



# AP&D Investment Fund

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## Discover Private Real Estate Investing

Whether you are looking for diversified exposure or direct access to private real estate opportunities, you can unlock the potential of private market investing.

AP&D Investment Fund focuses on providing individual investors with direct exposure to a high-quality portfolio of income-producing private real estate—leveraging Gene Luca’s expertise in the field.

### AP&D Investment due diligence

Before AP&D offers an investment opportunity, the project offering undergoes a stringent five-step vetting process designed to highlight the project risk analysis.

Our five-step decision model process is the reason we turn down most investment opportunities we evaluate. In fact, less than 5% of all investment opportunities evaluated by AP&D made it to investors 2022 year-to-date. Yields of 20% are currently realized in 14-18 months.

1. Assessment of current financial position: This step involves assessing the existing financial position to depict a clear picture of the current allocation of funds.
2. Set investment objective: The next step is to identify and select the investment objective, whether to invest short-term or long-term.
3. Risk and cash flow forecasts: This step involves forecasting the risks and cash flows associated with the investment.
4. Investment criteria: The fourth step is to establish investment criteria, such as the expected rate of return, risk tolerance, and investment horizon.
5. Future course: The last step is to determine the future course of action based on the analysis of the previous steps.

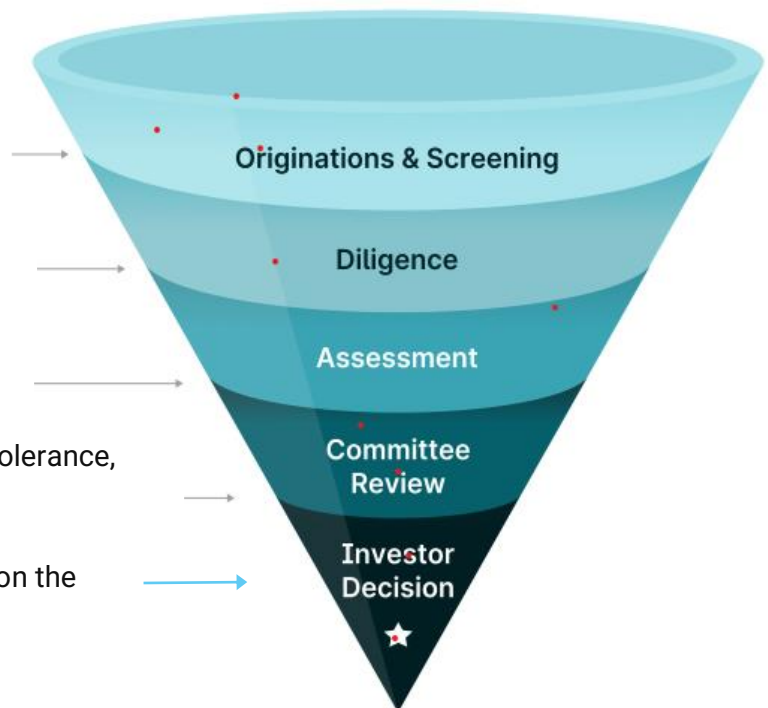
Assessment of current financial position: Project identification and market Analysis

Set investment objective:

Risk and cash flow forecasts:

Investment criteria: rate of return, risk tolerance, and investment horizon.

Future course: course of action based on the analysis of the previous steps.



## **INVESTMENT RISK:**

Real estate has traditionally been considered a sound investment, and savvy investors can enjoy [a passive income](#), excellent returns, tax advantages, diversification, and the opportunity to build wealth. Just as with other types of investments, however, real estate investing can be risky.

For the past decade, real estate has ranked as Americans' top investment pick, with 34% of Americans identifying real estate as the best long-term investment in 2023, according to Gallup's annual Economy and Personal Finance survey.<sup>1</sup>

[Gallup. "Real Estate's Lead as Best Investment Shrinks; Gold Rises."](#)

That puts real estate ahead of gold (26%), stocks and mutual funds (18%), savings accounts and certificates of deposit (13%), and bonds (7%) as the favored long-term investment.<sup>1</sup>

It may be the top investment pick, but like any investment, real estate investing has [risks](#), and property owners can lose money.

## **AP&D INVESTMENTS MINIMIZE THE RISK OF REAL ESTATE INVESTING**

AP&D is a builder of property, as a result AP&D controls the land acquisition and the real estate construction costs, goods, and services. Yes, there are inherent market risks; housing demand, appraiser, buyer and mortgage interest, AP&D will walk you through our analysis, meet your real estate needs and provide you with an excellent return on investment. You will want to do business with us.

**[YES, I AM READY TO INVEST](#)** \_\_\_\_\_

**[I HAVE ADDITIONAL QUESTIONS](#)**