



# PASSCO

A NATIONAL REAL ESTATE COMPANY

est. 1998

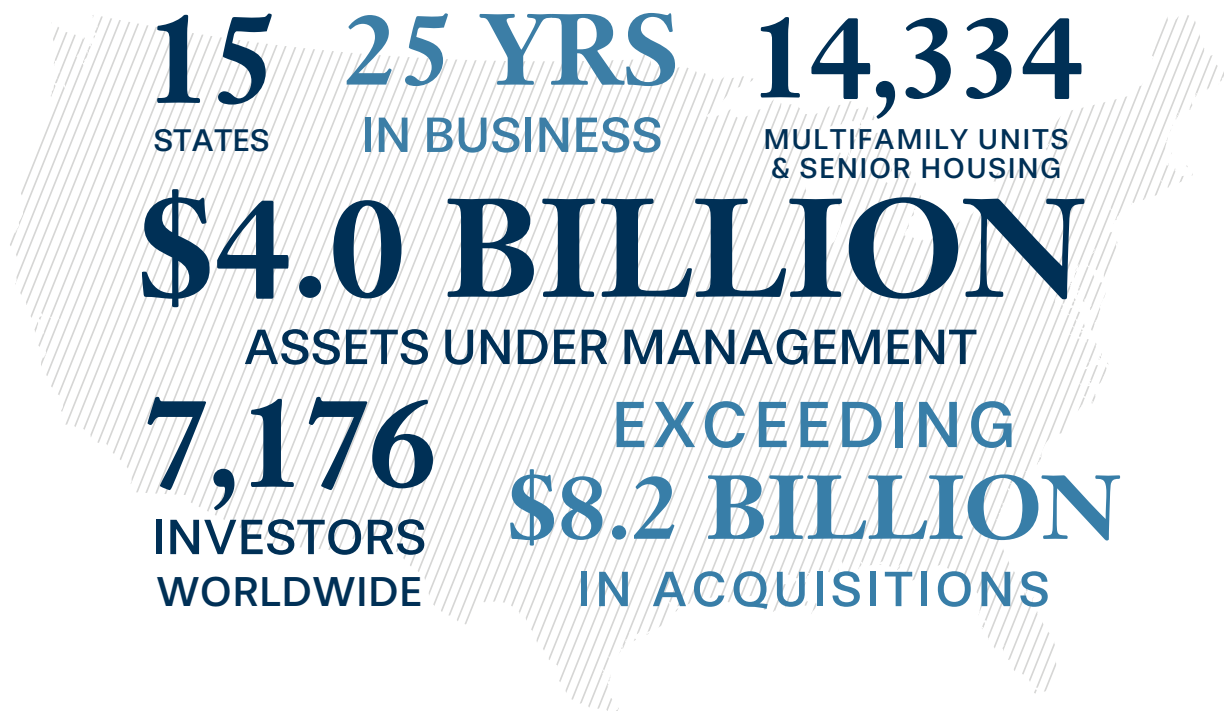


PEARCE AT PAVILION  
Riverview, Florida

# *a* HISTORY *that* MOVES US FORWARD

Since 1998, Passco Companies, LLC has operated throughout all market conditions and cycles. The company has acquired over \$8.2 billion in multifamily and commercial real estate in the United States. Since its inception, Passco Companies has become a recognized provider of investment opportunities in real estate projects including 1031 exchanges, limited liability companies, value-add opportunities, development opportunities and private equity.

Passco Companies is directed by a team of dedicated senior real estate professionals who, collectively, have acquired over \$35 billion in investment real estate projects. Nationally, Passco Companies has achieved the status of "Preferred Borrower" with Fannie Mae, ranked #1 "Best Places to Work in Multifamily for Women" in 2022 by Multifamily Leadership and listed as one of the "Top Owners" by Multihousing News in 2021, for its fourth year. Passco Companies is also recognized locally on the 2023 lists: "Fastest Growing Private Company" and "Top Private Companies" by the Orange County Business Journal and one of Inc. 5000's "Fastest-Growing Private Companies in America" in 2018. The company launched "Passco Gives Back" in 2015 and has given over a quarter of a million dollars to local charities benefiting education, medical research, family and children's services and veterans.



current portfolio as of December 31, 2023

## RISKS

This brochure is neither an offer to sell nor the solicitation of an offer to buy any security, which can be made only by the applicable prospectus filed or registered with appropriate state and federal regulatory agencies, and sold by broker-dealers authorized to do so. For those considering an investment in any Passco program, this brochure must be read in conjunction with the applicable prospectus in order to fully understand all the implications and risks of the respective offering of the securities to which it relates. All real estate investments have risks. There is no assurance that some or all of these objectives will be met. There are substantial risks in any Investment Program. See "Risk Factors" in the accompanying Private Placement Memorandum for a discussion of the risk relevant to this offering.

# our SERVICES

## Core Services

DST 1031 Opportunities  
Acquisitions  
Leasing  
Investor Services  
Asset & Property Management  
Property & Land Development

## Specialized Services

Asset Resolutions  
Private Equity Solutions  
Project Management  
Property Marketing  
Joint Ventures  
Foreign Capital Advisory Services

## Acquisitions

Passco Companies and its principals and officers, have acquired \$8.2 billion in investment properties over the past 25 years. It is because of this track record of successful acquisitions that sellers and their brokers present Passco with early opportunities to see properties and to be awarded the right to purchase properties. Asset classes include multifamily, retail, industrial, office, self storage, development of land and seniors housing.

## Due Diligence

Passco Companies has a research and financial staff well qualified to examine the economics of each property, the demographics of the local community and the larger macro economic area in which the property is located. Given this depth of investigative experience, the due diligence staff knows how to identify investment potential and to mitigate investment risk.

## Leasing

Passco Companies' in-house leasing team, working in conjunction with the real estate brokerage community at large, has the contacts and knowledge required to work at keeping the occupancy and rental rates at optimum levels.

## Asset Management

Passco Companies has a track record of making the right decisions as to selection of on-site property managers, setting of market rents, determination of appropriate operating expense levels, the timing for implementation of capital improvements versus expense activity, and proper timing for dispositions.

## Property Repositioning

In both multifamily and commercial investment properties, Passco Companies has successfully repositioned properties that were functionally or effectively obsolete resulting in the realization of significant profits on the resale of those properties following completion of the repositioning plan.

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## Past performance

There is no guarantee of future results based on past performance and there is no assurance that the investment objectives of program(s) will be achieved or maintained.

*While we continue to keep our eyes open for those golden opportunities, it's important to realize that most of the time, the best investments are also the realistic investments.*

”

WILLIAM O. PASSO, CEO & Founder

TAPESTRY AT TURKEY CREEK  
Knoxville, Tennessee





THE HENRY AT FRITZ FARM  
Lexington, Kentucky

This brochure is not associated with any specific offering and the properties pictured are not associated with any current offering.



THE POINT AT TAMAYA  
Jacksonville, Florida



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