



Alternative Investing. Simplified.

Company Overview

March 2026





PPR Capital Management

PPR Capital Management is a private equity real estate firm that manages investment offerings which primarily invest in real estate-backed assets including mortgages and multifamily as well as other commercial real estate throughout the United States.

18
YEAR TRACK RECORD

\$1.55B
ASSETS UNDER MANAGEMENT

2,000 +
ACCREDITED INVESTORS

40
DEDICATED TEAM MEMBERS

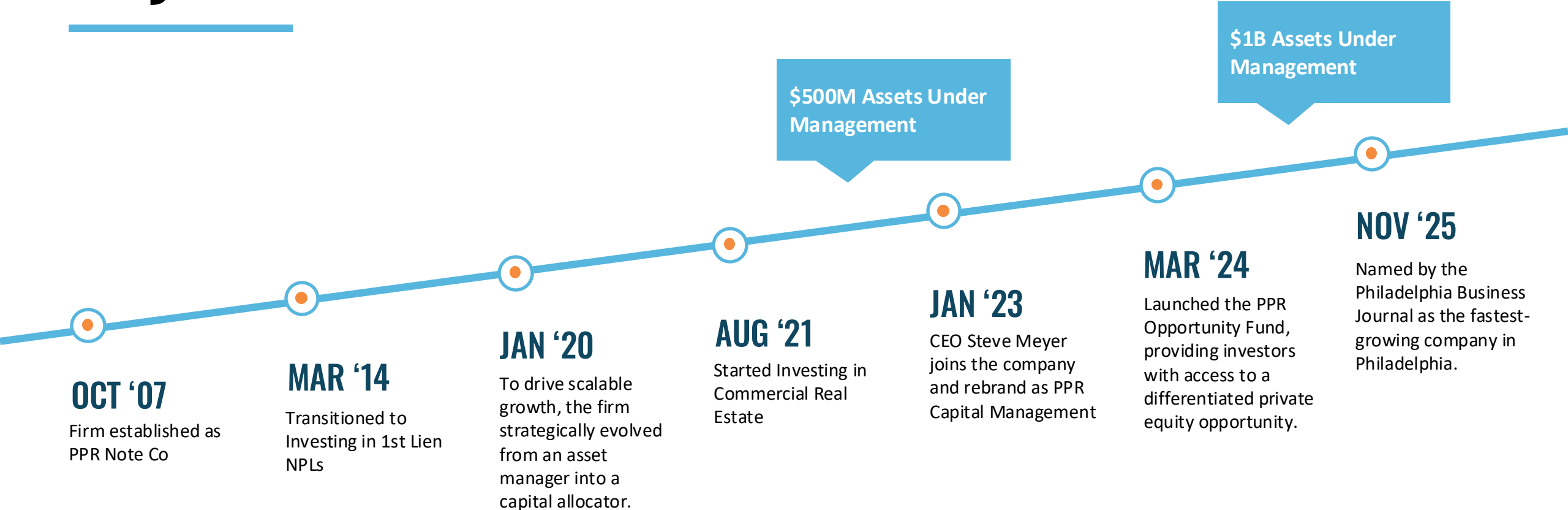


The Story of PPR

In 2007, through investments in non-performing mortgage loans, co-founders Dave Van Horn, John Sweeney, and Bob Paulus identified an opportunity to acquire real estate-backed assets at a discount, delivering cash flow comparable to traditional real estate without the operational complexities of tenants, maintenance, or property management, while cultivating a trusted investor community.

Under the leadership of CEO Steve Meyer and a team of over 40 professionals, the firm has evolved into a diversified investment platform, providing access to multiple asset classes and expanding the availability of institutional-quality alternative investments to everyday investors.

Key Milestones



Invest in real estate without any of the hassle

PPR primarily invests in:

- Distressed residential mortgages
- Commercial real estate investments focused on assets that “house people”.
- Private equity opportunities backed by real estate

Our investing strategy combines:

- Decades of industry experience
- Proprietary economic analysis
- Thorough due diligence
- Access to institutional product

