



DIVERSIFIED INVESTMENTS





WHY SO RESTLESS?

Restless and Investment are not typically the combination of words you would hear used together in a sentence. But the first time my husband suggested “Restless Investments” I knew what he meant. “Too many restless nights spent thinking about our future” he said, and I couldn’t agree more.

We, as well as most Americans, have worked long days and weekends, year after year, in hopes to retire collecting some Social Security benefits and whatever you have managed to put away in your IRA.

We started with a self-directed IRA and some passive investing with Dave Zook, (my favorite Superhero, Marvel or otherwise) then attended seminars to learn about different opportunities. At the events, we networked with other investors, accountants and lawyers to form our syndication company: Restless Investments, LLC., and put together an amazing team along the way.

Restlessly investing in anything would not be wise, due diligence is of the utmost importance! But as we learn and grow, all our restless nights might just be the answer to our investor’s dreams.

OUR PORTFOLIO OF INVESTMENT FUNDS

- Multi-Family Units
- Innovative Cleaner Energy Solutions
- Self Storage Units
- ATM Machines



MULTI-FAMILY INVESTMENTS

Investing in Value-Add Apartment Buildings

The tenets of our investment strategies are based on cash-flow, value-add properties.

Through improvements to the buildings and grounds, while reducing expenses, we increase the value of the property.

Typical investment terms run 5-7 years, but as the general partners, we determine the timing of a sale, to maximize investor's returns.

Why multifamily is better than single family

Multifamily has better economies of scale. You can secure nonrecourse debt on multifamily whereas you are personally liable for the recourse debt secured on single family. You can hire a 3rd party to manage multifamily whereas you'll likely self-manage your SFRs. The value of multifamily is based on performance whereas the value of single family is based on comps. You can go bigger faster with multifamily.

Why demand for multifamily isn't going away

Traditionally, people transition from renting to buying when they get married and start a family. Currently, millennials are delaying marriage and starting a family, so they are renting longer.



SELF-STORAGE UNITS

Five Reasons to Invest in Self-Storage

Superior Returns: According to the National Association of REIT (Real Estate Investment Trusts) the Self-Storage sector produced an average of 17.43% annual returns from other REIT sectors over the same time period.

For illustration, let's assume you invested \$100,000 in each one of the REITs above in 1994. You also reinvested your annual returns back into the fund at the end of each year, creating a compounded return. What would that investment look like 23 years later?

Recession Resistant: According to the NAREIT the self-storage asset class also outperformed other sectors in the most recent recession. From 2007-2009 the self-storage sector produced an average of -3.80%. For comparison, here are the returns from the other REIT sectors over that same time period.

Why was self-storage able to outperform almost every REIT sector during the most recent recession? And why is this sector somewhat insulated to the impact the recession had on other market sectors?

Rent Growth & Positive Net Operating Income: In-place self-storage tenants are generally not price sensitive, as the self-storage rental fee is normally a small portion of a tenant's monthly \$160 disposable income. This allows operations to raise rents as the market demand grows without an impact on occupancy. For example if you are paying \$100 a month for your 10x10 storage unit and the rent goes up 6% to \$106 a month, most tenants are not price sensitive enough to rent a moving truck and spend a Saturday moving to another storage facility.



SELF-STORAGE UNITS CONTINUED

Tax Benefits of Depreciation: One of the many benefits of real estate investing, including self-storage, is depreciation - the loss in the value of a building over time due to wear and tear, deterioration and age. Depreciation can only be applied to the building, not to the land, since land does not wear out over time. Luckily for real estate investors, depreciation reduces one's reportable net income and their taxes. This depreciation is passed through to investors via their K-1 statements.

