



P R A W D Z I K  
CAPITAL

INVEST WITH TRUST, BUILD WITH PASSION



**P R A W D Z I K**  
CAPITAL

TABLE OF CONTENTS

About Us	03
How It Works	04
Investment Strategies	05
Why Invest With Us	07
Meet The Team	16
Testimonials	20
Contact Us	21

## WHO WE ARE

Prawdzik Capital is an investment firm striving to produce safe, long term returns for our investors and shareholders. We take pride in our ability to find and monetize high yielding projects using our marketing strategies. Our investment strategies are focused on real estate acquisitions where we squeeze equity through value-add opportunities and cash flows. Our core values are transparency, urgency, and flexibility. These values allow us to optimize our process in assuring our investors receive the safest and best returns we can offer.

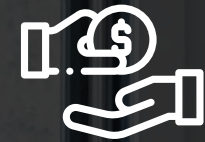


# HOW PRAWDZIK CAPITAL WORKS



## WE ACQUIRE INVESTMENTS

We implement marketing strategies to find and acquire investment opportunities.



## YOU INVEST

Capital needs and investment details are discussed and finalized for your specific term.



## WE DO THE DIRTY WORK

On all investment opportunities, all necessary steps and phases are handled by our Team



## PAY DAY

Investment is complete and returns are paid



# REAL ESTATE INVESTMENT STRATEGIES



## MARKETING & ANALYSIS

Our Marketing Team maintains a healthy deal flow by allocating capital to appropriate channels in our sought out markets. The analysis involves tons amount of market research and ample stress test assumptions.

# RESIDENTIAL DEVELOPMENT



## ACQUISITIONS

Our Acquisitions Team prides itself on negotiating deals that can take up to several months to come together. We provide fair and competitive offers to our sellers based on market research.



## CONSTRUCTION

Our Construction team was built on standards that focus not only on schedule and cost management but also exceptional attention to detail. Because of this our finished product is sustainable, highly rated, and sought after in our prospective markets.



## DISPOSITION

Our Disposition Team, handles all aspects of the sale process for our custom homes. This includes cleaning, staging, photographing, marketing, and negotiating the best deal possible.



## SALE

At sale, our custom home goes under contract with a prospective buyer and passes all municipal and home inspections while under contract. The buyer closes on the property and the funds are used to payoff the construction loan and capital partners.



# REAL ESTATE INVESTMENT STRATEGIES



## MARKETING & ANALYSIS

Our Marketing Team maintains a healthy deal flow by allocating capital to appropriate channels in our sought out markets. The analysis involves tons amount of market research and ample stress test assumptions.

# MULTIFAMILY VALUE-ADD



## ACQUISITIONS

Our Acquisitions Team prides itself on negotiating deals that can take up to several months to come together. We provide fair and competitive offers to our sellers based on market research.



