt., December 31, 2019

A syndicate is defined as a group formed for a common purpose, with the term most commonly used to describe pooling of financial resources to accomplish a stated goal. In real estate, syndication involves pooling money from investors (LP) and sweat equity from the organizers (GP) to purchase, rehab, operate and eventually sell the properties. The two main parties in an apartment syndication are the general partners (GPs) and limited

partners (LPs).¹ Essentially, the LPs fund the deal and the GPs manage the deal.

Rather than taking on all of the work and finances needed to invest in multifamily real estate, individuals can contribute a portion of the cost while gaining passive income. As a general partner (GP), Blue Ring Investors LLC uses data analytics to pinpoint and underwrite investment opportunities and organizes and manages the investment process on behalf of investors (see more under “The Role of GPs”).

Blue Ring Investors focuses and syndicates for asset classes show below:

- Multifamily rental apartment buildings
- Senior living
- Student housing

Who Can Benefit

Whether you are seeking to diversify your portfolio, paying back student loans, or preparing to buy a home, start a family, or retire, you can benefit from multifamily syndication investments.² These investments can be advantageous to the following people:

- Individuals seeking work–life balance
- Individuals seeking low-effort income paid on regular basis

- Individuals wanting a roughly 5- to 10-year term investment.
- Individuals who believe wealth is concentrated in real assets, not paper investment products.
- Individuals uncomfortable with stock market volatility.
- Individuals who dislike the lack of control offered by investment funds and prefer to choose which projects to invest in.
- Individuals interested in commercial real estate investments but do not want to finance projects on their own.
- Individuals interested in commercial real estate investments but cannot devote the time needed to manage the projects on their own.
- Individuals seeking to provide necessary housing to others.

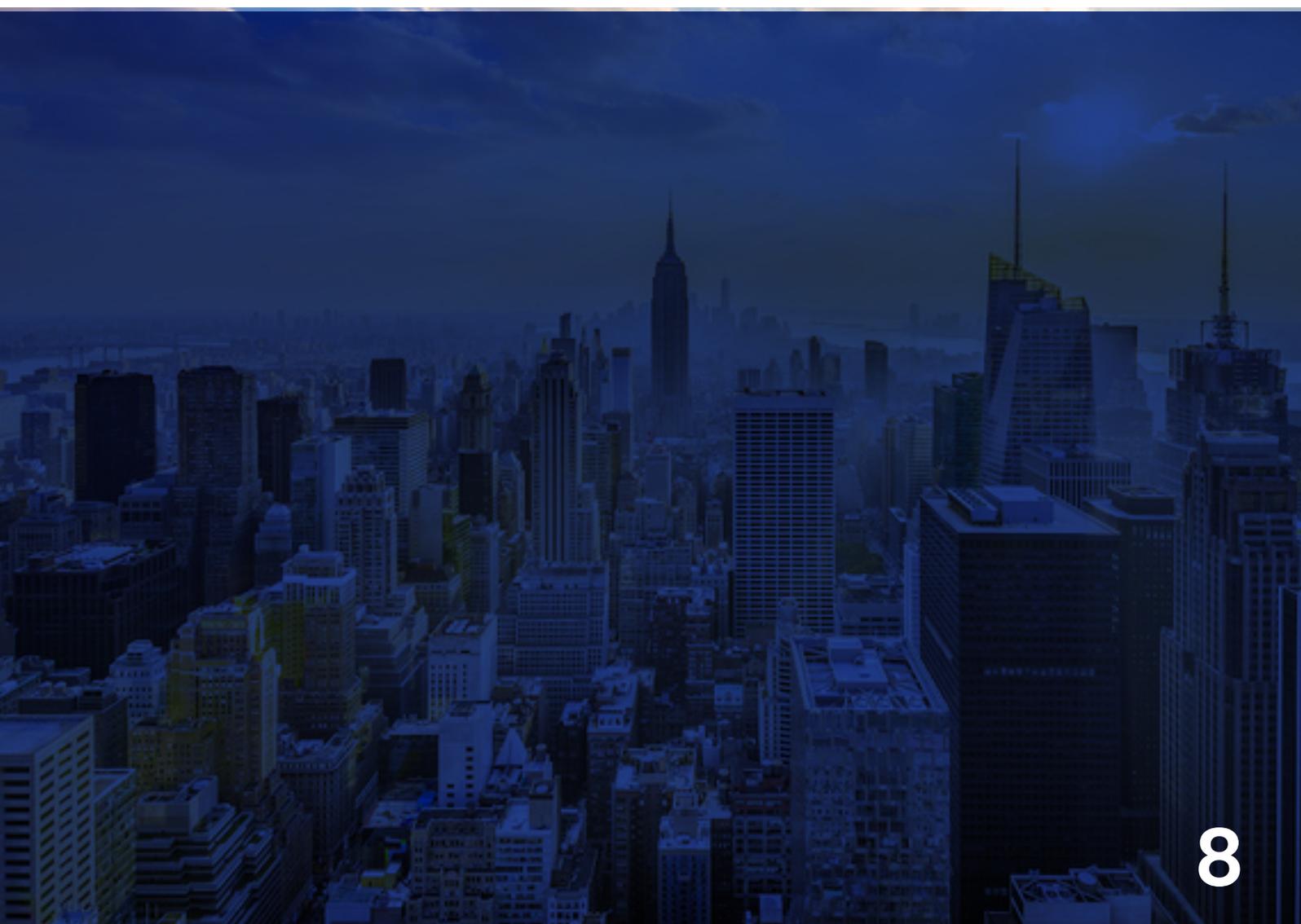
Who Can Invest in a **SYNDICATION**

Accredited Investor

Is defined as an individual that has made \$200,000 or more on an annual basis for the past two out of three years and is likely to make that same amount this year. If it is a couple qualifying together that amount is raised to \$300,000. If they do not meet the income requirements, they can qualify using a net worth of over \$1 million excluding

