

REHMAN CAPITAL GROUP — INVESTOR RELATIONS

Investor Overview

Private Equity & Real Estate Investment Opportunities

Prepared for: Accredited Investors

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Rehman Capital Group

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Building Enduring Wealth Through Disciplined Investment

Rehman Capital Group is a New Jersey-based private equity and real estate investment firm specializing in the acquisition, improvement, and management of high-quality real estate assets and strategic business investments across the Mid-Atlantic region.

We currently manage over **\$100 million** in assets across six investment sectors, providing accredited investors with access to institutional-grade opportunities that generate long-term passive income and capital appreciation.

WHO WE ARE

Founded and headquartered in Monmouth Junction, New Jersey, Rahman Capital Group was built on a simple but powerful premise: disciplined investors who do their homework, move decisively, and manage assets with excellence will consistently outperform the market.

Our team brings deep expertise in real estate acquisition, asset management, hospitality operations, land development, and private equity. We evaluate dozens of investment opportunities every month — and say no to most of them. The deals we pursue are the ones that meet our rigorous standards for cash flow, location quality, value-add potential, and long-term appreciation.

We invest alongside our investors in every deal. Our interests are perfectly aligned with yours.

OUR INVESTMENT SECTORS

MULTIFAMILY / APARTMENT BUILDINGS

We acquire underperforming apartment communities in high-demand New Jersey markets, implement operational improvements and renovations, and drive rent growth and occupancy to generate strong cash-on-cash returns and long-term appreciation.

HOSPITALITY / HOTELS

We target limited-service and select-service hotels in the NJ/PA corridor, focusing on value-add opportunities where improved operations, rebranding, or renovation can significantly increase Revenue Per Available Room (RevPAR) and asset value.

RESIDENTIAL DEVELOPMENT LAND

We acquire and entitle residential development land in growth corridors throughout New Jersey, creating value through the entitlement process and either developing communities or selling to regional homebuilders.

COMMERCIAL DEVELOPMENT LAND

We identify commercial land opportunities in high-traffic corridors and growth markets, developing or selling to commercial users including retailers, medical tenants, and mixed-use developers.

CEMETERY DEVELOPMENT LAND

We acquire and develop perpetual-care cemetery facilities — one of the most recession-resistant asset classes available, with consistent demand regardless of economic conditions.

PROFESSIONAL SERVICE BUSINESSES

We acquire and grow cash-flowing professional service businesses, applying our operational expertise to improve margins, recruit talent, and build enterprise value for strategic exit.

EXPANSION SECTORS

- **Self-Storage Facilities** — High-margin, recession-resistant, low-management-intensity assets
- **Industrial / Logistics Warehouses** — Driven by the e-commerce boom in the NJ corridor
- **Senior Housing / Assisted Living** — Demographic tailwind from the aging Baby Boomer generation
- **Medical Office Buildings** — Stable, long-term NNN leases with healthcare tenants
- **Opportunity Zone Investments** — Federal tax incentive program for capital gains deferral

WHY INVEST WITH RAHMAN CAPITAL GROUP

1. Access to Institutional-Grade Opportunities

The most profitable real estate investments have historically been available only to large institutions and ultra-high-net-worth individuals. Rehman Capital Group provides accredited investors with a professionally managed gateway to these same asset classes.

2. Disciplined Investment Selection

We evaluate dozens of opportunities monthly and invest in only those that meet our rigorous underwriting standards. Our selectivity is your protection.

3. Aligned Interests

We invest our own capital alongside yours in every deal. We profit only when you profit.

4. Passive Income

You invest. We manage. You receive quarterly distributions from operating cash flow while we handle acquisitions, renovations, leasing, and day-to-day operations.

5. Diversification

Our portfolio spans six asset classes across New Jersey and the Mid-Atlantic region, providing natural diversification against any single market downturn.

6. Transparency

Investors receive detailed quarterly financial statements, annual audited financials, and regular property updates. You always know exactly how your investment is performing.

HOW IT WORKS

Step 1: Introduction

Schedule a one-on-one call or meeting with our investor relations team to discuss your investment goals and learn about current opportunities.

Step 2: Review

Receive and review our Private Placement Memorandum (PPM), financial projections, and deal-specific materials for active investment opportunities.

Step 3: Invest

Complete your subscription documents, verify your accredited investor status, and fund your investment.

Step 4: Earn

Begin receiving quarterly cash distributions from operating properties. Track your investment performance through our secure investor portal.

Step 5: Exit

At the end of the hold period (typically 3–7 years), the property is sold or refinanced, and your capital plus profits are returned.

INVESTMENT STRUCTURE

Investments are structured as LLC membership interests through our syndication model. As an LLC member, you receive:

- **Annual cash distributions** from operating income
- **Pass-through tax benefits** including depreciation deductions
- **Participation in appreciation** when the property is sold
- **Quarterly financial reporting** and annual audited statements
- **K-1 tax forms** for simplified tax reporting
- **Access to our investor portal** for 24/7 account visibility

THE NEW JERSEY ADVANTAGE

New Jersey sits at the heart of the most densely populated corridor in the United States. With over 9.3 million residents, proximity to New York City, and one of the highest median

household incomes in the nation, New Jersey offers a uniquely compelling investment environment:

- **Chronic housing undersupply** drives consistent multifamily demand
- **Strong employment base** supports stable rental income
- **Limited developable land** creates natural barriers to oversupply
- **Robust transportation infrastructure** enhances property values
- **Diverse economy** provides resilience across economic cycles

Our deep local market knowledge and established relationships with brokers, lenders, and operators give us a significant competitive advantage in sourcing and executing investments in this market.

OUR COMMITMENT TO INVESTORS

At Rahman Capital Group, we understand that you are entrusting us with capital that represents years of hard work and sacrifice. We take that responsibility seriously.

Our commitment to every investor is simple:

- We will invest your capital with the same discipline we apply to our own
- We will communicate with you proactively, especially when challenges arise
- We will never prioritize our fees over your returns
- We will manage every asset as if it were our own

CONTACT US

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Rehman Capital Group New Jersey Corporation.