

TANGO RESEARCH, LLC

\$15
MILLION
OFFERING
SIZE

\$50,000
MINIMUM
INVESTMENT

DEC 31,
2020
OFFERING
PERIOD

\$4
TRILLION
MARKET



TANGO SECOND CITIES REAL ESTATE FUND, LLC

Distressed and opportunistic investments in single family, small multi-family (2-12 units) and mixed use properties.

The single family (SFR) and small (2-12 unit) multi-family rental market has attractive investment characteristics as more and more US residents prefer to rent rather than buy living space.

KEY DETAILS

- \$15,000,000 offering size/\$1,000,000 break escrow
- **Bonus Return:** 8% Preferred Bonus return to 1\$ million investors and any size investment in first \$1 million
- **Preferred return:** 7% annual preferred returns on invested capital. Accrued, but not compounding and not guaranteed. Preferred returns will be paid at liquidation from available cash flow, if any.
- **Liquidation priority:** Class A Members will receive 100% return of their investment capital plus a 7% preferred return. Thereafter, Class A Members will receive 80% of the liquidation proceeds and Managers 20%.
- **Leverage:** Initially the fund will pay cash for the property. Upon completion, leverage can be placed on the property on a subjective basis not to exceed 70%.

PROPERTY TYPES

- Single family rentals ("SFR")
- Small (2-12 unit) multi-family rentals
- Small mixed use properties
- No single investment will comprise more than 5% of the Fund.

An additional
\$100 BILLION
is expected
to flow into the
Opportunity Zones
in the next few years.

Tango Second Cities Real Estate Fund is NOT a Qualified Opportunity Zone Fund ("QOF") and is not restricted by Opportunity Zone regulations.

Decision process enhanced by Artificial Intelligence and Machine Learning.

SELECTED RISK FACTORS

The Company is recently formed and may not be able to find a significant number of properties to generate the anticipated returns.

The Company is a newly-formed entity and has no prior operating history or established financing services.

Members have no right to take part in the management or control of the business of the Company.

The units for sale may not be suitable or appropriate for certain investors.

The arrangements between Tango Research and Tango Second Cities Real Estate Fund were not negotiated at arm's length.

The units will be an illiquid investment, and no trading market exists or will ever develop.

The Tango Second Cities Real Estate Fund is not a Qualified Opportunity Zone Fund, and investors receive no special or favorable tax impacts.

There can be no assurance that any property in which the Company may invest, directly or indirectly, is or will be in compliance with all applicable laws and regulations.

INVESTOR SUITABILITY

In addition to representing that the prospective investor is accredited, each Prospective Investor must represent in writing that s/he/they meet, among others, the following requirements:

(a) The Prospective Investor has the requisite knowledge and experience in financial and business matters so as to be capable of evaluating the risks and merits of an investment in Interests and of protecting the Investor's interest in connection with this investment, and has received, read, and fully understands the Memorandum and all Exhibits hereto, is basing his or her decision to invest in Interests in reliance thereon, and has not relied upon any representations made by any person, including without limitation or representatives of the General Partner or the Manager; and

(b) The Prospective Investor understands that an investment in the Interests involves substantial risk and he or she is fully cognizant of and understands all of the risk factors relating to a purchase of the Interests, including, without limitation, those risks set forth in "RISK FACTORS AND POTENTIAL CONFLICTS OF INTEREST" in the memorandum; and

(c) The Prospective Investor's overall commitment to investments that are not readily marketable is not disproportionate to his or her individual net worth, and his or her investment in the Interests will not cause such overall commitment to become excessive; and

(d) The Prospective Investor has adequate means of providing for his or her financial requirements, both current and anticipated; and has no need for liquidity from this investment; and

(e) The Prospective Investor can bear and is willing to accept the economic risk of losing his or her entire investment in the Interests; and

(f) The Prospective Investor is acquiring the Interests for his or her own account for investment purposes only and has no present intention, agreement or arrangement for the distribution, transfer, assignment, resale or subdivision of the Interests.

No offers or solicitations.

CONTACT

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