

OVERLAND GROUP OG

RECESSION RESISTANT RETAIL PORTFOLIO

8 PROPERTIES | 4 STATES



EXCLUSIVE PORTFOLIO OFFERING

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LIMITING CONDITIONS & CONFIDENTIALITY

This project information packet contains selected information pertaining to the Property and does not purport to be all-inclusive nor contain all the information a prospective buyer may desire. Prior to an investor making any contribution to the Project, they will be required to pre-qualify and must receive, review and sign all the required legal documents.

This packet is confidential and not for public dissemination. It is only for associates with whom we have a pre-existing relationship. If you do not have a pre-existing relationship with the sponsor, please delete or destroy the information.

EXECUTIVE SUMMARY

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OWNERSHIP ENTITY:

VARIOUS LLC'S

PROPERTIES:

8 (2 PROPERTIES UNDER NEGOTIATION)

LOCATIONS:

SOUTH DAKOTA, COLORADO,
WYOMING, MONTANA

TENANTS:

BIG LOTS, DOLLAR GENERAL, DOLLAR
TREE, SHOE DPT, FAMILY DOLLAR

TARGETED INVESTOR IRR (%): 12.31%

TARGETED EQUITY MULTIPLE: 1.7x

INVESTOR PREFERRED RETURN: 5%

TARGETED HOLD PERIOD (YEARS): 5.0

MINIMUM INVESTMENT: \$50,000

PROJECT TYPE: Retail

SIZE: 8 properties

ESTIMATED PROJECT COST: \$9.6 Million

EQUITY CAPITAL: \$3.9 Million

INVESTOR (CLASS A) OWNERSHIP: 90%

DEVELOPER (CLASS B) OWNERSHIP: 10%

SPONSOR CO-INVESTMENT: \$100,000

INVESTOR QUALIFICATION: Accredited Investors



DOLLAR GENERAL

BIG LOTS!

**SHOE
DEPT.**



FAMILY DOLLAR

Overland Group is excited to announce its latest investment opportunity, Recession Resistant Retail Portfolio. This portfolio consists of up to eight different discount retailers across the US that have all been developed and tried the toughest times most of us have ever lived through.

Most of the assets in this portfolio were developed or acquired during or in the aftermath of the Great Recession.

While other businesses were struggling to survive during that period, the assets in this portfolio were growing. This group of properties, consisting of Family Dollar, Dollar Tree, Dollar General, Big Lots, and Shoe Dept. During COVID-19, these properties have thrived while other retailers are struggling.

This portfolio is made up of some of the most stable and secure investments we have ever developed.

WHY WE LIKE RETAIL PORTFOLIOS

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- ✓ STEADY CASH FLOW
- ✓ LOW MAINTENANCE
- ✓ STABLE ASSETS
- ✓ SECURE INVESTMENTS
- ✓ LOW TURNOVER RATE



