



# TEXAS GROWTH FUND IIIC

FAMILY ORIENTED REAL ESTATE INVESTMENTS – SAFE, SECURE, PROFITABLE



American Equities Management Group (AEMG) from Dallas, Texas **with more than 100 years of aggregate real estate development and investment experience** and more than 150 contacts with lenders, brokers and media/marketing organizations **has launched yet another Real Estate company focusing on multi-family assets – “Texas Growth Fund IIIC”.**

With several real estate contracts currently pending, the partners of 'Texas Growth Fund, IIIC' (TGFIIIC) are **targeting capital commitments** from investors to help facilitate the acquisition of the targeted value add properties. TGFIIIC has formed strong relationships with nationally recognized mortgage brokers who offer **non-recourse** financing for our acquisitions. These companies such as Bonneville Multifamily Capital, NorthMarq Capital (with 50+ years of experience), and Hendricks Berkadia - Apartment Real Estate Advisors (a JV between Berkshire Hathaway and Leucadia National Corp), are geared and positioned to provide the competitive rates and flexibility with their several lending platforms.

Several of our personal broker contacts have stated that they can provide very competitive rates such as 75% LTC non-recourse financing as long as we have a 25% down payment per property. This strategic investment structure will allow us to quickly capture opportunities in the marketplace that have time sensitive deadlines and closing time frames as well as maximize our investors cash returns.

To raise the needed equity for our acquisitions, **the Company is seeking commitments from “accredited investors,”** who understand the real estate process and the risk vs. reward ratios. Through our proven business model and our team of experts, we are capitalizing on secondary and tertiary markets as we expand and build out our portfolio. Each deal is tailored to and structured to the needs of each individual investor according to their parameters and objectives that they need to achieve as well.

TGFIIIC's **primary focus will be acquisition of multi-family properties;** in the secondary and tertiary markets. Most properties will require **minimal upgrades with our strategy to be no more than a \$5,000 allowance per unit for multi-family assets.** TGFIIIC will focus on and specialize in acquisition of **assets located in Texas and the great American Southwest markets.**

Through the professional management team of AEMG, we will implement a comprehensive **‘value add’ lease-up and capital improvement strategy to reposition and optimize our Class B & C properties** over a two to three year time frame. **This strategy will stabilize all acquisitions and manage safe, secure and profitable assets** for both positive cash flows and profitable sales. We believe that the successful implementation of the Company's investment strategy will create **a portfolio of predominantly undervalued Class B & C properties that can generate superior returns.**

Our investor specific goal is to consistently **generate 10% or greater returns** and striving for overall **equity increases of 10% per year.** **Investors will receive 50% of the equity upside** in their specific apartment complex that they are invested in, and AEMG's partners will retain the other 50%. TGFIIIC will enter into a Limited Partnership for each property and will have their investors as limited partners so they have no other liability beyond their original cash investment.



To get more information about or to participate in this solid investment

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