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS

Their primary residence. If the offering is using rule 504, rule 505, or rule 506 (b) the investor can “self-certify” that they are accredited. If the private offering is issued using rule 506 (c) they must be certified by the issuing company or qualified third party. Sophisticated investors if an offering is issued under rule 506 (b) we can accept investment dollars from non-accredited investors provided they are sophisticated investors. This is the only exception to the accreditation rule. A sophisticated investor is defined as someone that has superior knowledge of business and financial matters. This definition leaves room for interpretation which is why it is important for us at blue ring investors to understand our investors experience and expectations in investments. For example, it could be a cfo, cpa, accountant, business owner, banker etc. If the sec were to ask blue ring investors why we thought this person was sophisticated we should be able to point to an internal set of standards so we can prove that caution was taken when making these decisions.³



2

HOW DO INVESTORS MAKE MONEY

AND WHAT TO EXPECT IN RETURNS?

Blue Ring Investors are Strictly SEC Compliant

We cannot divulge specifics with individuals who are not registered as investors with Blue Ring Investors. You can register as an investor on our website (www.bluringinvestors.com/invest-with-us/) or set up a call via www.calendly.com/bluringinvestors.com As a passive investor in a multifamily syndication, there are 3 ways you can get paid 4:

- Cash flow distributions
- Cash out refinance
- Sale of property

1. Cash Flow Distribution

Cash-flow distribution is earned from rental income.

The time for the distribution depends on the project being a stable value-add or heavy value-add. Distributions are calculated by taking the gross income and subtracting operating expenses, capital reserve, mortgage payments, and asset management fees. To increase cash returns, it is vital to have a GP who understands the best way to increase net operating income (NOI) by increasing income, decreasing expenses, or a combination of the two. The frequency varies by project and operator, but most passive investors get a check monthly, quarterly, or annually.

2. Cash Out Refinance

Depending on the value-add and how quick the Syndicating team is able to improve the net operating income they can refinance the property at a higher valuation. This gives the operator the ability to pay off the loan and return a significant amount of the principal back to the investor and hold the property to continue bringing in cash flow. This is good for the investor as it gives them the ability to reinvest in a new deal while still owning equity in the original deal. The investor continues to get cash flow distribution checks based on their initial investment.

3. Sale of Property

Investors get paid when a property is sold. The syndicator repays the loan first and returns investors principal investment. And then, **profits from the sale are split by equity.**

What are the Potential RETURNS?

As mentioned before Blue Ring Investors is strictly SEC compliant and cannot give out any specifics or past performance numbers as it could be considered as misleading an investor based on past performances. Every Syndication is different based on the project and the returns will differ, but it is always good to know and understand the following terms when it comes to returns.

- **Cash-On-Cash:** It is calculated by taking the annual cashflow and dividing that by the amount of money invested
- **For example:** Let's assume you receive a distribution of \$10K and you invested \$100K in the property, then your cash-on-cash return is 10%



Average annual return. Add up your total earnings over the life of the investment (both cashflow and profit from the sale) and divide that by the amount invested. Then divide that by the number of years your money was kept in the deal, and the result is your average annual return.

For example: Let's say you invested \$100K and made a total of \$75K in cash flow distributions and profits over 5 years. Now divide that by your investment of \$100K. Take the resulting 0.75 and divide that by 5 years, and you have an average annual return of 15%.

Average Annual Return

INVESTMENT COMPARISON

Multifamily syndication: 14–20% S&P 500: about 10%
(Investopedia) Bonds: 5–6% (CNN)

Minimum Investment Amount

Depending on the project, the minimum investment amount for multifamily syndication investments can vary from as less as \$25,000–\$50,000 to \$100,000 – \$200,000. Schedule an appointment for more information at

www.calendly.com/blueringinvestors.com



Investment Length

The investment term varies depending on the project but can be 4–6 years or 6–10 years. The exact length is based on market conditions and the business plan put together at the time of the offering.

How is the Projected Selling PRICE DETERMINED?

Before purchasing a multifamily property, it's essential to determine how long you plan to hold onto it. Blue Ring Investors invests in properties where there is an opportunity for a value add and make improvements and adjustments that can increase the property's net operating income (NOI), and re-sell the property for a profit within 4–6 years, or 6–10yrs depending on the business plan and market conditions.⁵ The value of commercial multifamily real estate (5+ units) is largely derived from an income approach appraisal based on a simple formula for valuing commercial real estate: $\text{Current Market Value} = \text{Capitalization Rate} / \text{Net Operating Income}$ A market cap rate is the average of the cap rates for similar property types in a specific geographic region. Each property will have its own cap rate at the time of sale and is calculated using the same formula as above. $\text{Cap Rate} = \text{Purchase Price} / \text{NOI}$. Both the purchase price and NOI

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS



Are known variables at the time of purchase, thus revealing the cap rate for that property at that moment in time. By averaging all those cap rates in a market, we are able to get a good feel of that market's cap rate.