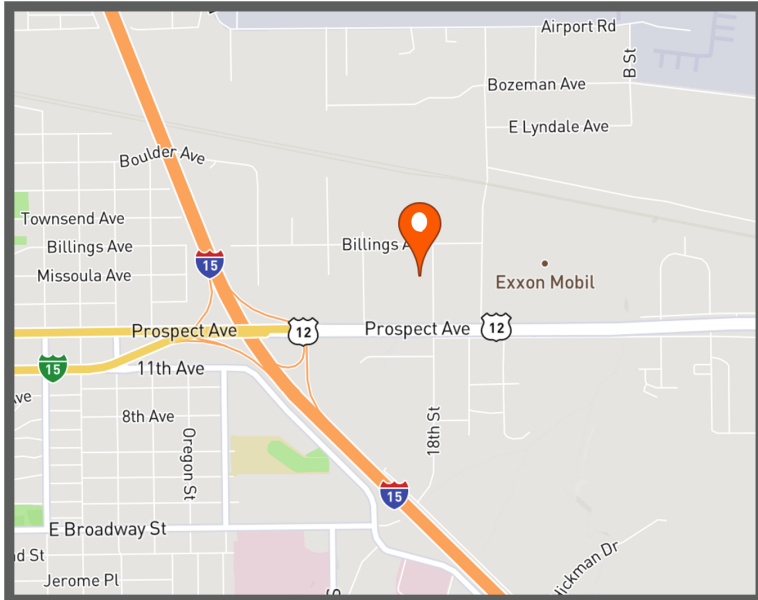
RETAIL PROPERTY LOCATIONS

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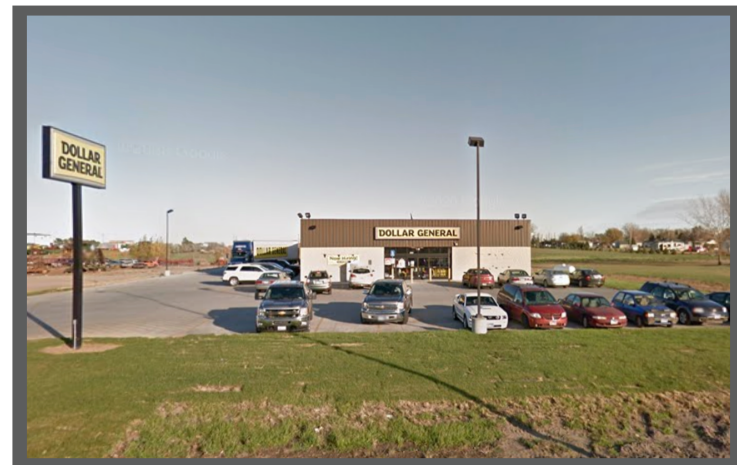
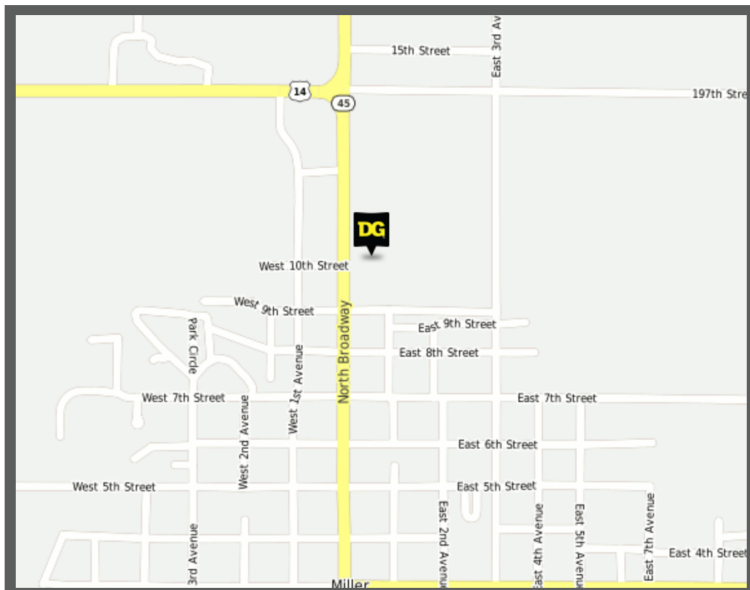


BIG LOTS – HELENA, MT



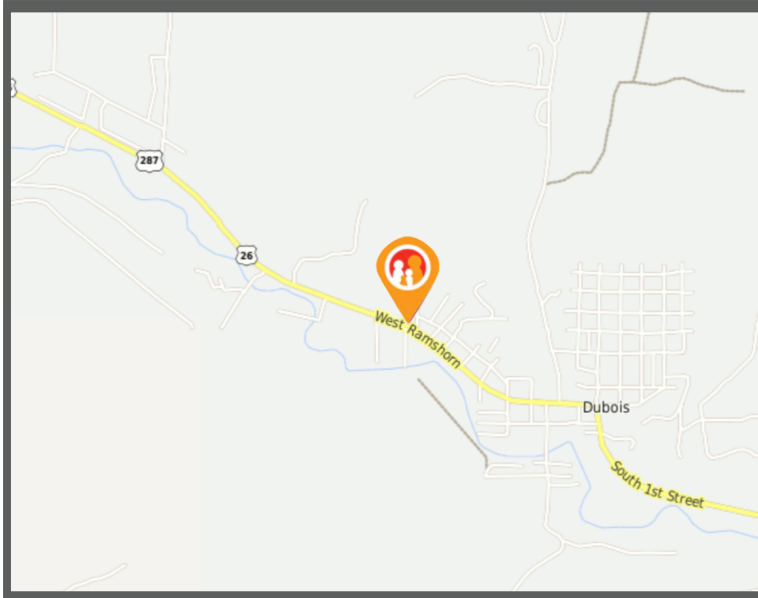
TENANT:	Big Lots
MONTHLY LEASE RATE:	\$18,770
LEASE RENEWAL DATE:	1/31/2021
LEASE RATE AT RENEWAL:	\$20,000
2019 NOI:	\$182,020