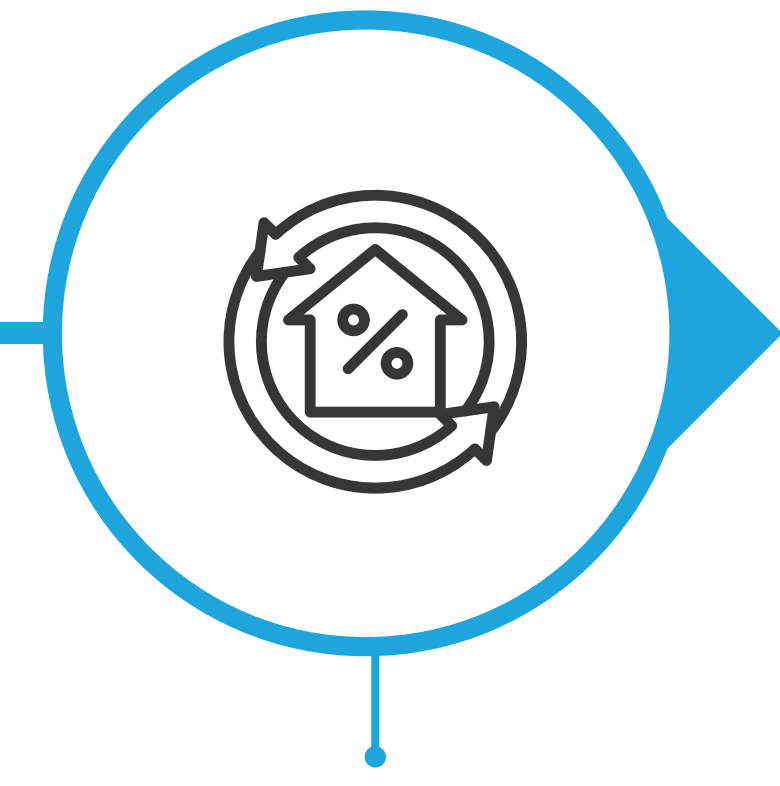
## CONSTRUCTION

Our Construction team was built on standards that focus not only on schedule and cost management but also exceptional attention to detail. Because of this our finished product is sustainable, highly rated, and sought after in our prospective markets.



## LEASE UP

Our Property Management Team leases apartments to tenants at the market rent upon completion of construction. All tenants are qualified by passing our pre-screening and income verification during the application process.



## REFINANCE

Our Capital Management Team builds banking relationships that offer long-term commercial products to help refinance our properties. Upon closing of the commercial loan, the proceeds are used to payoff the existing construction loan and capital partners.





