



Investor Overview

Disclosure Statement

Past performance is not indicative of future performance. Any financial projections or returns shown in this brochure are illustrative examples only. Investors should conduct their own respective due diligence and not rely on the financial assumptions or estimates that are displayed in this brochure. Fluctuations in the value of the assets that are the subject of any investment are to be expected. Additional risks exist due to a variety of factors, including, but not limited to, leverage, property operations, business risks, management and environmental liabilities.

There is a potential for loss of part or ALL of the investment capital, and each investor should understand that all capital invested may be lost. Investors should only consider these investments if they have no need for liquidity and can bear the risk of losing their entire investment.

The investments shown herein may not be suitable for you. All prospective investors are highly encouraged to retain and consult with their own respective independent legal counsel, tax and financial advisers, investment advisers and accountants.

This brochure is only suitable, intended and available for accredited investors who are familiar with, and willing to, accept the risks associated with private investments. We do not make any recommendations regarding the appropriateness of particular opportunities for any Investor. Each investor must review and evaluate the investments in the investor's own discretion and determine the suitability of making the particular investment.

Investments are NOT insured by the FDIC or by any other Federal Government Agency, are NOT Bank deposits, are NOT guaranteed by GLH, LLC. Neither the Securities and Exchange Commission nor any federal or state securities commission or regulatory authority has recommended or approved of these investments or passed upon the accuracy or inaccuracy of any of the information or materials provided by or through this brochure.

A large, semi-transparent watermark of the letters 'GLH' in a serif font is positioned in the upper left quadrant of the page. The watermark is set against a dark circular background that is part of a larger, faint circular graphic element.

GLH, LLC provides alternative investment opportunities in real estate. We are in the business of sourcing, investing, and managing real estate investments which generate higher returns while ensuring that risk factors are mitigated.

Built by a team of experts in real estate, construction, development, project management, sales, and marketing. Our company utilizes its expertise in these fields to provide consistent results to our investors.

As a real estate developer GLH is dedicated to delivering exceptional investment management services while simultaneously making a positive social impact. Specializing in affordable housing, GLH strives to provide housing solutions that cater to diverse communities and income levels. By prioritizing the creation of affordable living spaces, GLH not only generates returns for investors but also contributes to the greater good by addressing pressing societal needs. Through innovative strategies and a commitment to community development, GLH aims to foster sustainable growth and improve the quality of life for all stakeholders involved.

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KARL GORMAN

EXECUTIVE PROFILE

Graduate of Western Michigan University where he doubled majored in Sales & Business Marketing & Finance. Karl has spent the last 20 years in the Employee Benefits sector working for some of the largest financial institutions in the world. In addition, Karl launched GLH, LLC, a real estate investment company focused on revitalizing Black and low income communities across the country. The company owns \$33M of real estate which makes up 90 doors, \$40M of land and has its target of doing over \$100M of real estate by the end of 2026.

KARL GORMAN

PRESIDENT & CEO

Over 20 years experience in sales.
10 years in Real Estate.
Co- founder of Black Futures
Foundation.



**CHERYL
GORMAN**
MANAGING PARTNER

6 Time Emmy award winner.
Director of Marketing Fox Sports.
Over 15 years of Corporate
Experience.



VANESSA FERNANDEZ

CHIEF OPERATING OFFICER

Vanessa Fernandez, Chief Operating Officer at GLH, takes pride in steering the company's national operations and championing an impactful ESG strategy.



WHITNEY BLUNDELL

DIRECTOR OF INVESTOR RELATIONS

Drawing on her extensive background in commercial real estate and exceptional customer service skills, Whitney Blundell significantly enhances the achievement of investor relations goals at GLH.



ADAM REGOS

VICE PRESIDENT OF BUSINESS DEVELOPMENT

Adam is a top-performing sales representative for the past 8 years, leading internal teams and expanding effective working relationships. As VP of Business Development, Adam presents exclusive real estate opportunities to accredited investors.



RON CARSON

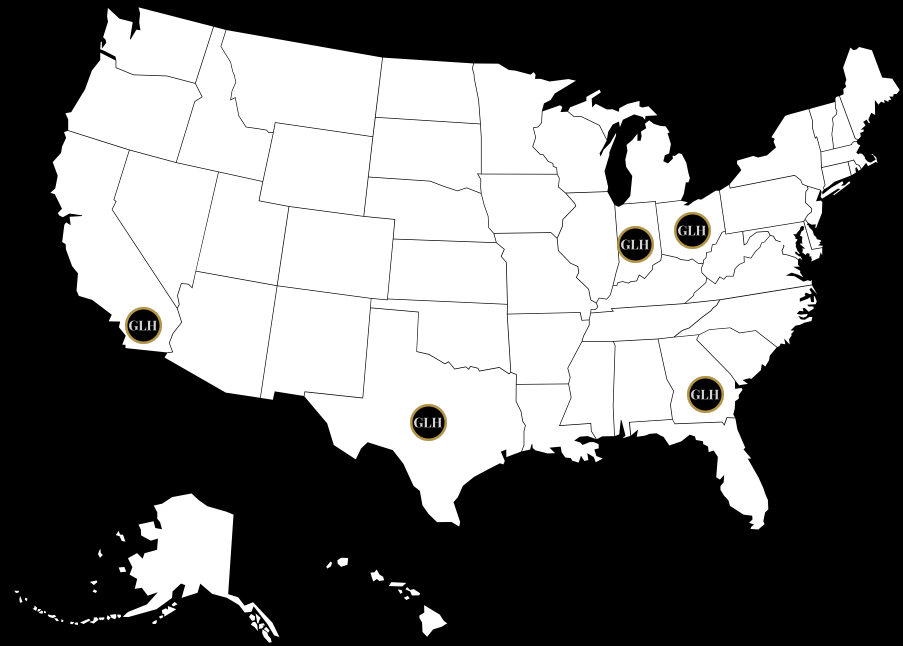
VICE PRESIDENT OF
BUSINESS
OPERATIONS

Ron Carson's proven expertise in driving operational excellence and strategic growth makes him an integral part of GLH.