DOLLAR GENERAL – MILLER, SD



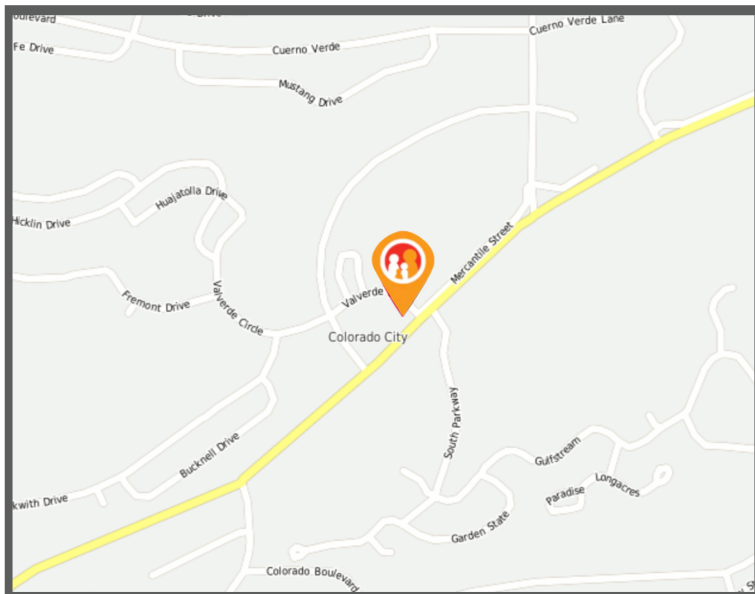
TENANT:	Dollar General
MONTHLY LEASE RATE:	\$7,037
LEASE RENEWAL DATE:	12/31/2029
LEASE RATE AT RENEWAL:	\$7,248
2019 NOI:	\$79,578

FAMILY DOLLAR – DUBOIS, WY



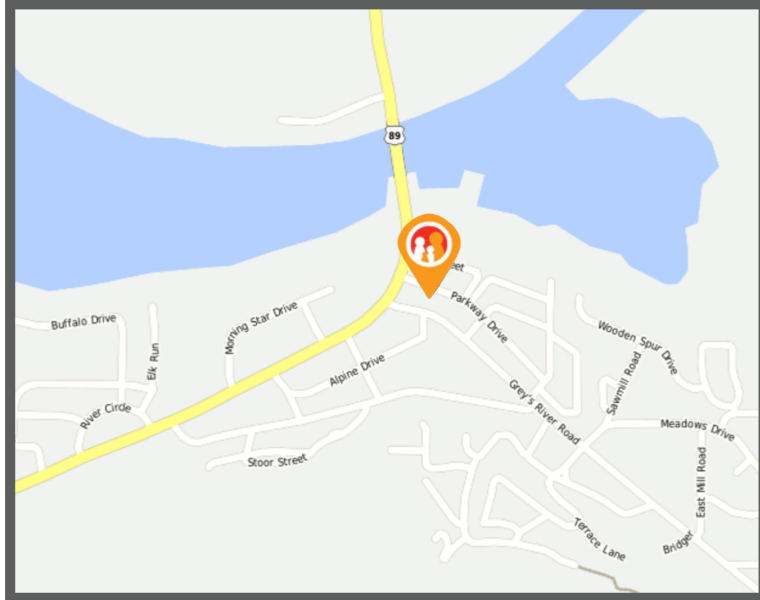
TENANT:	Family Dollar
MONTHLY LEASE RATE:	\$7,417
LEASE RENEWAL DATE:	06/30/2022
LEASE RATE AT RENEWAL:	\$8,158
2019 NOI:	\$84,222