## WHY INVEST WITH US?

### FUND SIZE V. RETURNS PAID

#### FY 2018

Capital Raised = \$600,000

Return Paid = \$9,000

# of Deals Completed = 9

#### FY 2019

Capital Raised = \$835,000

Return Paid = \$151,898

# of Deals Completed = 12

#### FY 2020

Capital Raised = \$656,000

Return Paid = 219,000

# of Deals Completed = 7



SCOTCH PLAINS, NEW JERSEY  
BUILT 2021





## WHY INVEST WITH US?

### FUND SIZE V. RETURNS PAID

#### FY 2021

Capital Raised = \$1,283,350

Return Paid = \$144,505

# of Deals Completed = 13

#### FY 2022

Capital Raised = \$2,744,000

Return Paid = \$332,100

# of Deals completed = 13

#### FY 2023\* Projections\*

Capital Raised = \$4,003,000

Return Paid = \$600,000

# of Deals completed = 10



SCOTCH PLAINS, NEW JERSEY  
BUILT 2021







## WHY INVEST WITH US?

### BALANCE SHEET 2021

**Portfolio Senior Debt**  
\$6,319,500

**Value**  
9,278,000

**LTV**  
68.11%

**Equity (%)**  
31.89%

**Equity (\$)**  
\$2,958,000



CRANFORD, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

### BALANCE SHEET 2022-2023

#### Balance Sheet 2022

Portfolio Senior Debt | \$9,007,000

Value | 13,190,000

LTV | 68,29%

Equity (%) | 31.71%

Equity (\$) | 4,183,000

#### Balance Sheet 2023

##### \*Projections\*

Portfolio Senior Debt | \$10,631,270

Value | 16,200,000

LTV | 65.65%

Equity (%) | 34.37%

Equity (\$) | 5,569,000



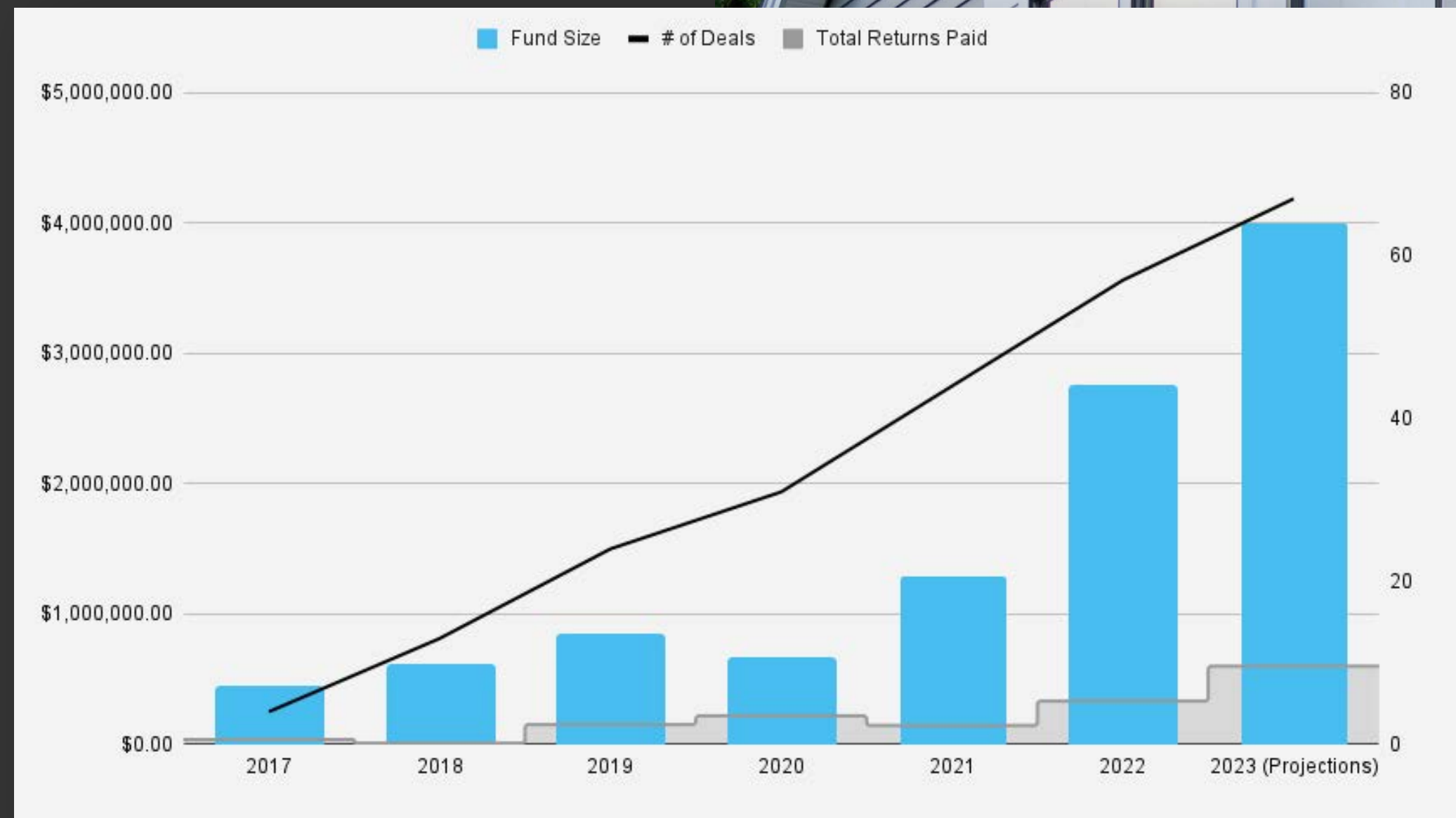
SCOTCH PLAINS, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