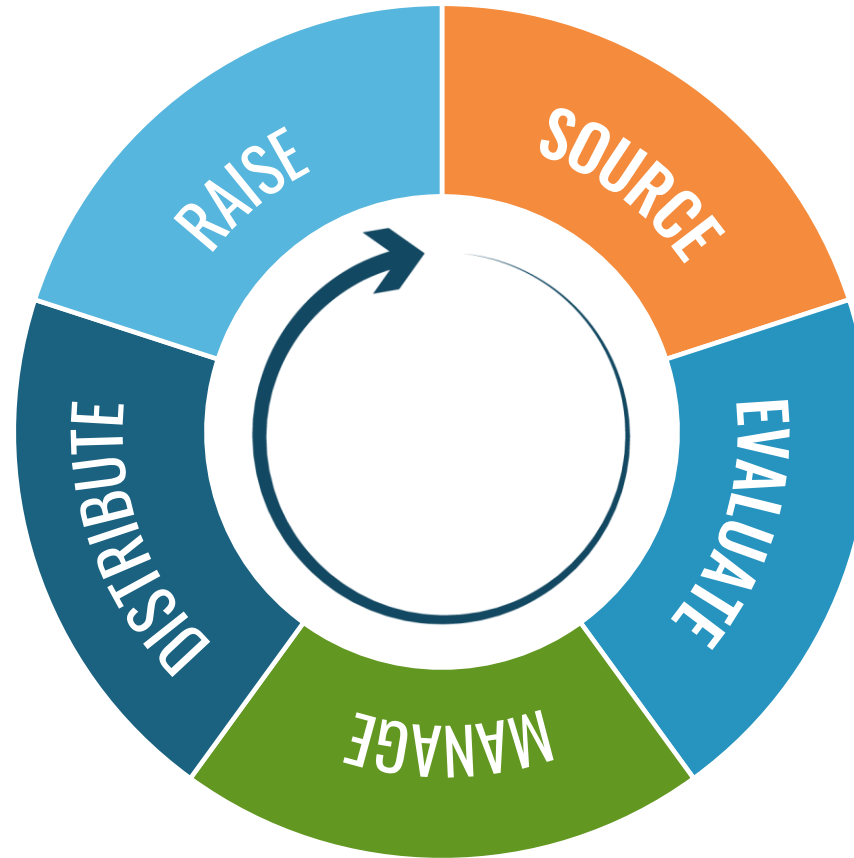
Our decades of experience combined with our **tech enabled in-house analysis & forecasting** abilities allows us to consistently deliver risk-adjusted returns.

Our investors receive an entirely passive return and gain access to institutional assets.

How Our Fund Works

We **RAISE** Capital from our accredited investor network and institutional capital partners

We **DISTRIBUTE** returns to investors, enabling us to raise more capital from a trusted base of accredited investors, continuing the cycle



We **SOURCE** opportunities from vetted operators who have completed our due diligence process

We **EVALUATE** loan trades and commercial projects using our Portfolio Management Platform prior to making an investment

We **MANAGE** the assets post closing, both in-house and through our JV Partners

Fund Offerings:

Capital Foundation Fund

- Coming Soon
- 36 Month Term
- \$50k Minimum

Centered on investing in assets that **“house people,”** including residential mortgages and multifamily real estate, with an emphasis on build-to-rent communities.

Well suited within a SDIRA.

Opportunity Fund II

(qualified purchasers only)

- Seven Tommy’s Express Car Washes in various phases of development
- Ownership of both the operating business and the real estate
- 5-7 Year Exit
- \$150k Minimum

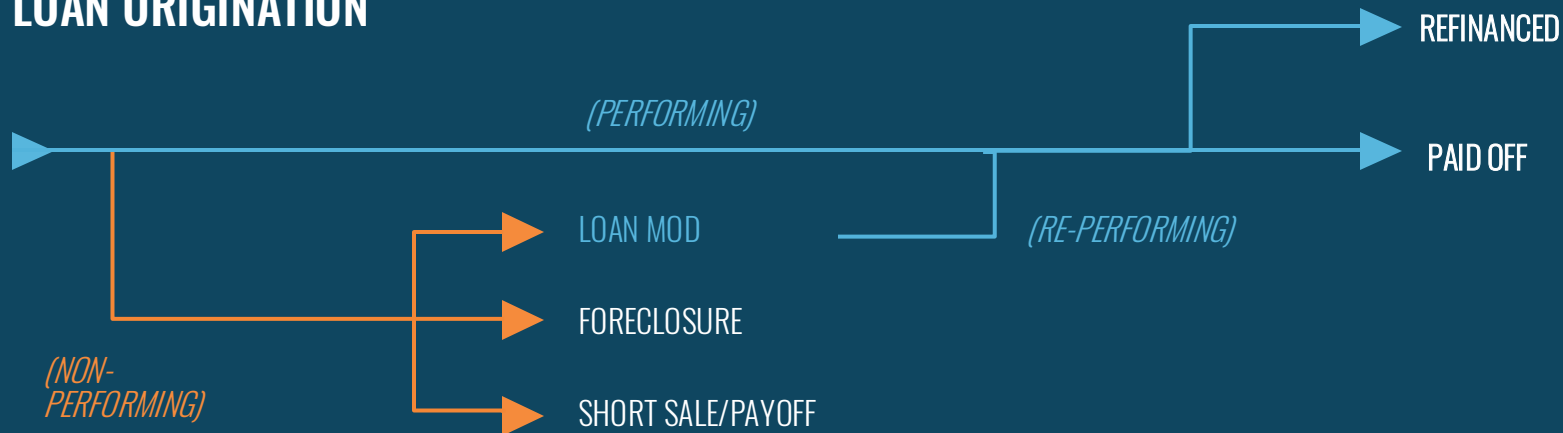
This fund is positioned to benefit from rising private equity demand for scalable, standardized portfolios of operating businesses with recurring revenue streams.