FAMILY DOLLAR – COLORADO CITY, CO



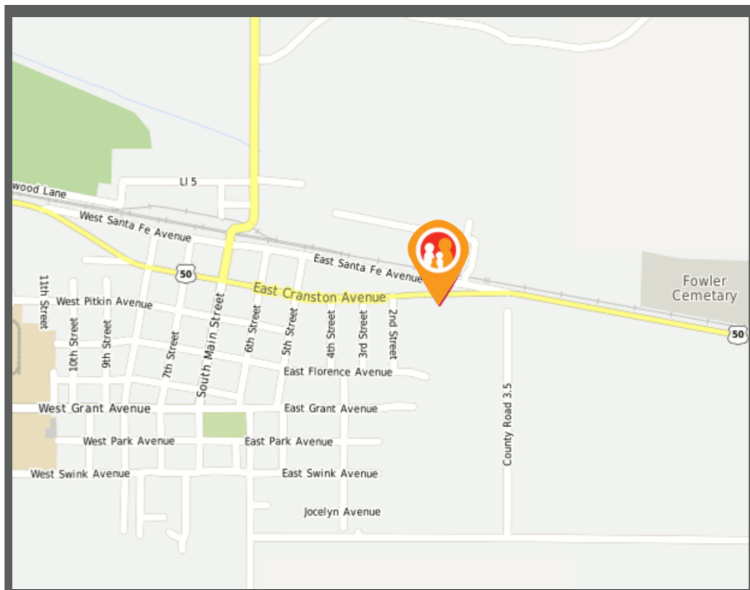
TENANT:	Family Dollar
MONTHLY LEASE RATE:	\$6,917
LEASE RENEWAL DATE:	06/30/2022
LEASE RATE AT RENEWAL:	\$7,608
2019 NOI:	\$68,952

FAMILY DOLLAR – ALPINE, WY



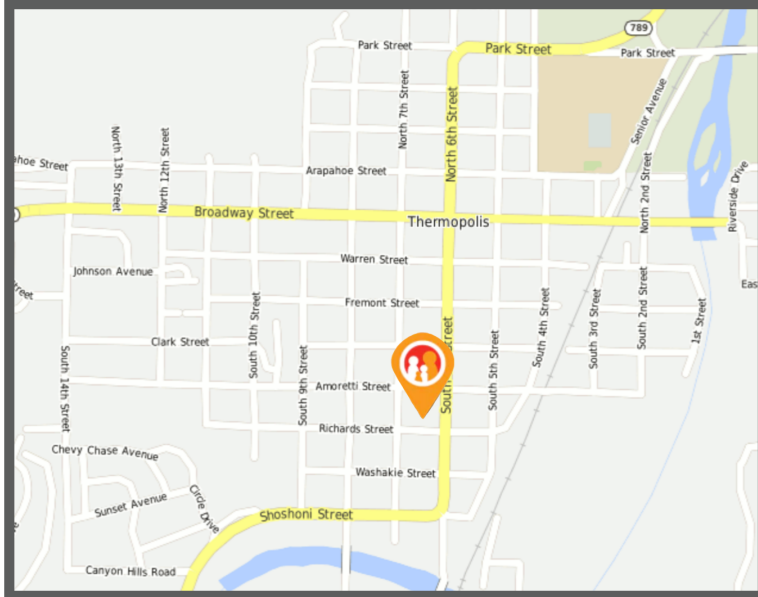
TENANT:	Family Dollar
MONTHLY LEASE RATE:	\$6,692
LEASE RENEWAL DATE:	06/30/2025
LEASE RATE AT RENEWAL:	\$7,361
2019 NOI:	\$69,153

FAMILY DOLLAR – FOWLER, CO



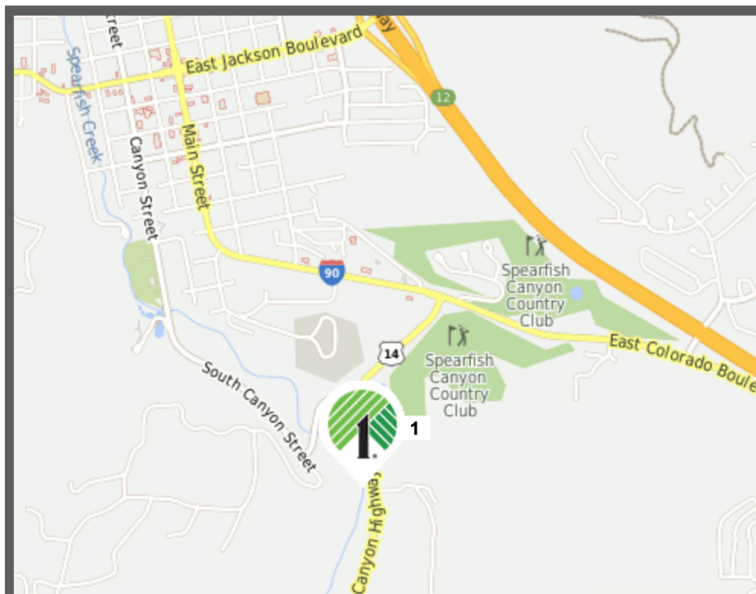
TENANT:	Family Dollar
MONTHLY LEASE RATE:	\$6,583
LEASE RENEWAL DATE:	06/30/2022
LEASE RATE AT RENEWAL:	\$7,242
2019 NOI:	\$74,352

