



## IIG GENERAL

### **Who is Integrity Investments Group?**

IIG is a Real Estate Development Firm focusing on real estate opportunities in the middle-market requiring \$2M - \$20M of equity per transaction. IIG targets investments with internal rates of return (“IRR”) over 15% and equity multiples (“EM”) over 1.7x net to our limited partners.

Our primary investment strategy is to acquire assets that can be developed into single family, multi-family, condominiums, or mixed-use properties across major markets throughout the US. All investments are executed through consultant-based relationships with local operating partners who manage daily operations of properties while Integrity Investments Group controls the strategic direction and major decisions.

IIG sources a robust pipeline of off-market real estate opportunities through its network of operating partners. Once an investment opportunity is selected, IIG will deliver quality underwriting, deal structuring, and asset management to attract high net-worth individuals and institutional capital to reposition assets for profit distribution.

### **How do I get started investing with IIG?**

IIG is a team of professionals, with experience in real estate, technology and finance. You can learn more about us [here](#). (hyperlink to OUR STORY page)

IIG was founded to partner with investors who want to invest in quality real estate investments. Through the IIG platform, investors can browse investments, review due diligence materials and sign legal documents securely online. Once invested, investors have access to an investor dashboard, giving them 24/7 access to watch how their money is working for them.

If you want to invest in real estate with us, you can start [here](#). (hyperlink to INVESTMENT OPPORTUNITIES page)

### **Who founded IIG?**

The company was founded by Ben Teasdel III, and the IIG Investor platform was formally launched in 2019.

Ben is the CEO of the company, responsible for the company’s strategic direction and operations. Ben realized that providing individual investors a chance to pool their money with other like-minded investors, would create a potential passive income stream for everyone involved. His goal of sharing this insight would lead to the creation of the IIG Investor Platform. Ben holds a Bachelor of Science Degree in Physics from SC State University and a Master of Science Degree in Technical Project Management from Johns Hopkins University.

### **Who makes up the IIG team? Where are we located?**

We have a team of professionals with experience in real estate, finance, and regulation, and we are headquartered in the Washington DC Metro Area. You can read more about our leadership [here](#). (hyperlink to OUR STORY page)

## **How is IIG capitalized?**

IIG is a privately-owned company backed by various private investor loans.

## GENERAL INVESTOR QUESTIONS

### **Who invests with IIG?**

IIG investors include high net worth individual investors and institutional investors including family offices and registered investment advisors. Non-accredited individual investors can also invest in the form of a private loan to the company.

### **Who is eligible to invest through IIG?**

Accredited investors have access to all investments offered by IIG and non-accredited investors are eligible to invest with IIG in the form of a private loan, subject to some legal limitations.

To qualify as an accredited investor, you must meet certain thresholds as defined by the Securities and Exchange Commission under rule 501 of Regulation D. Specifically, you must meet one of the following criteria:

- Earn an annual income per individual of over \$200,000 per year (\$300,000 per couple) with the expectation of maintaining such level of income in the future.
- Have a net worth of more than \$1 million (individually or jointly), excluding the value of a primary residence.
- Be a bank, insurance company, registered investment advisor, business development company, or small business investment company.
- Be a general partner, executive officer, director or a related combination thereof for the issuer of a security being offered.
- Be a business in which all the equity owners are accredited investors.
- Be an employee benefit plan, a trust, charitable organization, partnership, or company with total assets in excess of \$5 million.

### **What are the benefits of investing with IIG?**

IIG makes it easy for investors to invest in real estate without having to do all of the work. We provide access that was historically limited and thoroughly underwrite every investment offered on our website. We spend countless hours sourcing real estate investments and allow investors to invest in real estate with dramatically smaller investment sizes. And we make the process frictionless – allowing you to screen investments online, sign legal documents online, and have access to all your documents in one place on your investor dashboard.

### **Can I use my IRA's or Retirement Plan?**

Yes! Making real estate investments is a widely accepted use for IRA's and other Retirement Plans. Most people do not know that you can make private investments using capital already in your IRA's and other retirement plans. Think of the power of investing funds at high interest rates that are Tax Free or Tax Deferred!