With this information, it's now simple to determine the property's value. Take the NOI and divide it by the cap rate.

Value = Cap Rate / NOI

Let's insert numbers by way of example:

Cap Rate = 5.8% NOI = \$435,900

$\$435,900 / .058 = \$7,515,517$

Property Value = \$7,515,517

If the cap rate were 6.3%, it would actually decrease the value of the property to \$6,919,047.

Cap Rate = 6.3% NOI = \$435,900

$\$435,900 / .063 = \$6,919,047$

Property Value = \$6,919,047

That same example property through improved management could obtain a \$500,000 NOI. Even at the higher cap rate of 6.3%, the value would then be \$7,936,507.

Cap Rate = 6.3% NOI = \$500,000

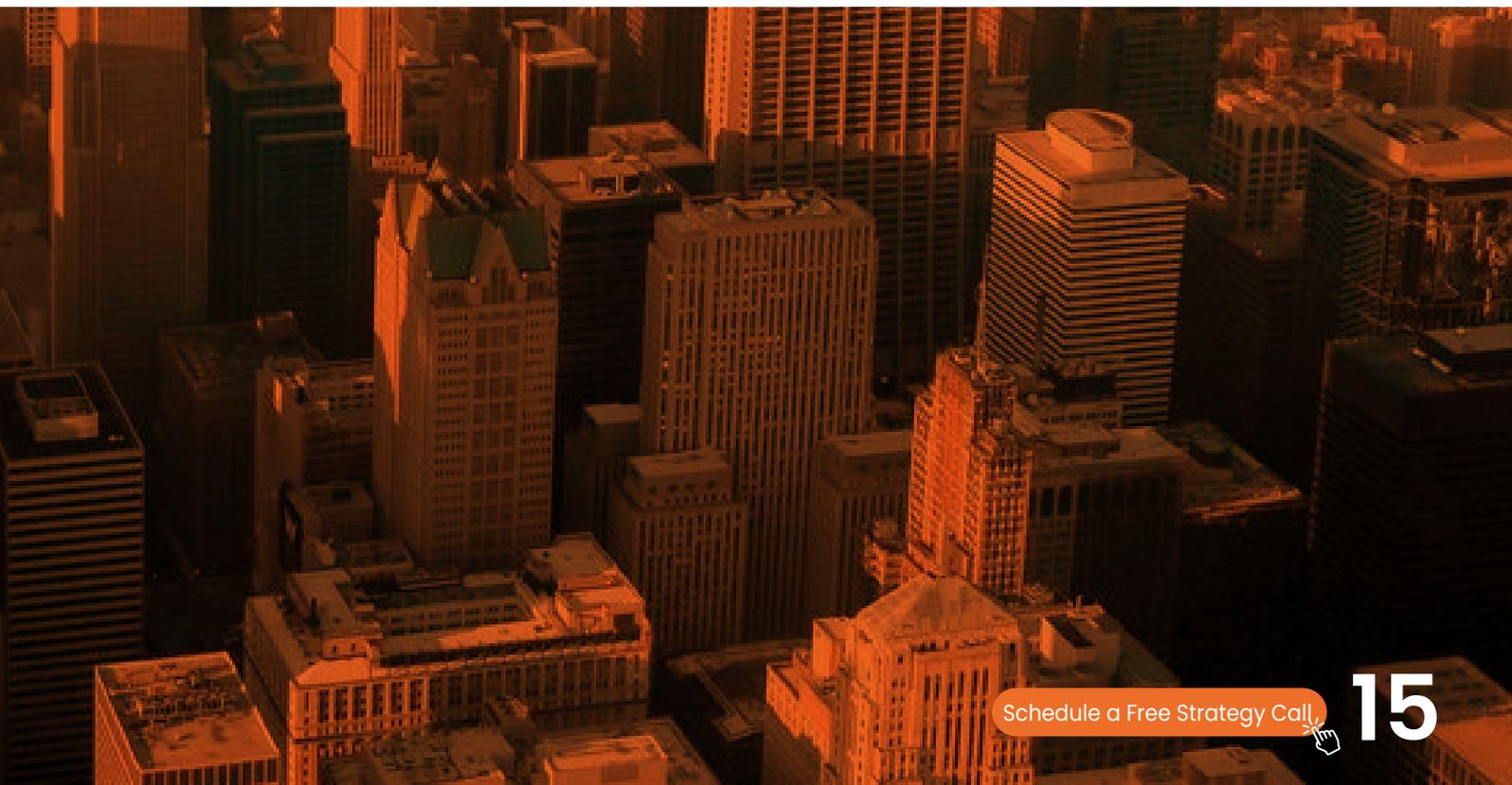
$\$500,000 / .063 = \$7,936,507$

Property Value = \$7,936,507



Blue Ring Investor LLC's MISSION

Our mission is to provide the highest returns and to safeguard your investment. By maintaining a network of vetted partners, Blue Ring Investors LLC expands investment potential and connects investors to the right multifamily syndication for their investment size. With our leadership, investors can leverage the group's combined greater financial power to invest in carefully chosen, high-performing deals.