FAMILY DOLLAR – THERMOPOLIS, WY



TENANT:	Family Dollar
MONTHLY LEASE RATE:	\$6,600
LEASE RENEWAL DATE:	06/30/2021
LEASE RATE AT RENEWAL:	\$6,600
2019 NOI:	\$65,433

MULTI-TENANT – SPEARFISH, SD



TENANT:	Shoe Dept. and Dollar Tree
MONTHLY LEASE RATE:	\$5,685 \$9,000
LEASE RENEWAL DATE:	6/30/2021 7/31/2024
LEASE RATE AT RENEWAL:	\$6,119 \$9,375
2019 NOI:	\$179,647

MINIMUM
INVESTMENT

\$50,000

OFFERING
TYPE

506 (c)

Accredited Investors Only

OFFERING
STRUCTURE

90/10 LP/GP

PREFERRED
RETURN

5%

*Above 2.0x equity multiple,
splits change from 90/10 to 70/30.*

PROJECT RETURNS

IRR	EQUITY MULTIPLE
12.31%	1.7

ESTIMATED TOTAL PROJECT COST	TOTAL EQUITY TO BE RAISED	DCR AT STABILIZATION	SPONSOR CO-INVESTMENT
\$9.6 Million	\$3.9 Million	2.50+	\$100K

LOAN ASSUMPTIONS

PERMANENT LOAN	5.25% 30-Year Amortization
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PROJECTED RETURNS ON \$100,000 INVESTMENT

Year 1*	Year 2	Year 3	Year 4	Year 4
\$6,003	\$6,264	\$6,525	\$6,515	\$144,683

1.70x

TOTAL EQUITY MULTIPLE

\$169,990

TOTAL 5 YEAR PROJECTED RETURNS

PROJECTED RETURNS IN %

Year 1*	Year 2	Year 3	Year 4	Year 5
6.0%	6.3%	6.5%	6.5%	144.7%

12.31%

TOTAL IRR OVER 5 YEARS

14.00%

TOTAL ANNUALIZED RETURN

ABOUT OVERLAND GROUP

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Overland Group is a **fully integrated real estate** development, construction, property management and capital company.

Founded on the prevailing principles of **price strategy, product quality, and timely delivery.**

Developed over **\$350 million** worth of commercial assets.

Actively managed over **10.6 million square feet** of office, industrial, retail, multi-family, hotel, and self-storage.

