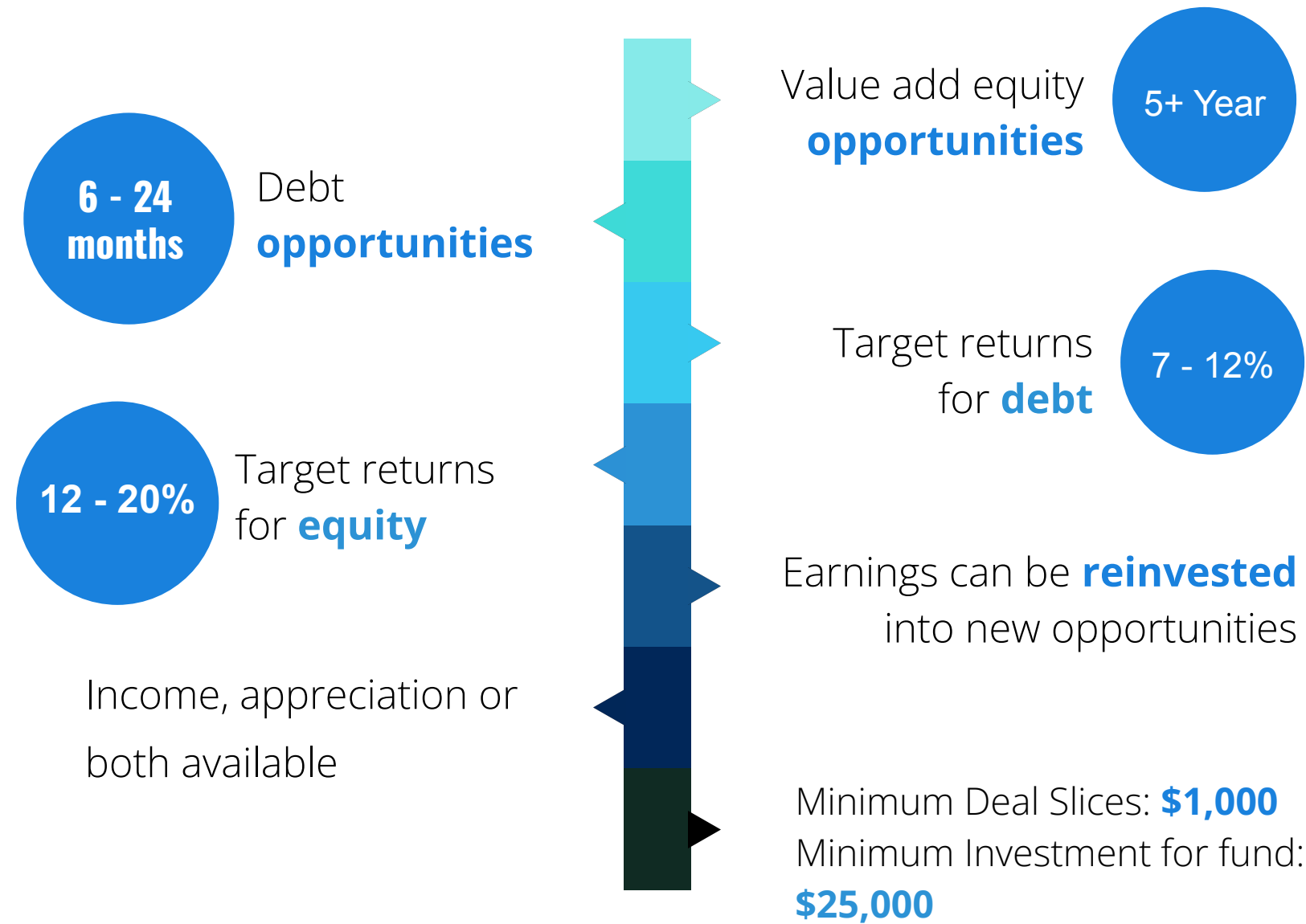




FUND INFORMATION



FUND MANAGER INFORMATION



Powell Chee

Powell has been a lead on eight self storage facilities (2000+ units, 250k+ sqft) and general partner on seven multifamily properties (1100+ units).

He is the Founder of MultifamilyMasters.com, one of the largest multifamily investing meetup groups (17,000+ members).

He holds two master degrees achieved the top honor of President's Circle Award winner for a fortune 500 company. He resides in Los Angeles with his wife and son.



Won Yang

Won is a general partner on over 900 multifamily units and leads eight self storage facilities with total of 250K+ sqft under the Radiant Storage brand.

Won is an honorably discharged US Army veteran with experience serving in Kosovo with NATO for peacekeeping missions. After the army Won created a specialty clothing company which he built to over \$3 million annual revenue within two years. After that success, Won has been increasingly focused on his real estate holdings.

OMNI
REAL ESTATE
INVESTMENT
FUND



01

EXECUTIVE SUMMARY



Omni Real Estate Investment Fund (OREI Fund) provides accredited investor a platform to build a customized portfolio of residential and commercial real estate investments. The Fund partners with with top notch operators in proven asset classes such as self storage, single family & multifamily, hospitality, retail, etc..

02

EXPERIENCE, EXECUTION, EXCELLENCE



Fund Managers with extensive commercial real estate investment leadership experience in acquisitions, capital raising and asset management. All opportunities are vetted with our proprietary underwriting models for accuracy, assumptions and worst case scenarios.

03

MARKET OPPORTUNITY



Omni Real Estate Investment Fund (OREI Fund) allows accredited investors to act as limited partners in properties that blend regular rental income and sales appreciation.

SUMMARY OF FUND HOLDINGS

**\$25MM
FUND**

**\$25K
MINIMUM
INVESTMENT**

**OPEN ENDED
FUND**

**99
INVESTORS
MAXIMUM**



1. How do I customize my portfolio?

Your funds are wired into your account. Next you customize your portfolio by allocating the amount of your funds you want in each opportunity. These opportunities can be debt or equity. Cash flow and final sale proceeds from these opportunities will be distributed to your account where they can be reinvested into other opportunities that are available. Any capital that is in your account and not invested in an opportunity can be withdrawn with a 30 day notice for liquidity.

2. What is the minimum?

\$25k minimum to open your account

\$1k minimum investment into each deal

3. How many k1s will I receive?

One. It will be from OREI Fund no matter how many opportunities invested in.

4. Can I use my SD-IRA to invest?

Yes. You will need the name, EIN and address of your SD-IRA account.

5. Who can invest?

Accredited investors only. We can refer you to 3rd party verification services if needed. This is a 506c offering.

6. Does the fund have fees?

Yes. There is fund fee of up to a 2% which covers the startup and ongoing maintenance/accounting expenses. No other fees.

7. Does the fund close?

The fund does have a close date in 2041, but functions as an open ended fund to allow for portfolio customization

8. Does the fund close?

The fund does have a close date in 2041, but functions as an open ended fund to allow for portfolio customization

9. What types of opportunities with be available inside the fund?

Debt & Equity opportunities in various property types (self storage, residential, multifamily, RV/boat parks, mobile home parks, retail, hospitality, etc). Debt opportunities tend to be less than 2 years. Equity opportunities tend to be 5+ year investments.



NEXT STEPS



Step 1

Send an email to invest@oreifund.com



Step 2

Register in the fund



Step 3

Verify accredited investor status, sign documents



Step 4

Wire funds



Step 5

Receive confirmation



Step 6

Customize your portfolio

LEADERSHIP:

Powell Chee

Fund Manager, Co-Founder

✉ powell@oreifund.com

Won Yang

Fund Manager, Co-Founder

✉ won@oreifund.com