3

HOW DO INVESTORS MAKE MONEY

AND WHAT TO EXPECT IN RETURNS?

The success of Blue Ring Investors as a general partner is in part due to the network of experts cultivated over the years. The two main parties who are involved in apartment syndication are the general partners (GPs) and limited partners (LPs). Limited Partners invest into the syndication for ownership, returns, tax benefits and the General Partners manage the investment to deliver upon the business plan of the syndication.

As a passive investor who is interested in learning more about the apartment syndication process, understanding the responsibilities of the General Partnership (GP) is vital. Passive investors should have an idea of what the GP does and how the responsibilities are split up between the members of the GP in order to qualify the syndication team prior to investing. Basically, the GP is broken into five parts; Due Diligence Cost, Acquisition Management, Sponsor, Investor.

Relations & Asset Management. Each part has certain duties, as well as an assigned percent ownership of the GP.

General Partners (GPs)

Multifamily Syndication is a team sport and the main tasks of the GP can be broken into three categories:

1. Pre-contract
2. Contact-to-close
3. Post-closing, not every single GP will implement every single one of these tasks
4. Pre-Contract Phase
5. Select, evaluate potential target investment markets
6. Find, interview, and select a commercial real estate broker/s
7. Find, interview, and select a property management company
8. Find, interview, and select a commercial mortgage broker or lender
9. Underwrite deals
10. Set investment criteria for deals
11. Submit LOI and negotiate PSA
12. Find a business partner
13. Find an accountant who specializes in apartment syndications
14. Find a real estate attorney
15. Find a securities attorney

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS



16. Find a loan guarantor
17. Define the roles and responsibilities of each member of the GP
18. Set GP compensation structure
19. Set Limited Partner compensation structure
20. Find passive investors
21. Build relationships with commercial real brokers
22. Implement marketing strategies to generate off-market deals
23. Contract-to-Close Phase
24. Perform due diligence on the deal
25. Create an investment summary
26. Announce new deal to investor list
27. Perform new investment offering conference call or webinar
28. Send conference call or webinar recording to investors
29. Create legal documents and send to investors
30. Create LLCs
31. Ensure passive investor money is transferred
32. Set up operating bank accounts
33. Secure financing
34. Close on deal Post-Closing Phase
35. Create investor guide
36. Notify investors of closing
37. Send monthly recap emails to investors
38. Send quarterly financials to investors

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS



39. Send K-1 tax documents to investors
40. Answer incoming questions from investors
41. Oversee property management company
42. Weekly performance call with property management company
43. Frequently analyze competition to set rents
44. Frequently analyze the market to determine when to sell
45. Ensure the correct distributions are sent on-time
46. Oversee the sale of the asset

The role of GPs spans each phase of the project, including the pre-contract phase, the contract-to-close phase, and the post-closing phase. Blue Ring Investors LLC determines viable investment opportunities and forms a business proposal to present to our potential investors. To know more about the projects we work on and expected returns please reach out to us to set up an appointment via

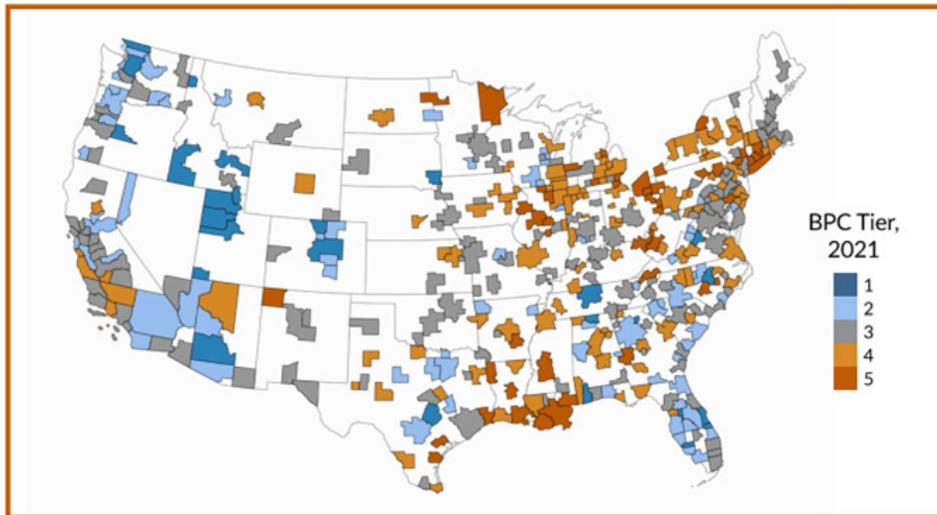
www.calendly.com/blueringinvestors.com





How Do We Identify Emerging MARKETS?