Fragmented Market: Nearly 80% of self-storage properties remain in the hands of small, independent investors. The sector's solid past performance has begun to capture the attention of large institutional investors. Larger properties in particular are increasingly the subject of interest from institutional buyers, including the larger self-storage companies that run themselves as real estate investment trusts (REITs). The top 6 public companies control approximately 18% of all the facilities with the remaining approximately 82% of the facilities controlled by independent owners. This fragmentation should provide for the opportunity for well capitalized and sophisticated operators to selectively target individual assets and portfolios at attractive cap rates. Consolidation will allow some of these operators to amass attractive portfolios of assets and emerge as large industry players. Once stabilized these portfolios become attractive assets for a REIT to purchase and create an attractive exit for investors.

The investment community has taken notice of self-storage as a viable commercial real estate asset class, and the underlying dynamics continue to fuel the sector's success. With solid recent post performance and upward trending occupancies and rental rates, self-storage represents a tremendous opportunity if purchased at the right price and with the right operator.



COAL & SHALE INVESTMENT

Products Produced from Raw Coal:

Heavy Sweet Crude Oil: primarily used in pharmaceutical products, cosmetics, dyes, resins and various other products.

CETASolve™: feedstock for other chemical products, drilling, fracking, secondary recovery, cleaning agents and CO2 absorption.

SynGas: high in nitrogen and hydrogen for clean fuels and agricultural applications.

COALite™: the product that is left after the liquids, oil and gases have been removed. Used in coal fired-power plants, COALite™ burns hotter and much cleaner than conventional coal.

The Benefits...

- A distilled coal product that is much cleaner and burns hotter and better than 'traditional'/raw coal
Higher energy efficiency/higher BTU content per ton
- Reduced emissions meet EPA standards (including a significant mercury reduction)
- Reduced fly ash when burned/increased marketable bottom ash
Bottom ash can be used for building materials such as cement and base materials for road construction
- Can be used in traditional power plants as well as other industrial facilities (i.e. steel plants)
- Competitive price point with attractive economic margin
- Exhibits same properties as raw coal from a permitting standpoint



[Read the Report](#)

ATM MACHINES

Overview:

The core strategy is to participate in a mature and stable ATM space that has historical strong operating margins. This is done by accessing attractive real estate locations for ATMs that are strategically positioned for capitalizing next generation revenue opportunity, augmenting current and healthy surcharge operating margins through an enhanced monetization strategy

We all know the popularity of a bank drive thru. However, drive thru's are open only during banking hours. An ATM replaces the need to go to a bank drive thru as it operates 24 hours a day, 365 days a year, without the cost of an employee.

We have multiple ATMs in pilot programs right now, and we will have the capability of implementing new technology into all our ATM machines. This technology allows users to utilize ATMs to access cash using mobile phones versus traditional ATM cards. Many banks are now viewing an ATM as a bank vault that can distribute cash and provide quick/easy access.



[Read the Summary](#)



OUR INVESTORS



The Securities and Exchange Commission (SEC) determines how an investor qualifies to be an accredited investor. At least one of the following must be met in order to be considered an accredited investor:

Net Worth: Have individual net worth, or joint net worth with spouse, that exceeds \$1 million (excluding the value of primary residence).

Individual Income: Have individual income exceeding \$200,000, in each of the past two years and expect to reach the same this year.

Joint Income: Have combined income with spouse exceeding \$300,000, in each of the past two years and expect to reach the same this year.

Business: Invest on behalf of a business or investment company with more than \$5 million in assets and/or all the equity owners are accredited.

ACCREDITED INVESTORS



OUR TEAM

DAVE ZOOK

Dave Zook is a successful business owner and an experienced real estate investor active in Multi-Family Apartments, Self-storage, ATMs and Commodity and Energy related projects.



Dave and his team have successfully funded and installed multiple Shale Oil Distillation Units which are currently in operation, producing oil and liquids and they are selling the products to major household name buyers on fixed price contracts.

Dave has acquired more than \$100 Million worth of real estate since 2010. At the time of this writing, he and his investors own several thousand Multi-Family Apartment units and several hundred thousand square feet of self-storage.