Retirement accounts 'self-directed' into real estate investments must be administered by a third-party custodian. One custodian we commonly work with is Madison Trust Company. You can visit them on the web at [www.madisontrust.com](http://www.madisontrust.com) or simply talk to us and we'll help you with the setup of your account.

After selecting your custodian, you simply complete a transfer form and you are ready to make private investment loans. Next, the custodian distributes funds for the gross amount of the investment.

IIG will administer all the paperwork for you. Just authorize few documents, sit back, relax and watch your money to grow tax free!

### **Are these investments secure?**

Although no investment is guaranteed, one benefit of investing with IIG is that you are investing in physical assets around the United States. Your investment is in an actual property as opposed to a stock or bond or other non-physical asset.

### **Are these investments risky?**

Yes. Similar to investing in the stock market, there is no guarantee when you are investing in real estate. The real estate market has economic cycles and it is difficult to know how and when the economy will change.

### **Is there an investment minimum?**

Yes. The minimum investment is \$25,000 for any investment with IIG. Subsequent investments may be made at a minimum of \$5,000.

### **Are there fees for investors?**

There are fees associated with each investment. The fees depend on the type of investment (investing in a loan or investing in equity) and the nature of the transaction. In addition to administrative and legal expenses, the fees will cover the ongoing reporting and communications for the investments. As we are big believers in transparency, you can find the specific fee structure for each deal when you browse through our investment opportunities.

### **How does the investment process work?**

An investment is not final until all legal documents are signed and funding has been contributed and cleared. When an investor makes their investment, the money is held securely at a US bank. Once the fundraising target is met and the real estate transaction is completed, the investor funds are transferred and the investment is now active.

### **How are legal documents handled on IIG?**

All legal documents can be sent and signed electronically through our website or third-party electronic signature websites. This allows for more efficient and seamless transfer of documents between you and IIG, while maintaining the authenticity and security of your information. Investments are finalized once proper legal documentation is accepted, funds are confirmed received, and we provide you with completed counterpart signatures.

### **How will investors be updated about their investment status?**

Investors will be able to view real time updates of their investments when they login to view their investor dashboard. This is their hub of information, providing comprehensive metrics about their distributions to date, upcoming milestones, and overall return on investment. Investors are notified by email when distributions are sent to their bank account.

### **Is my investment liquid?**

No. Real estate investments are private transactions in physical properties around the United States. The investments are not traded on public stock exchanges and cannot be easily sold or traded. You may be able to resell your investment security in a private transaction subject to restrictions that are specific to each investment and under the Securities Act of 1933. Since the resale restrictions on IIG can be very limiting, you should not invest with the expectation of reselling or liquidating your investment.

### **When will I get my investment back?**

Different properties have different expected hold periods. A hold period is the anticipated time investors will be involved with the investment until the underlying property is re-sold or the loan on it is paid off. It is important to read the offering documents for each investment opportunity for a deeper understanding of the hold period for each investment.

### **What would happen in the case of an IIG bankruptcy?**

Investors who invest with us are investing into an LLC that we manage which are sole and separate entities and are not subsidiaries of IIG. They are stand-alone legal entities and are not co-mingled with the parent company. This means that if there was ever a bankruptcy of the parent, these entities would remain stand alone. When investors invest with us by buying shares in an LLC, we charge an asset management fee, typically 1%. We use this fee to pay for our asset management and servicing teams and this fee stream could enable us to wind down the portfolio in the worst of cases. This is an important part of our risk mitigation plan. This fee stream could also enable us to bring in a third-party servicer, who manages funds like ours as their business model.

In addition, we maintain sole and separate bank accounts for every individual LLC and those bank accounts are capitalized at the beginning of every transaction, usually with \$20,000 or more for each of the LLCs. We do this so that no matter what happens to us, a replacement manager could be able to step in and pay taxes and any third-party fees or expenses for a number of years until the real estate investments are wound down.