As demand for private market investments grows, we are focused on expanding access to institutional-quality alternative investments for retail investors.

Non-Performing Loans (NPLs)

Mortgage loans originated by a bank or lender, (also referred to as “Mortgage Notes”) are collateralized assets. When in default, these become Non-Performing Loans (NPLs). PPR purchases these NPLs in bulk at a discount in fund-to-fund transactions via a trade desk.

LOAN ORIGINATION



As the asset owner, we can exit the loan either through the property (via REO, Deed-in-Lieu, etc.) or through the borrower (via a loan modification, a reinstatement of the loan, or discounted loan payoff).

Residential Real Estate



Within our commercial multifamily real estate vertical, we are focused on two primary strategies:

VALUE ADD MULTIFAMILY STRATEGY

- Properties with operational inefficiencies or in need of physical improvements
- Targeting workforce housing in markets with growing demand

BUILD TO RENT

- Target purpose-built BTR communities in high-growth markets where affordability pressures drive sustained rental demand
- Leverages macro demand driven by Millennials and Boomers



Location: Mayfield, OH

Units: 252

Equity Distribution: \$13.2M



Location: Smyrna, TN

Units: 167

Equity Distribution: \$17.1M



Location: Nashville, TN

Units: 205

Equity Distribution: \$6.5M



Location: Brown Deer, WI

Units: 101

Equity Distribution: \$11.5M

How We Evaluate Assets

INVESTMENT THESIS

With decades of in-house real estate and operational expertise, PPR Capital Management is uniquely positioned to source, acquire, and manage assets across multiple asset classes, providing investors access to alternative investments.

HOW THE PPR “PORTFOLIO MANAGEMENT PLATFORM” WORKS



Comprehensive real estate market analyses and forecasts



Rigorous asset-level investment screening



Probabilistic cashflow modeling



Superior portfolio construction and optimization



Extensive scenario-based stress testing

Asset Management Strategy

LOAN SURVEILLANCE

Conduct hands on surveillance of our Mortgage servicing vendors

Involved at a loan level surveillance (i.e. approve loss mitigation, loan modifications, repayment plans, foreclosure strategies, etc.)

COMMERCIAL REAL ESTATE MANAGEMENT

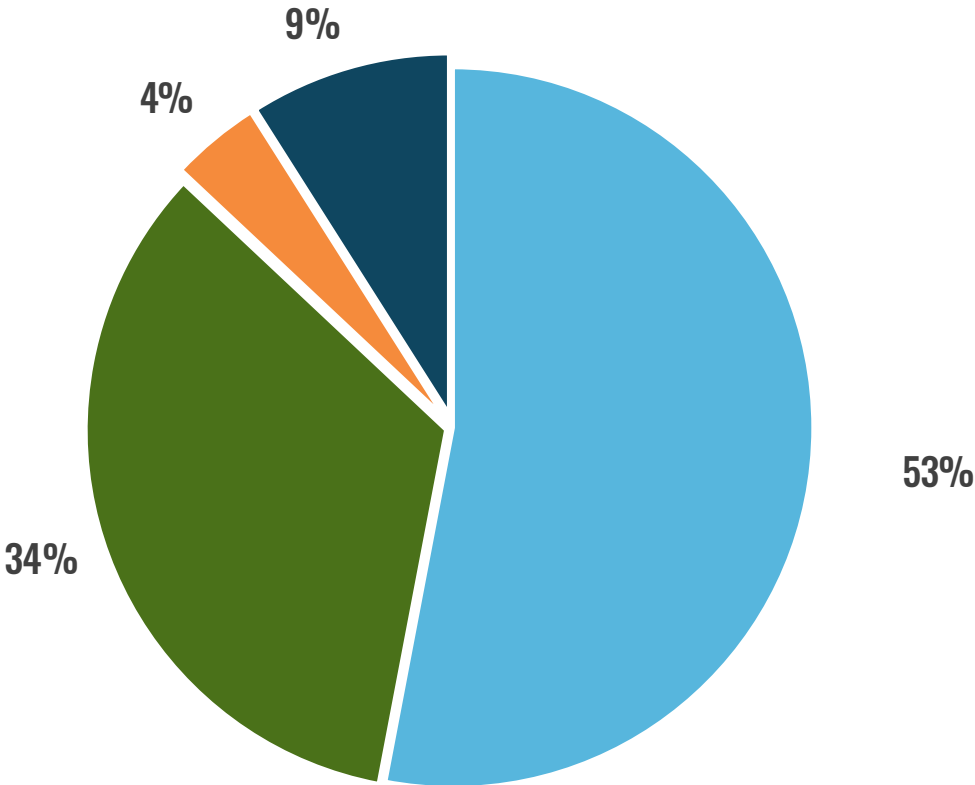
Experienced in-house multifamily operations team