FUND GROWTH V. DEAL FLOW V. RETURNS PAID



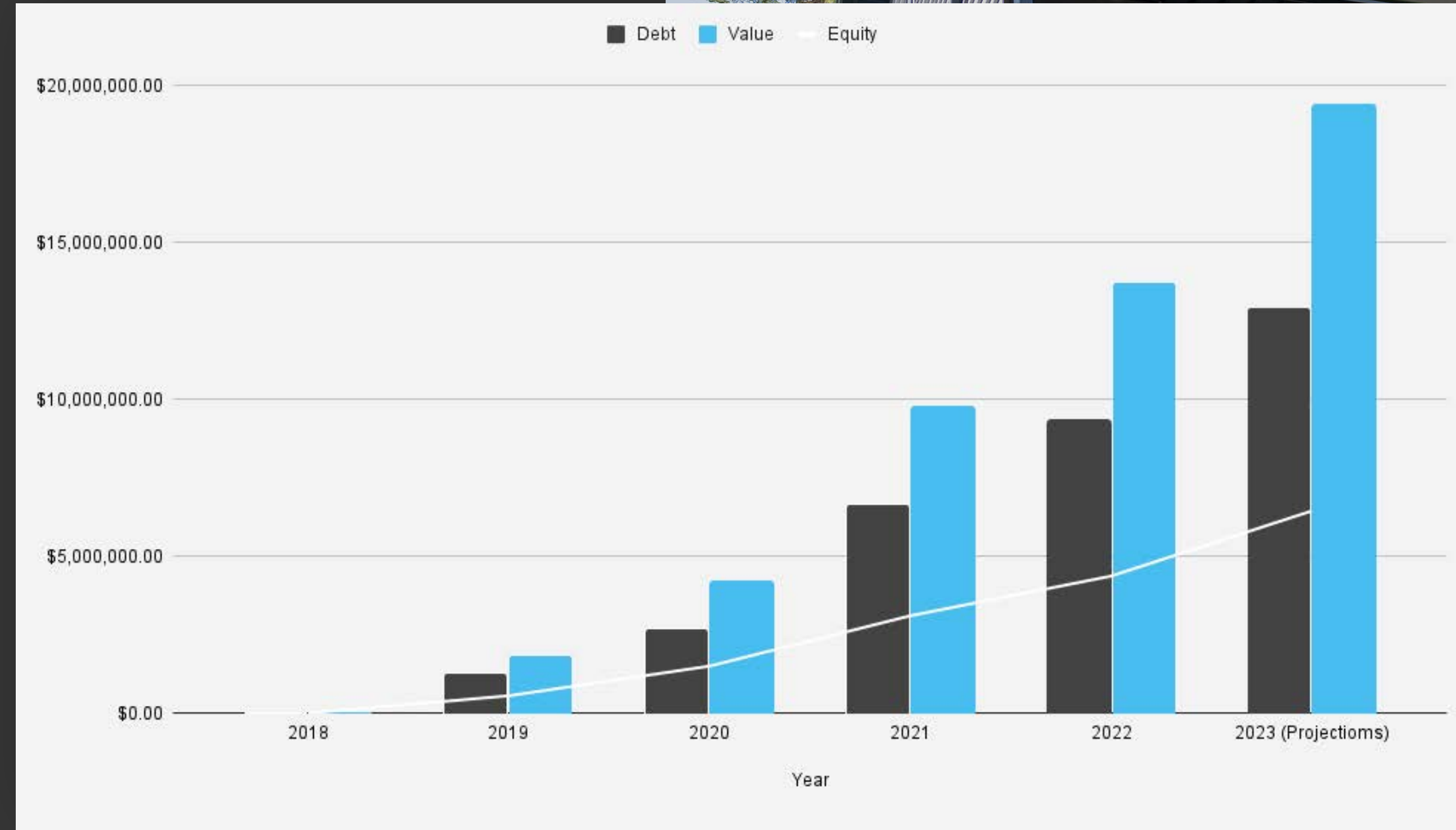
SCOTCH PLAINS, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

BALANCE SHEET (W/O JUNIOR DEBT AND BUILDS)