Figure 1. Tier 1 Large and Small Metros Concentrated in Several Regions
Metropolitan Statistical Areas (MSAs) and Metropolitan Divisions by 2021 Rank



Note: MSAs in Hawaii and Alaska, not shown here, scored in Tiers 4 and 5.
Source: Milken Institute analysis (2021)

Through statistical analysis of credible reports, Blue Ring Investors evaluates the economic and demographic variables that define an emerging market. Resource and variables include the following.

Below is the list of agencies and articles we read to gather data or information for markets to focus on

- Milken Institute Analysis
- Marcus & Millichap Annual US Multifamily Investment Forecast
- CBRE Biannual Cap Rate Survey
- Integra Realty Resources (IRR) Annual Viewpoint Commercial Real Estate Trends Report



- Zillow Annual Consumer House Trends Reports After reading these reports we perform a detailed demographic and economic evaluation of the market variables such as:

1 – Unemployment: unemployment change over a five-year period. For this we go to [Census.gov](https://www.census.gov) website under the “Selected Economic Characteristics” data table.

2 – Population: We check for the population data for the last five years. An increasing population is ideal. A stagnant or decreasing trend is unfavorable, especially if supply and/or vacancy is on the rise. Both the city and MSA population data can also be found on the [Census.gov](https://www.census.gov) website.

3 – Age: The increasing or decreasing of specific age ranges within our target market for real estate will dictate the property types that will be in the most demand. For example, an increasing population of 25-to-34-year olds will put luxury apartments with nicer amenities in demand, while an increasing retirement age population will put assisted living facilities in demand.

4 – Jobs: Determine how diversified the job market is. This will require the employment data for the different industries for the most current year. A market with outstanding job diversity will have no one industry employing more than 25% of the employed population. Twenty percent is even better. That is because, if a certain industry is to dominate,

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS



The market will struggle or even collapse if that industry were to be negatively affected. This data can be found on the census.gov website under the “selected economic characteristics” table.

5– Employers: we figure out who the top 10 employers are in the target market for real estate. Similar to job diversity, a market with one company that employs the majority of the city is unfavorable. Also, understanding who the top employers are will allow you to track developments with that company (i.e. Are they creating a new facility, cutting jobs, etc.).

6– Supply and demand: we try to understand the change in rental vacancy rates over a five-year period and the number of building permits created for 5 or more unit buildings. A low, decreasing vacancy rate is ideal. A high vacancy rate that is decreasing is also a positive sign. A stagnant rate is okay too, but an increasing one is unfavorable. If the vacancy rate is decreasing, you will likely see an increase in new building permits, and vice versa. A high volume of building permits and an increasing vacancy rate is a huge red flag.

7– Insights: based on the “what to look for” standards outlined above, we analyze the data and create “market insights” for each of the six market factors based on the following questions:



HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS



Unemployment: Has the unemployment rate increased or decreased over the last five years? Is it currently trending upwards or downwards?
Population: Has the city population increased or decreased over the last five years? What about the MSA population?

Age: What age range has the largest population increase? Largest decrease? Based on the largest increasing and decreasing age range populations, is your target investment type in demand? For example, if the largest population increase is the 45-to-54-year old range, assisted living facilities would be an attractive investment type.

Jobs: Which industry employs the largest portion of the population? Does that percentage exceed 20%? 25%? 30%?

Employers: Does one company employ a large percentage of the population? Are the top employers in similar or different industries?

Supply and demand: Are there a large or small number of new buildings permits? Is the trend going up or down? Is the vacancy rate increasing or decreasing? Is it higher or lower than five years ago?

How Does the Blue Ring Investors LLC Network Help INDIVIDUAL INVESTORS?

We bring together sophisticated and smart investors who, with our leadership, can leverage the group's combined greater financial power to invest in carefully chosen, high-performing deals. We work with a select vetted group of real estate acquisition teams and experienced securities attorneys so you can be confident your investment dollars are put to their best use.

How to Invest With Blue Ring Investors

1. Fill out our investor accreditation form declaring what type of investor you are at this link: www.bluringinvestors.com/invest-with-us
2. Set up a call to discuss with us your investment, size, criteria, etc. at this link: www.calendly.com/bluringinvestors.com
3. When a project matches your interests, we'll reach out to you with a business proposal.
4. Each month, investors are updated with investment opportunities fitting the investor's parameters as discussed.



4

THREE EMERGING MARKETS EXAMPLES

The emerging markets are subject to change. For the latest emerging markets and investment

opportunities, contact Blue Ring Investors by making an appointment via www.calendly.com/blueringinvestors.com

Metropolitan Statistical Area	2021 Rank	2020 Rank	Change	2020 Tier
Provo-Orem, UT	1	2	1	1
Palm Bay-Melbourne-Titusville, FL	2	10	8	1
Austin-Round Rock-Georgetown, TX	3	3	-	1
Salt Lake City, UT	4	25	21	1
Raleigh-Cary, NC	5	11	6	1
Boise, ID	6	7	1	1
Phoenix-Mesa-Chandler, AZ	7	12	5	1
Nashville-Davidson-Murfreesboro-Franklin, TN	8	14	6	1
Ogden-Clearfield, UT	9	22	13	1
Huntsville, AL	10	49	39	2
Denver-Aurora-Lakewood, CO	11	18	7	1
Fort Collins, CO	12	21	9	1
Seattle-Bellevue-Kent, WA Metro Division	13	8	-5	1