WHERE DO WE INVEST?

- Cleveland, Ohio
- Dallas, Texas
- Atlanta, Georgia
- Indianapolis, Indiana
- San Diego, California



REAL ESTATE MARKET AT A GLANCE

CLEVELAND

Cleveland, Ohio, situated on the shores of Lake Erie, is a dynamic city known for its rich cultural heritage and vibrant arts scene. Home to the Rock and Roll Hall of Fame and the Cleveland Orchestra, it offers diverse attractions and recreational opportunities against the backdrop of a picturesque waterfront. From its renowned culinary offerings to passionate sports culture, Cleveland has something for everyone to enjoy.



MEDIAN HOME PRICE: \$129.9K

REAL ESTATE MARKET AT A GLANCE

DALLAS

Dallas, Texas, is a vibrant urban center steeped in history and modernity. From its iconic skyline to its thriving arts scene and booming economy, Dallas offers a dynamic blend of culture, opportunity, and Southern charm.



MEDIAN HOME PRICE 2024: \$425K

REAL ESTATE MARKET AT A GLANCE

ATLANTA

Atlanta, Georgia, is a dynamic Southern city renowned for its rich history, cultural diversity, and vibrant atmosphere. As the birthplace of the Civil Rights Movement and the hometown of Martin Luther King Jr., today, it stands as a thriving metropolis with a booming economy, world-class dining, and a flourishing arts scene. From its iconic skyline to its lush green spaces and renowned sports teams, Atlanta offers a unique blend of Southern hospitality and cosmopolitan charm.

MEDIAN HOME PRICE 2024: \$412.8K



REAL ESTATE MARKET AT A GLANCE

INDIANAPOLIS

Indianapolis, state capital and most populous city of the state of Indiana. According to the United States Census Bureau, the consolidated population of Marion County in 2020 was 977,642. With a healthy population and growth rate of 1.1% Indy's real estate demand is at an all time high. It's healthy real estate climate makes it an ideal option for investment.

MEDIAN HOME PRICE 2024: \$249.9K



REAL ESTATE MARKET AT A GLANCE

SAN DIEGO

San Diego, nestled along the stunning Southern California coastline, boasts a vibrant real estate market characterized by diverse offerings and strong demand. Known for its year-round sunny weather, beautiful beaches, and thriving economy, San Diego attracts a range of buyers from young professionals to retirees seeking an enviable lifestyle. . Despite occasional fluctuations, property values generally remain robust due to limited inventory and high desirability. With a blend of urban amenities and natural beauty,

MEDIAN HOME PRICE 2024: \$929K



FUND SUMMARY

- 10 -12 % PREFERRED ANNUAL RETURN
- PAID OUT QUARTERLY
- 12 MONTH HOLD
- 90 DAY NOTICE FOR PRINCIPAL RETURN
- FUND TERMINATION: JANUARY 1ST 2027

WHY INVEST WITH US?

A person in a dark suit and tie is holding a tablet. Overlaid on the image is a semi-transparent graphic of a bar chart with four bars of increasing height and a large upward-pointing arrow.

- REVITALIZE COMMUNITIES
- SOCIALLY RESPONSIBLE INVESTING
- FAVORABLE LENDING TERMS
- DISCOUNTED LABOR & MATERIALS
- QUALITY & SPEEDY BUILDS
- CONSISTENT TEAM ON ALL PROJECTS
- EXCELLENT TRACK RECORD

COMMITTED CAPITAL & RETURN

\$250,000

10%

\$375,000

11%

\$500,000

12%

PHILANTHROPY

GLH, LLC FOUNDER, KARL GORMAN ESTABLISHED THE *BLACK FUTURE FOUNDATION*. THE FOUNDATION WAS STARTED IN 2020 BY KARL AND CHERYL, IT AIMS TO SUPPORT THE BLACK LEADERS OF TOMORROW BY PROVIDING COLLEGE SCHOLARSHIPS AND FINANCIAL LITERACY TO KIDS THROUGHOUT THE U.S. TO LEARN MORE ABOUT THE FOUNDATION VISIT THE LINK BELOW.

LEARN MORE:

WWW.BLACKFUTUREFOUNDATION.ORG

SOCIAL RESPONSIBILITY

GLH USES A CONSCIOUS INVESTMENT STRATEGY WHICH SEEKS TO CONSIDER BOTH FINANCIAL RETURN AND SOCIAL GOOD. WE TAKE PRIDE IN THE WORK WE DO IN OUR COMMUNITIES AND LOOK FOR OPPORTUNITIES TO REVITALIZE AN AREA THROUGH THE STANDARD OF WORK WE PROVIDE. WE ARE COMMITTED TO SOCIALLY RESPONSIBLE INVESTING.

— “ —
“Socially responsible investing”
— ” —



WWW.GLHLLC.NET