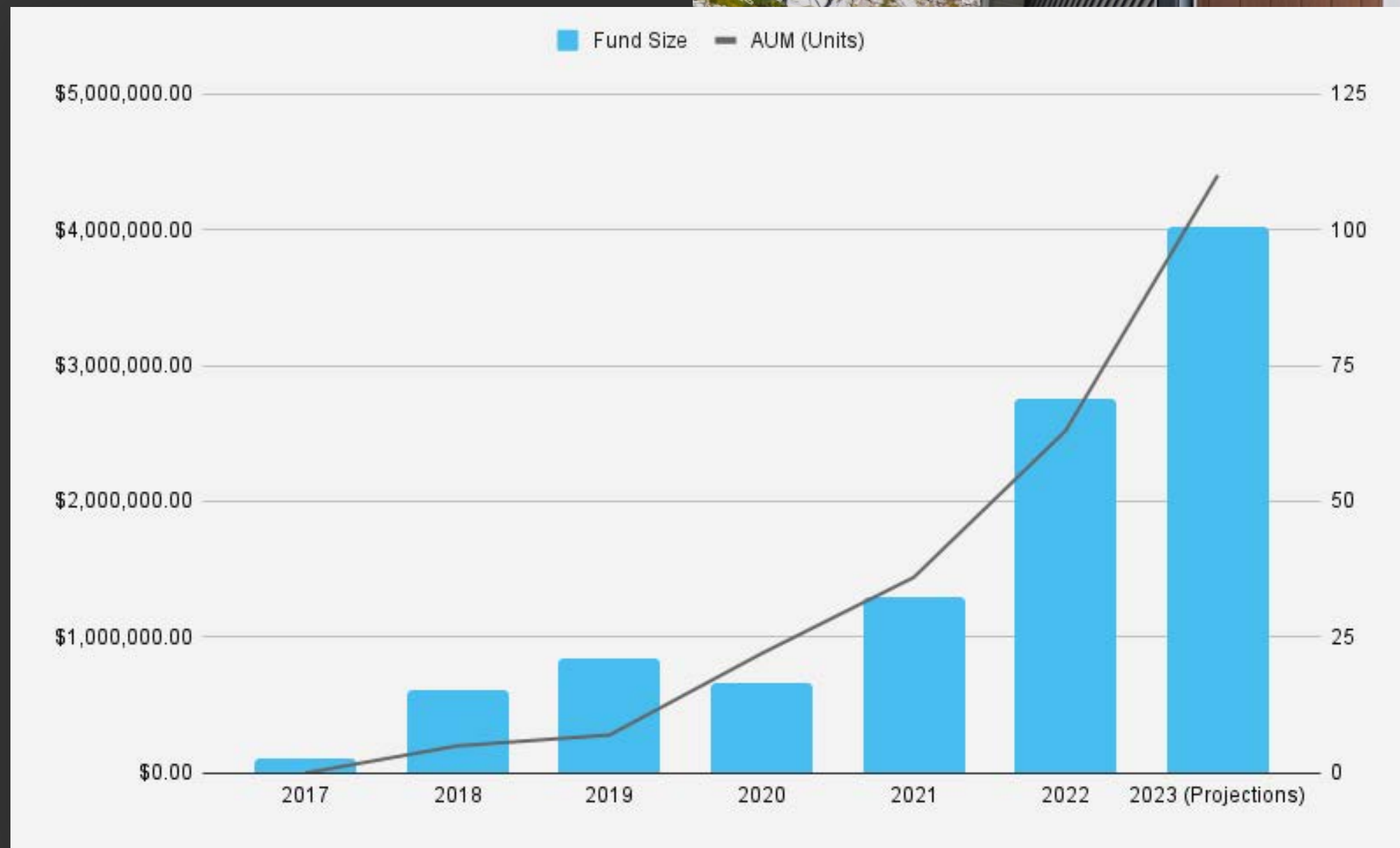
NORTH ARLINGTON, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

FUND SIZE V. AUM (UNITS)