Source: Milken Institute analysis (2021)

(Data and rankings are based on the 2021 Milken Report)

Provo-Orem, Utah

- Named 2021's 'Best-Performing Large City' by the Milken Report because of its job, wage, and high-tech GDP growth. With a significantly lower cost of living than Silicon Valley, Provo-Orem has attracted tech giants such as Qualtrics, Vivint, and SmartCitizen.
- Ranked highly for the concentration of high-tech companies as well as the number of high-tech industries. Local educational institutions such as BYU support young start-ups and provide stable employment.
- Improved ranking for short-term job growth from 29th in 2020 to 11th in 2021.
- Scored much lower on broadband access and housing affordability compared to other large cities. While Provo's cost of living remains lower than that of coastal tech hubs, it is the most expensive city for Utah renters. This highlights the need for more affordable housing.

The Palm Bay, Florida

- Has a diversified, high-tech industrial base, including a significant part of the national aerospace and defense industries.
- Boasts a higher concentration of employment compared to the national average (ranked 12th) due to the presence of eleven industries, including defense sub-



Industries such as semiconductor manufacturing (High-tech location quotients (LQ) of 10.6), magnetic and optical media manufacturing (LQ of 6.5), and navigational, measuring, and control instruments manufacturing (LQ of 4.3).

- Placed second in “2021 Best-Performing Cities” rankings for its strong one-year wage (third) and job growth (eighth). The Space Coast improved on 2020’s breakout performance, transforming one-year gains into long-term jobs (13th) and wage growth (16th).
- Despite a 40% reduction in cruise operations from Cape Canaveral in 2020, which had generated \$1.3 billion in tourism expenditures in Central Florida in 2018, employment has only fallen 1.5% in the short term (13th)
- There is a need for affordable housing—70% of all households spent less than 30% of their income on housing in 2019 (eighty-seventh overall), and rents and median home sales have increased in recent years.

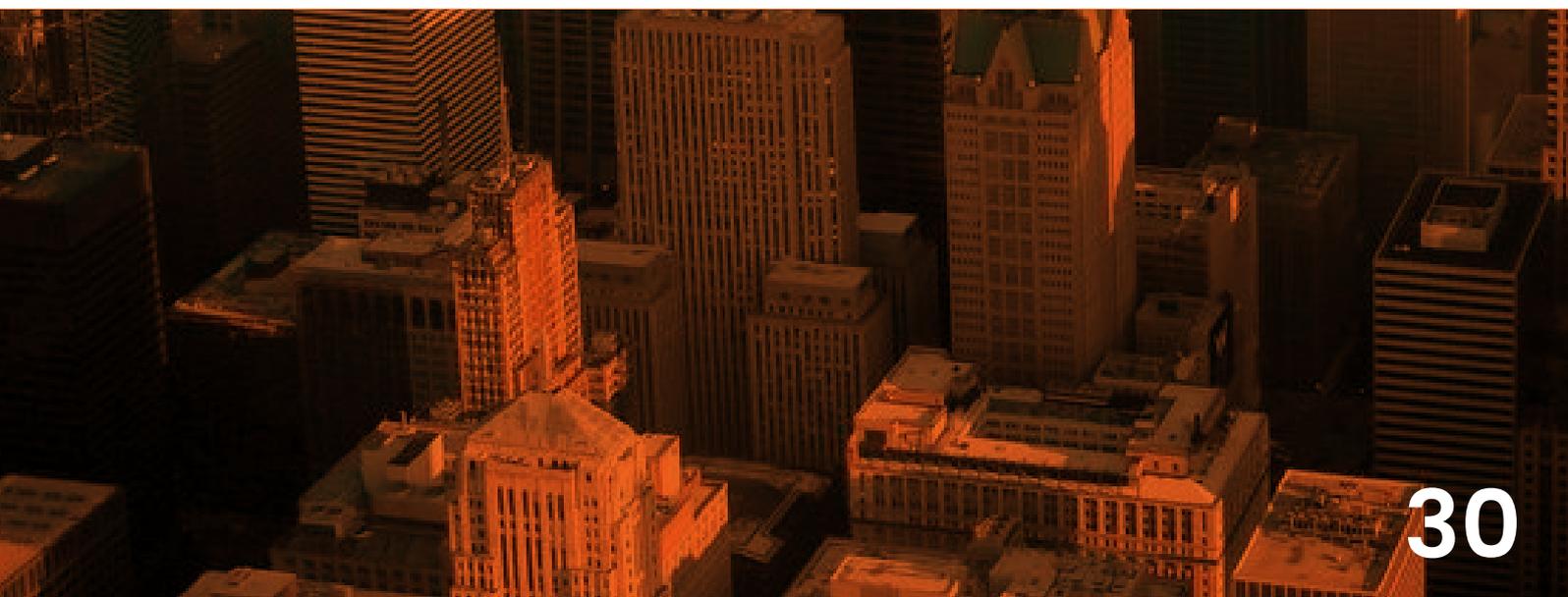
Austin, Texas

- Placed third in 2021’s and 2020’s “Best-Performing Cities” rankings.
- Ranked first and second in one-year job and wage growth, respectively, and fourth in five-year job and wage growth.
- The central Texas metro also performed well in high-tech GDP growth in 2014–2019 (ninth), but it was held back

HOW TO MAKE PASSIVE INCOME FROM MULTIFAMILY SYNDICATION INVESTMENTS

by a drop in one-year high-tech GDP growth, from 17th in 2020 to 46th in 2021.