CAPITAL

DEVELOPMENT

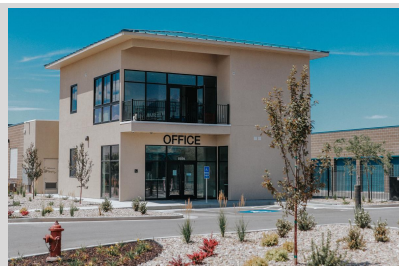
REALTY

CONSTRUCTION

MANAGEMENT



PORTFOLIO & TRACK RECORD SAMPLE



OVERLAND SELF STORAGE

CITY: Woods Cross, UT
PROJECT TYPE: Self-Storage
NUMBER OF UNITS: 500 Units



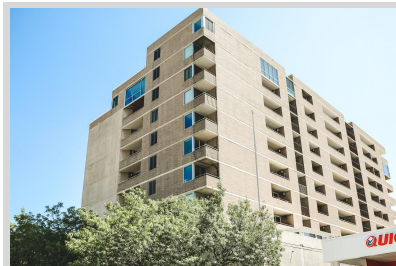
OVERLAND SELF STORAGE

CITY: West Jordan, UT
PROJECT TYPE: Self-Storage
NUMBER OF UNITS: 500 Units



COYOTE CREEK APARTMENTS

CITY: Washington, UT
PROJECT TYPE: Apartment
NUMBER OF UNITS: 116 Units



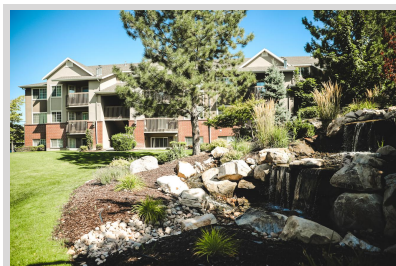
BROADWAY TOWER

CITY: Salt Lake City, UT
PROJECT TYPE: Apartment
NUMBER OF UNITS: 96 Units



RIVER OAKS COMPLEX

CITY: West Jordan, UT
PROJECT TYPE: Apartment
NUMBER OF UNITS: 180 Units



FALLS AT HUNTER POINT

CITY: Sandy, UT
PROJECT TYPE: Apartment
NUMBER OF UNITS: 276 Units

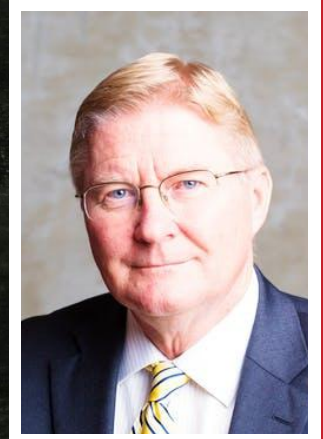
Our business model allows us to take a seamless approach to the real estate development, construction and management process. You can view our current offerings at www.overlandgroupinc.com.

KEN HOLMAN

PRESIDENT & CEO

- **KHOLMAN@OVERLANDCORP.COM**
- **MOBILE # (801) 231-6650**

Ken has a B.S. degree in Accounting from Brigham Young University, a MBA from the University of Utah and has been a licensed real estate broker since 1976. He holds the following designations: CCIM, CPM, CRS, CCA. He has also served as the president of the Utah Apartment Association.



DAVE HOLMAN

VP, OPERATIONS

DAVIDH@OVERLANDCORP.COM

MOBILE # (801) 971-6650

Dave is a licensed General Contractor and has a B.S. degree in Construction Management from Brigham Young University and a MBA from Utah State University. Dave has overseen the development and construction on a wide variety of project types since joining the company in 1999. Some of the project types include multi-family, self storage, retail, office, tenant improvement and municipal projects.

MICHAEL HOLMAN

VP, INVESTMENTS & FINANCE

- **MHOLMAN@OVERLANDCORP.COM**
- **DIRECT # (801) 713-9976**

Michael is a licensed Certified Public Accountant. He has a Masters of Accountancy from Brigham Young University. Before working at Overland Group, Michael worked at Ernst & Young, on some of the largest Real Estate and technology companies in Utah.



WHAT KIND OF REPORTING DO THE INVESTORS RECEIVE ONCE THE PROJECT CLOSES?

Investors receive a quarterly investor report which contains information about the project, highlights and updates, and project returns. In addition to the quarter reports, we hold an annual webinar to talk about the portfolio in more detail

WHEN DO DISTRIBUTIONS START AND HOW OFTEN?

We anticipate distributions to begin in the month following the close of this investment. Please note that this time frame can change due to a number of factors, but the bottom line is that we will begin distributions as early as possible without jeopardizing the integrity of the project. Distributions for this project will be sent on a monthly basis.

WILL YOU DO A COST SEGREGATION STUDY?

Absolutely! Typically the depreciation passed through to you as a limited partner will be greater than the distributions paid out each year. This can reduce or even eliminate your tax bill for the first many years on this investment.

HOW MUCH MONEY WILL THE MANAGEMENT TEAM HAVE IN THE DEAL?

\$100,000

HOW DO TAXES WORK WITH THIS INVESTMENT?

Make sure to consult your accountant or CPA on all tax related items, but there are many tax benefits to investment directly in real estate.

CAN I INVEST WITH A SELF-DIRECTED IRA OR 401(K)?

Yes! The timeline of this project will allow for these funds, but you will need to submit your documents right away as investing through these entities typically takes longer. We have a lot of experience doing these types of transactions and are happy to work with your fund administrator to facilitate a smooth transaction.

HOW LONG DO I HAVE TO KEEP MY MONEY IN THE DEAL?

We anticipate this investment being a 5-year hold meaning that the project will be sold in 5 years and the investment will dissolve. That being said, we will make sure that the timing and market is right before selling a project in order to maximize investor returns.