



MISSING MIDDLE HOUSING FUND



# MISSING MIDDLE HOUSING

*“Co-creating the Future Housing in Washington, DC Metro Area & Beyond!”*

## Missing Middle Housing, LLC

The Missing Middle Housing, LLC (MMH) is a real estate development company, incorporated in Commonwealth of Virginia. It was founded by Ned Malik – Founder/CEO of the Green Building Group. MMH investment strategy is to acquire distressed and tear-down real estate assets, in targeted zones across the Washington, DC ( “DMV” ) metro area, and to redevelop these assets as ground up new construction consisting of Duplexes, Triplex, Quadplexes, and/or boutique multifamily condominiums For-Sale and/or Apartments For Rent (depending on real estate economic conditions) to maximize returns for our investors.

At MMH, we believe in empowering individuals keen on expanding their real estate investment portfolios. Our expertise lies in navigating the dynamic landscape of distressed real estate assets within the vibrant Washington, DC Metro Area (DMV). We offer comprehensive guidance and support to investors seeking to diversify and grow their real estate holdings.

## Our Investment Strategy

**Focused Approach:** Our strategy centers on acquiring and revitalizing distressed real estate assets.

**Thrive in Transformation:** We specialize in reimagining these properties, breathing new life into them to meet modern living standards while respecting environmental consciousness.

**Market Alignment:** Our efforts are directed towards aligning these properties with the evolving market demands, ensuring their relevance and attractiveness in the competitive real estate market.

<b>Securities</b>	<b>Min.</b>	<b>Hold</b>	<b>Projected</b>
<b>Offered 506(c)</b>	<b>Investment</b>	<b>Period</b>	<b>Returns</b>
\$15,000,000	\$50,000	2-5 Years Reinvest Automatically	15%-20% Avg. Return Per Annum

**CONTACT US FOR MORE INFORMATION TODAY**

703-860-3100 | [INFO@MMHUNITY.COM](mailto:INFO@MMHUNITY.COM) | [HTTPS://MMHFUND.COM](https://mmhfund.com)

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any interests in the MMH or any other securities.

## Partnering for Success: Your Path to Real Estate Growth

**Personalized Strategies:** We craft tailored strategies aligned with your investment goals, ensuring a symbiotic partnership toward mutual success.

**Continuous Support:** Our commitment extends beyond acquisition—ongoing support is provided throughout the investment journey.

**Networking Opportunities:** Access a network of professionals and resources within the real estate industry, fostering growth and learning.

## Strong Management Team

A seasoned management team boasting over 100 years of collective industry experience steers the MMH fund. Their leadership ensures sound investment strategies and superior project management, ensuring optimal returns and value creation. Ned Malik, founder and CEO brings over 15 years of expertise in real estate design, development, and construction to the helm of our company. His educational background includes a BS in Engineering from GWU, an MS in Business from JHU, and a JD from DC School of Law. Ned's diverse knowledge base combines technical acumen with strategic business insights, driving our company's innovation and success.

## Winner of the 2023 GALA Awards for:

## Best Architectural and Design and Green Building.

### How We Assist Investors

**Expert Guidance:** Benefit from our seasoned team's insights and expertise in identifying promising investment opportunities.

**Comprehensive Analysis:** Receive in-depth market analysis and due diligence reports to make informed investment decisions.

**Project Collaboration:** Collaborate with us on property transformations, tapping into our experience in creating residences that cater to contemporary demands.

### Execution Plan

- **Asset Revival:** We acquire distressed and tear-down properties in targeted zones, strategically repurposing and redeveloping them into new constructions ranging from Duplexes to Multi-Family Condominiums available for sale or rent.
- **Adaptive Approach:** Our strategy is adaptable, and attuned to the real estate economic conditions, ensuring optimal decision-making to maximize returns for our investors.

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## Driving Innovation and Impact

- **Progressive Planning:** Leveraging recent comprehensive plan adjustments in forward-thinking counties and cities, we capitalize on increased density allowances in traditionally single-family zones, fostering affordability, walkability, and sustainability.
- **Sustainable Development:** By amplifying density output, we contribute to more affordable housing while championing walkable, sustainable communities, and reducing the carbon footprint, meeting evolving buyer demographics and modern trends.
- **Community Enrichment:** Our endeavors contribute to the long-term vitality of municipalities, bolstering the tax base and meeting the surging market demand for environmentally conscious living spaces.

## Unlocking Opportunities, Maximizing Returns

**Your Gateway to Profitable Ventures:** Our private real estate development fund empowers MMH to acquire, develop, and revitalize assets strategically. This unique approach is tailored to provide exceptional returns, ensuring a lucrative investment avenue for our esteemed partners.

**Smart Investment, Smart Tax Strategy:** Investors benefit from advantageous tax sheltering through real estate depreciation, offsetting taxable income. Moreover, MMH facilitates access to 1031 tax-deferred exchanges, amplifying the potential for sustained wealth accumulation.

**Evolving Opportunities, Consistent Growth:** Annual valuation of MMH-held assets underpins our commitment to consistent growth. This proactive approach empowers us to invest based on current asset values, maximizing potential returns and ensuring dynamism in our investment portfolio.

## Seize the Advantages

Experience a visionary investment opportunity that transforms distressed properties into thriving, sustainable communities while offering unparalleled returns for our valued investors.

Join MMH in unlocking the power of private real estate development. Benefit from tax advantages, ensure consistent growth and amplify your investment potential in a realm defined by strategic wealth generation.



**15-20%**  
TARGETED IRR  
ACCREDITED INVESTORS ONLY

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