- Among its many advantages, the Lone Star State offers a low tax rate and ample space for expansion and development. Austin boasts a relatively low cost of living despite a thriving tech sector and has marketed itself as friendly and open to business relocations.
- Dell, Apple, IBM, and Samsung Austin Semiconductor are all major employers. BAE Systems recently announced a new Austin campus and plans to bring an additional 800 jobs to the city.
- Oracle, the world's second largest software maker, plans to move its headquarters from Redwood City to Austin.
- Home to the University of Texas at Austin, a major research university with strong ties to industry.
- Despite a globally tumultuous 2020, the large public sector in Texas has helped stabilize the economy. The federal, state, and city governments each employ over 6,000 people, contributing to a 16th place rank in short-term job growth.
- Housing affordability, however, will continue to be an issue beyond the pandemic, especially with the increase in housing costs in recent years.



5

ABOUT THE **COMPANY**

VISION

Our vision is to be a trusted partner to medical professionals and others who want to passively invest in investment-grade commercial real estate but don't have the time or ability to do it on their own.

MISSION

Our mission is to get hardworking medical professionals and others the highest returns on their passive investment dollars. We put together small groups of sophisticated and smart investors who, with our leadership, can invest in recession-proof multifamily, senior housing, and student housing properties. We find and vet experienced and successful real estate acquisition teams and invest in their deals as a unified group; thus, we yield more power than a single investor could on their own. We work directly with these teams at the management level to safeguard your investment.

CORE VALUES

We put our investors' interests first. Always. We adhere to the highest standards of transparency, integrity, and trustworthiness. We maintain the confidentiality of all our investors' information and circumstances, and we work with experienced securities attorneys to provide the best liability protection allowed by law for our investors.

FOUNDER

Blue Rings Investor LLC was founded in 2020 with the intention of providing work-life balance to professionals, so they can spend more time with their families while meeting financial goals. Sanjay Hegde, founder and president of Blue Rings Investor LLC, was working as vice president of sales and marketing for Devon Company when his son was in a car accident. His son's survival was a wake-up call. Both Sanjay and his wife, who works as an ICU nurse, sought to find a way to spend less time working and more time with family. Sanjay sought out mentors and special training and began investing in passive investments. During this time, he grew a trusted network and gained working experience. A comparison of real estate investment returns led him to pursue multifamily syndications. Prior to Sanjay's time as Vice President of Sales and Marketing, Sanjay worked for D&S Consultants.



Areas of expertise: sales, marketing, strategic planning, long-term business plan execution, market trend analysis, growth opportunity search and exploitation, syndication, multifamily investments, senior housing investments, student housing investments, consulting

MENTOR

Ron Jung of RE Mentor Program

Ron has been coaching with a RE mentor since 2005. He has a BS in business administration with a focus on computer systems from California State University, Los Angeles. Ron has owned various real estate asset classes. He is a licensed California real estate salesperson focusing on the Southern California market. He is self-taught in neuro-linguistic programming as well as other subjects in time management, corporate strategy, and asset protection.

REFERENCES

“Working with Sanjay Hegde from D&S Consultants is more than a consulting experience. He gives you the tools as a business owner to manage like a CEO and gives you the freedom to be the best dentist, spouse, and parent you can be.

”Deepa G. Bhatt
Dental York, Client

“His efforts have produced high-quality results time and time again. Besides being a joy to work with, Sanjay is a take-charge person...a team player and would be a great asset to any organization.”

Thomas J. Alcide General Manager, Specialty Battery Group
President/CEO, Saft America

“He delivers all reports on time and with no errors. He understands how to analyze numbers; he is great at dealing with P&L and balance sheet financials as well as pure revenue and pricing. Sanjay is the hardest working employee I have ever had the pleasure to work with.”

Glen V. Bowling Director and Vice President of Sales, Saft America

ACKNOWLEDGMENTS

A message of thanks from Founder and President Sanjay Hegde.

Dr. Deepa G. Bhatt was the first friend who brought me into consulting and encouraged me to invest in real estate. She stood by me during every struggle and all my successes. That is true friendship.

I'm eternally grateful to my awesome wife Vidya, who has been married to me for 22 years and never gave up on me and let me follow my dream. She managed my two wonderful kids Sanath

Hegde and Saanvi Hegde, the house and of all managed me which is not an easy task. Thank you so much, Dear. A very special thanks is due to Renuka Ramappa, MD, and Dr. Deepa G. Bhatt, DDS, who gave me the opportunity to interview them and gain insight into a doctor's life, the challenges that medical professionals and high net worth individuals go through, and how this affects their financial goals. I would also like to thank Mr. Glen Bowling, Thomas J Alcide and Ben Helminen, who, at the beginning of my career, took a chance on me and promoted me within Saft. They never saw my age, race, or lack of formal education as disadvantages. They just saw a kid who was hungry to learn, grow, and succeed in business. My start in the Real Estate Syndication wouldn't have been possible without Ron Jung and Tyler Deveraux, who taught me how to identify properties, vet deals, underwrite, invest, and manage syndicated properties. To my family.

