



Cattani Capital Group presents the JJAS STR Fund I. CCG, along with capital partners, raised \$655,000 for the Techvestor STR (short term rental) Fund I. Due to the amount raised, the JJAS STR Fund I was able to negotiate a better return for our investors (see below).

### **JJAS STR Fund I Overview:**

- Minimum Investment: \$25,000
- Preferred Return: 9%
- Equity Multiplier: 2X
- IRR: 16%
- Hold Period: 3-5 years
- 506(b)- Available to accredited and sophisticated investors

### **Investment Overview:**

Seeking a \$200 ADR (average daily rate) Techvestor uses proprietary software to underwrite and acquire residential properties in 8+ of the top markets (50% destination, 50% urban) around the country. By using a data first approach, they are able to analyze 50,000+ MLS listings per month, ensuring the best value at acquisition.

Once acquired, using the same data first approach, the design team steps in and designs the property to fit what most attracts renters based on market research. This ensures that the maximum ADR is achieved in each market.

This process is then repeated in each market, with multiple STRs in each location. Management is then used at scale, allowing for the most efficient and cost effective management in each market.

### **Why we like this deal:**

This is an incredible opportunity to invest in a thriving asset class without having to deal with tenants, toilets, or trash. Techvestor is the number one private STR operator in the country, and their portfolio continues to grow and produce higher than projected returns for investors.

### **Current Portfolio:**

70+ STRs across 8 markets

### **Exit Strategy:**

STRs have without a doubt become a very popular investment. Large institutions are beginning to show interest in the space. By converting the assets from residential to commercial assets, Techvestor is able to sell the entire portfolio to a large institution, in smaller parts, or sell each property to individual investors as a turnkey STR opportunity.

If you're interested in learning more about this investment opportunity or would like access to upcoming deals, please use the link below to schedule a call with our team!

STR Fund II is now a 506(c) offering and only available to accredited investors. Please contact us if you are unsure of your status.

[Learn more](#)

Cheers,

Jonny Cattani  
Principal