As a #1 Best Selling Author and a sought after speaker, Dave has shared his knowledge at The International Business Conference, The Jason Hartman Real Estate Mastermind, The Wealth Formula Podcast and The Real Estate Guys radio show. Additionally, Dave is a faculty member and presenter at The Secrets of Successful Syndication Seminar.

TIM GERTZ

Tim is a certified public accountant and partner of ProVision Wealth Strategist, a firm specializing in developing wealth and tax strategies for entrepreneurs, professionals, and investors.



With more than 16 years of experience, Tim is a highly-trained and educated professional with a focus in public accounting, working with highly diversified market groups. Tim received his undergraduate and Master's degree in Accountancy from Arizona State University. There he studied accounting, tax, and business information systems.

His prior experience in public accounting includes 16 years with local CPA firms in both Arizona and North Carolina where he provided tax planning and other consulting services for privately held companies and their owners. This diversified experience has allowed Tim to be exposed to every facet of the tax code while serving his clients, whether real estate professionals, farmers or professional service groups.

Tim's strong passion to help entrepreneurs achieve their goals through strategic tax and wealth planning continues to drive his progression in the accounting industry.



MAURICO RAULD

Mauricio is the founder and CEO of Premier Law Group. With almost 20 years of securities experience, Mauricio is one of the premier syndication attorneys in the country focusing exclusively on syndications for real estate investors. Named as a "Rising Star" by Super Lawyers magazine, Mauricio is an educator at heart and regularly travels around the country speaking to real estate investors on how the syndication legal piece fits into the overall syndication puzzle.

A constant on the real estate investing podcast circuit, Mauricio is a regular contributor to The Real Estate Guys Radio show where Mauricio is Robert Helms' personal attorney. He has also been featured on The Lifetime Cash flow through Real Estate (Rod Khleif), The Ken McElroy Podcast, and The Best Real Estate Show Ever (Joe Fairless) among countless others.

TOM SCHWINN

Tom Schwinn is a partner at Restless Investments, LLC that works with passive investors to reach their financial goals. Tom believes that each investor has their own unique circumstances and what may work for one may not work for others.

While spending many “restless” nights about his financial future he decided to educate himself and make changes to his life. Involvement with the investment community has changed his life. He wants to share his success and help you achieve your investment goals.

After a decade long career in restaurant management, Tom went back to school and earned a degree in electrical engineering. He put that degree to work for General Dynamics building nuclear submarines for the US Navy. He then took his technical and management skills to TE Connectivity where he built valued customer relationships and had great success in sales management within the subsea industry.

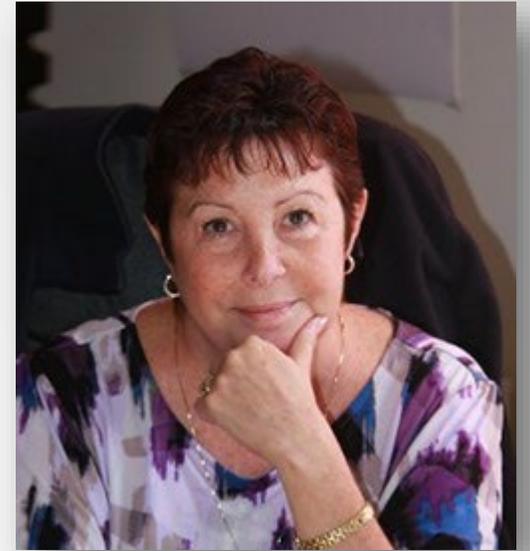
Tom holds a BS in Electrical Engineering from the University of Massachusetts/ Dartmouth.



LAUREN SCHWINN

Lauren is managing partner at Restless Investments, LLC. After investing in a Self Storage Syndication, she decided to become more actively involved in both passive investing and forming a Syndication to offer diverse opportunities to friends, family and other potential investors.

After years as a professional equestrian, Lauren studied Art in NYC and is an award-winning graphic designer. She has worked in the creative and advertising industry for many years. As a seasoned Marketing Director she is passionate about brand development and digital communication.



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Thank you