To Mother Nalini: for always being the person I could turn to during those dark and desperate years. To my sister, Gita: thank you for being a mother, a sister, and always being there for me and praying for my success.

Finally, I would like to thank all those who have been a part of my getting here: Chandulal Sejpai, Michael Moody, Bryan Yarborough, Billy Pettry, Chris Alley and Trupti Acharya.

CONTACT

📞 828-391-4805

✉️ info@blueringinvestors.com

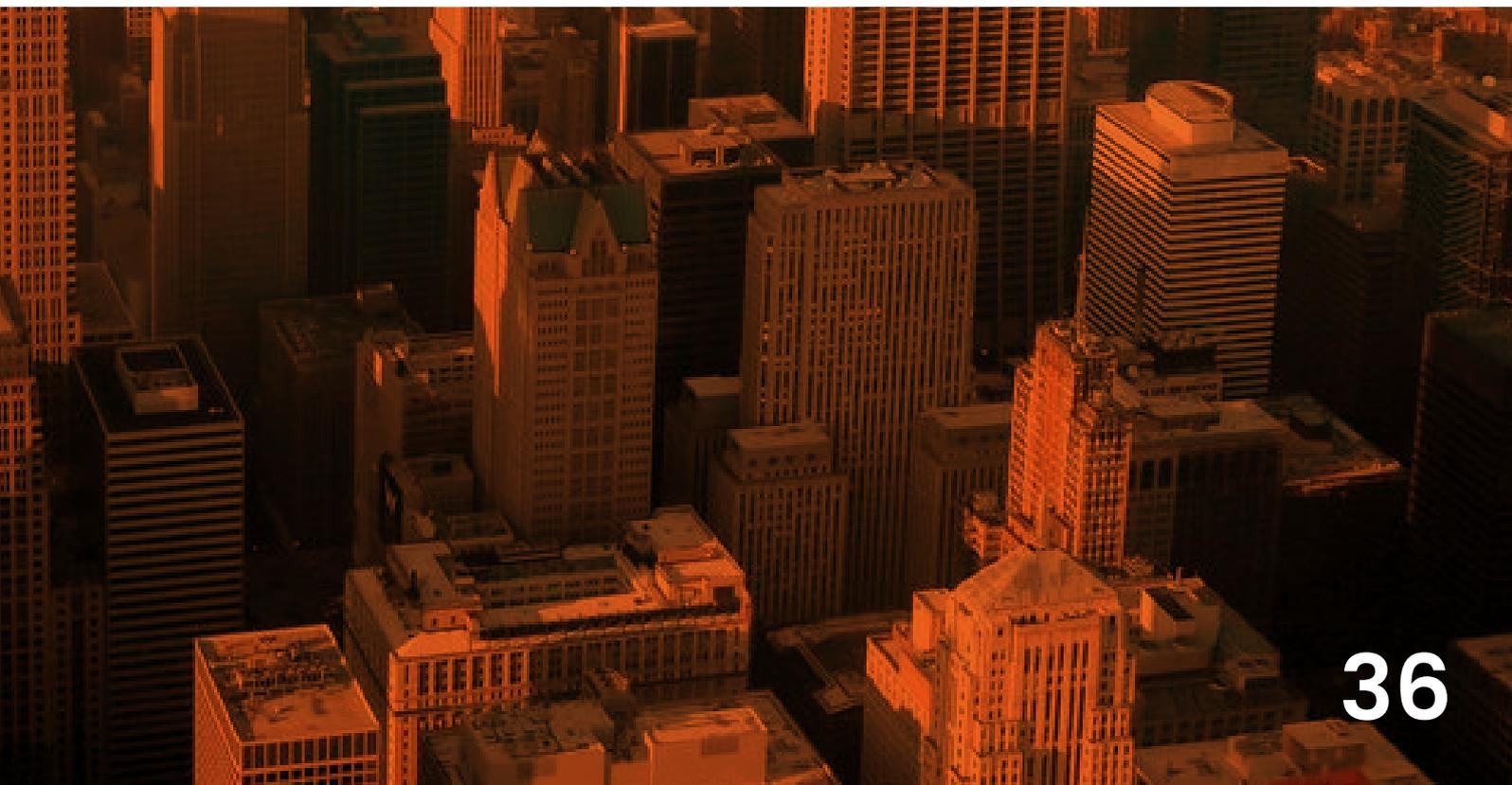
🌐 www.blueringinvestors.com



[SCHEDULE A CALL](#)



[INVEST WITH US](#)



SOURCES

1. Passive Investors – Joe Fairless
2. Real Estate Returns vs. the Stock Market – Master Multifamily
3. Sophisticated Investors vs. Accredited – Accredited Investor Leads
4. When Do I (As a Passive Investor) Get Paid (And How Much)? – The Michael Blank
5. How To Figure Out What Your Multifamily Property Is Worth – Bonneville Multifamily Capital
6. The 51 Responsibilities of the General Partnership in Apartment Syndications – Joe Fairless
7. Guide to Selecting a Target Market for Real Estate – Joe Fairless