Monitor KPIs through the life of the investment.

Leverage industry insights to strategically improve the asset while proactively addressing operational challenges.

Firm Level Portfolio Mix

PPR Portfolio



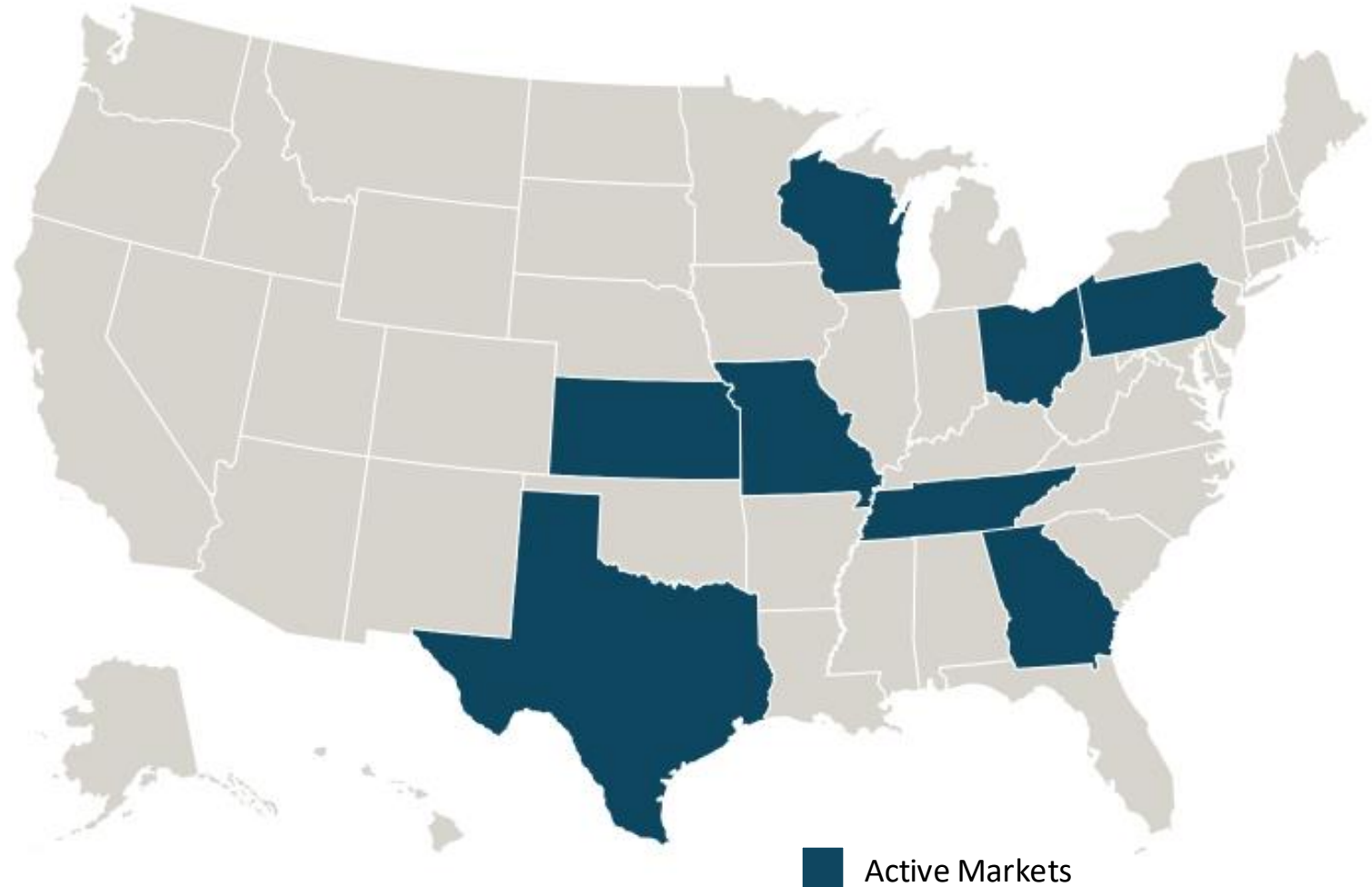
As of 12.31.2025



-  NPL/REO/RPL
-  Multifamily
-  Cash Reserves
-  Opportunity Fund

National Portfolio

- Targeted Midwest expansion aligned with population and migration tailwinds
- Focused on markets with favorable and durable supply-demand dynamics



Executive Team



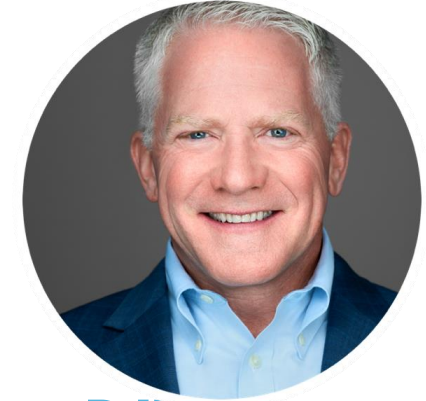
Steve Meyer
CHIEF EXECUTIVE OFFICER



Spencer Staples
CHIEF INVESTMENT OFFICER



Chuck Halko
CHIEF FINANCIAL OFFICER



Bill U'Brien
CHIEF CLIENT OFFICER



Chelsea Deluca
CHIEF OPERATIONS OFFICER



Claude Roxborough
GENERAL COUNSEL



Heather Crowell
CHIEF MARKETING OFFICER



Craig Johnson
CHIEF ASSET OFFICER

Founding Partners



John Sweeney
CHAIRMAN OF THE BOARD/CO-FOUNDER



Bob Paulus
CO-FOUNDER



David Van Horn
CO-FOUNDER

Why Invest with PPR?

ACCESS TO QUALITY INVESTMENTS

- Partnership with institutional trade desks
- Access to government auctions through non-profit partners
- Experienced and vetted operators

DIVERSIFICATION IN REAL ESTATE-BACKED ASSETS

- Located across all 50 states and major MSAs (Metropolitan Statistical Areas)
- Multiple asset classes
- Thousands of assets in the portfolio

ANALYTICS | DATA | TECHNOLOGY

- Decades of combined experience
- Proprietary economic data analysis
- Integrated best of class technology stack

EXPERTISE AND NATIONWIDE NETWORK

- Surveillance and Collections: experienced team of asset managers
- Legal: network of real-estate attorneys all across the country