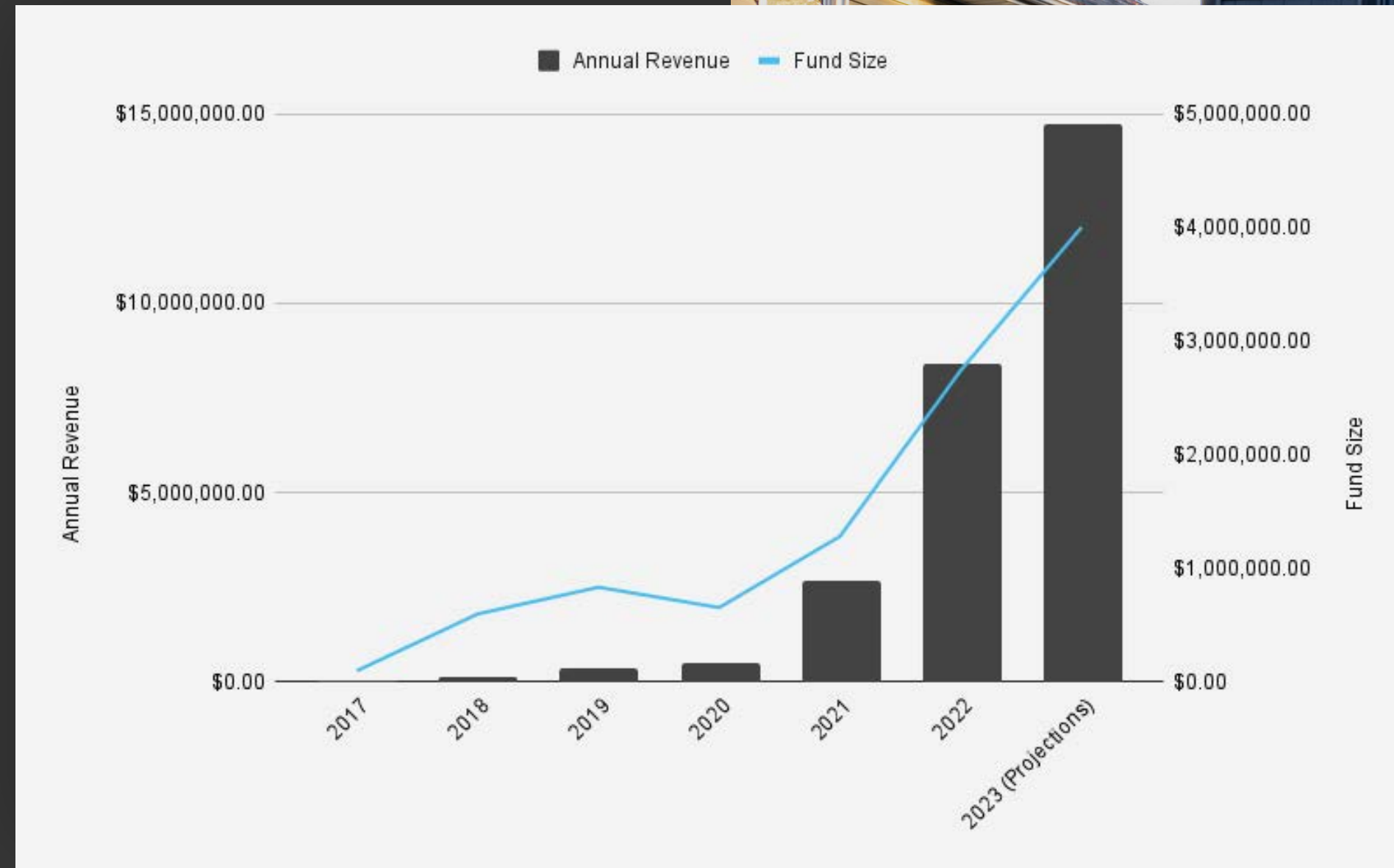
SCOTCH PLAINS, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

