



ODYSSEY FUND

OUR GOAL:

To raise \$1 Million to maximize our impact on creating affordable housing.

WHAT IS ODYSSEY PROPERTIES

Odyssey Properties is a Kalamazoo-based real estate company established in 2021, with the mission of changing what it means to create affordable housing. Transforming blighted properties through private/public syndication, we have revitalized over 30 properties using novel approaches, to actively address the growing housing shortage.

Odyssey presently owns 48 rental units, all located within the City of Kalamazoo. 32 of these units are presently in-service, cash-flowing \$314,400 in annual rental revenue. 16 units are in various stages of renovation, which will bring online another \$163,200 in annual rental revenue within the next 12 months.

Our Growth	2018	2019	2020	2021
Assets Under Ownership	12	15	17	27
Annual Rental Revenue	\$90,445	\$120,785	\$152,409	\$299,640

FUND OVERVIEW

A Real Estate Investment Fund focused on bolstering our housing efforts in Kalamazoo, MI, this represents our first public opportunity for investment into the complex world of real estate. We believe that this upcoming year is the pivotal moment to cultivate new relationships to maximize our impact.

Backed by tangible brick-and-mortar assets of with predictable long-term rental income for investment security, this Fund offers a share of our operations' profit in the form of competitive interest rates, compounded annually.

PAST INVESTMENTS

Our business has relied on private investors and priceless relationships since the very inception. These personal relationships motivate our exponential growth.

Total Private Investors:

3 in 2018	8 in 2019	9 in 2020	8 in 2021
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Total Interest Paid:

\$5,327	\$63,019	\$66,872	\$79,201
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2021 TOTAL PORTFOLIO VALUE

\$4.5 MILLION



ODYSSEY FUND

< CONFIDENTIAL >

INTEREST

COMPOUNDED ANNUALLY

7 PERCENT - 3 YEARS

9 PERCENT - 5 YEARS

ESTIMATED RETURNS

APPROX ~25% ROI

APPROX ~50% ROI

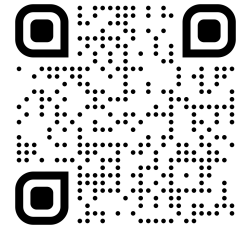
INVESTMENT EXAMPLE

\$50,000

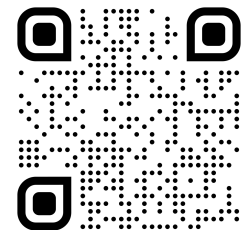
OPTION 2: 9%, 5YR

ROI: \$74,623.26

ASSETS



RENTAL HOLDINGS



PROJECTS IN PROGRESS



ODYSSEY FUND

ACCEPTING INQUIRIES DEC 1

ETHAN@ODYSSEYPROPS.COM