



Madison Venture Associates LLC

Real Returns

Secured by Real Estate

What are we and what do we do?

- We are a private real estate development company designed to structure deals which provide high yields and passive income.
- We have developed an investment strategy that takes full advantage of today's real estate market opportunities, but with an eye to the future when changes in the real estate market are certain.
- We are cognizant of the volatility in the housing market today and seek to find a profitable investment balance between single family home ownership and multi-family rental housing.

Our Primary Goal and Objective

- Our primary goal is to provide an unparalleled commitment to our investors and provide a return that is unrivaled in the marketplace
- Our primary objective is to properly position ourselves in the marketplace in order to take advantage of whatever market condition exists at the time

Today's Market Situation

- Lenders are curbing the extension of credit to borrowers by adopting more restrictive underwriting requirements
- Foreclosures are nearing record levels
- Defaulted and underperforming notes are reaching and exceeding allowable limits in many banks' portfolios

How Did We Get Here?

- Lenders were extremely lax in their underwriting provisions and extended credit in haphazard and undisciplined manners
- Borrowers took advantage of lenient credit assessments and maximized their buying power through the use of adjustable rate mortgages without consideration or concern for future increases in their mortgage rate which might render them incapable of making their mortgage payments

Available Investment Options

- Purchase defaulted and underperforming notes from lenders in bulk at a substantial discount
- Acquire multi-family housing projects (both government subsidized and conventional)
- Provide short-term financing for the acquisition and/or rehabilitation of commercial and residential housing projects
- Acquire additional real estate related businesses to facilitate the investment process

Our Strategy

- Develop a balanced approach in acquiring undervalued assets (notes, properties, businesses, etc.)
- Be flexible in order to take advantage of unique opportunities that are available for only a short period of time
- Have an Exit Strategy in place BEFORE acquiring the asset
- Seek undervalued assets that will become valuable commodities under future market conditions
- Foster win-win business relationships