ANNUAL REVENUE V. FUND SIZE



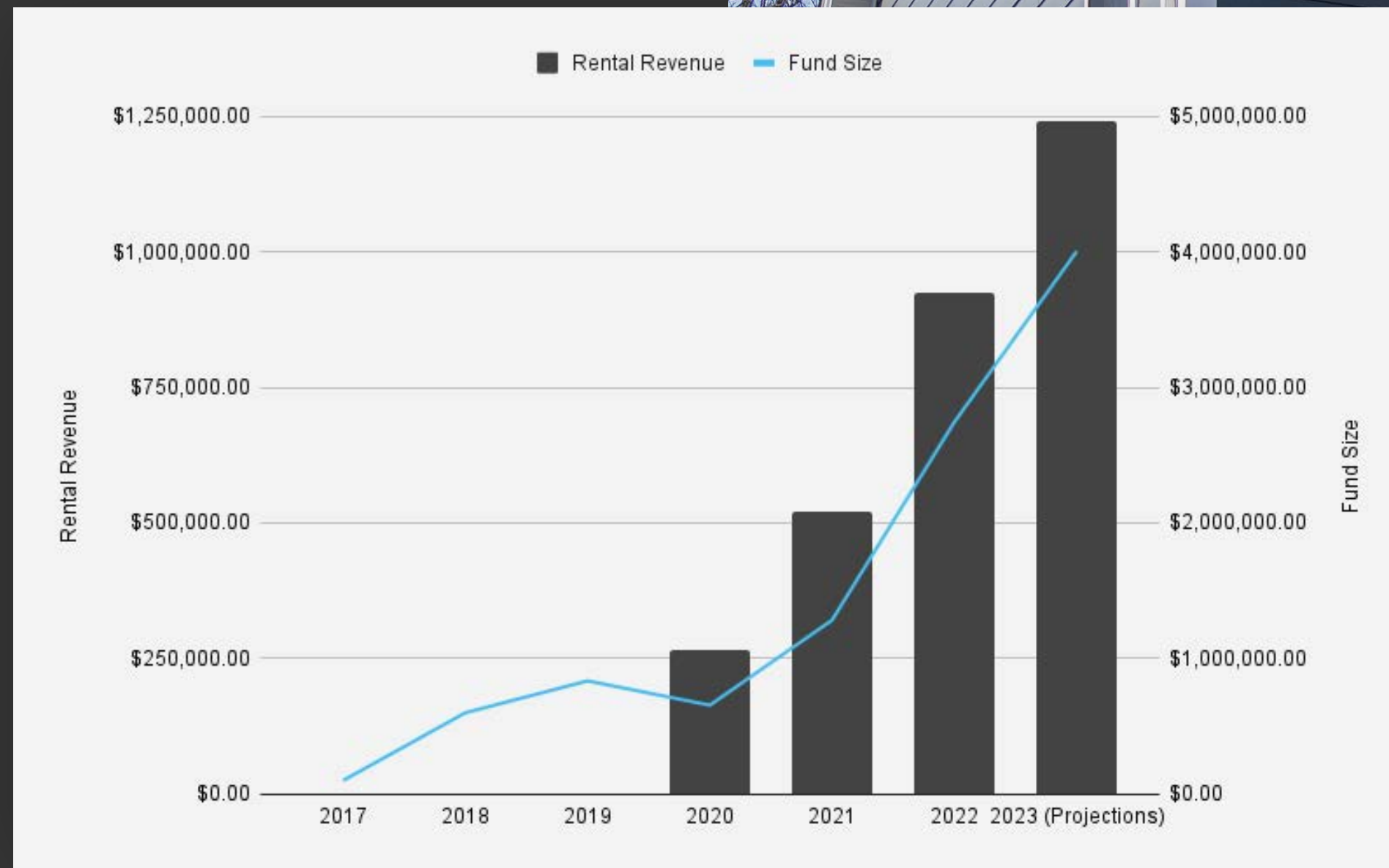
RIDGEFIELD PARK, NEW JERSEY  
BUILT 2022





## WHY INVEST WITH US?

RENTAL REVENUE V. FUND SIZE



2022 Rental Rev. consisted of an actual collection rate of 91.14% with an average rate of 93%.

Adjusted for "Covid Squatters" actual rent collection rate was equal to 97.31% with an average of 95.87%



FLORHAM PARK, NEW JERSEY  
BUILT 2022

### HOW DO THESE HOMES GET BUILT?

Prawdzik Properties is responsible for overseeing all construction operations. They specialize exclusively in building custom homes and luxury estates in New Jersey and are a parent company of Prawdzik Capital.

### MEET THE PRAWDZIK TEAM



**MATT PRAWDZIK**  
CEO and Founder



**HUGO ALVES**  
Director of Sales



**ALAN PARDO**  
Director of Marketing



**ERIKA CAMPO**  
Executive Admin







1



4



2



3

# INVESTMENT PROCESS



Foundation Set 1

Framed Home 2

Completed Interior 3

Completed Exterior 4





1



4



2



3

# INVESTMENT PROCESS



Pre-Existing Condition 1

Foundation Set 2

Framed Home 3

Finished Product 4





1



4



2



3

# INVESTMENT PROCESS



Foundation Set 1

Framed Home 2

Completed Interior 3

Completed Exterior 4



“Matt Prawdzik (president) is bright and super energetic. He is very organized, hardworking and definitely an upcoming major player in the fix-and-flip industry. He’s honest and lives up to his word. Seven deals completed with Matt to date, with confidence to do more.”

*- Raul A.*

“I have known Matt only for some time, but I have learned that he is very passionate, determined and dedicated. I appreciate the transparency, open communication and the depth of knowledge he brings in the real estate space.”

*- Ruhee S.*

“Matt is a diligent property evaluator & an astute investor. His process offers a way to diversify beyond the stock market while still retaining the security of being asset-backed.”

*- Greg G.*





# P R A W D Z I K

CAPITAL

INVEST WITH TRUST, BUILD WITH PASSION

CONTACT US

PHONE 201.771.2751

WEBSITE [www.prawdzikcapital.com](http://www.prawdzikcapital.com)