Why Invest Now

Current Economic Environment

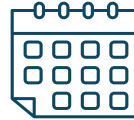
- Alternative investments can help reduce portfolio volatility and enhance diversification.
- Positioned to benefit from macro tailwinds driven by Millennial and Baby Boomer demographic trends
- Real estate has historically served as a natural hedge against inflation.

A resilient, diversified mix of assets.

PPR Opportunity Fund II

60 MONTHS

(Projected)



SUMMARY

Seven Tommy's Express Car Washes in various phases of development

Ownership of both the operating business and the real estate

MINIMUM INVESTMENT

\$150,000

QUALIFIED PLANS ACCEPTED

Self-Directed IRAs, Health Savings Accounts, Coverdell Education Savings Accounts, etc.

ASK US ABOUT ACCELERATED DEPRECIATION

Only available for Qualified Purchasers.



[Explore Our San Antonio Location](#)

Find Out More About Our Real Estate Funds



To speak to an Investor Relations team member, schedule an appointment here

pprcapitalmgmt.com/schedule

Reach us by telephone at (877) 395-1290
or via email at investor.relations@pprcapitalmgmt.com

Pick a date and time Change selection ▾

Duration: 15 minutes
Your time zone: United States; Eastern time (GMT-5:00) ([Change](#))

February 2024 < | >

Mon	Tue	Wed	Thu	Fri	Sat	Sun
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

Available starting times for Thu, Feb 1, 2024

AM	PM
9:45 AM	1:45 PM
10:00 AM	
10:15 AM	
10:30 AM	

March >



Alternative Investing. **Simplified.**

Your success is our success; we looking forward to growing with you.

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investor.relations@pprcapitalmgmt.com.