



THE 2026 WEALTH ACCELERATOR



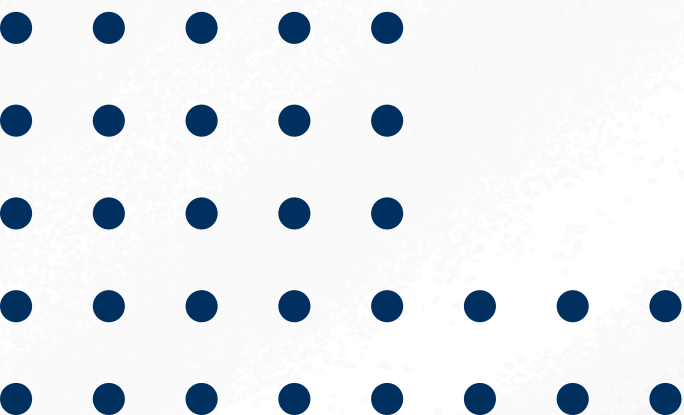
 www.Altosholdings.com

 Tom@Altosholdings.com



CONTENT

- 01 Mission: Permanent Capital & The Altos Vision
- 02 Problem: The "Tax Leakage" in Traditional Funds
- 03 Solution: Asset Selection & "Quiet Alpha"
- 04 Tax Alpha: 100% Bonus Depreciation (2026)
- 05 Structure: Why Holding Cos. Outperform Funds
- 06 Partnership: Investor Onboarding & Next Steps
- 07 Disclaimer & Appendices





PERMANENT CAPITAL. PATIENT ALPHA.

Traditional syndications are restricted by a "fund clock," often forced to sell assets at the wrong time. Altos Holdings operates as a permanent capital holding company. This structure allows us to hold high-quality assets indefinitely, maximizing the power of compound interest and the 2026 OBBBA tax benefits.



Direct Access:
Bypass the "middle-man" fees of large institutional funds. We provide direct-to-asset participation for qualified partners.



Investor Alignment:
We operate as a Holding Company, not a fund. Our long-term horizon ensures we only exit when it maximizes partner yield.



Tax Preservation:
We aggressively apply the 2026 OBBBA 100% bonus depreciation rules to offset passive income and accelerate compounding.



Transparency:
Institutional-grade reporting and white-glove investor relations. You receive clear, quarterly K-1s and performance updates.





STRATEGIC TARGETS

CAPITAL PRESERVATION:

Priority 1 is the protection of partner principal through low-leverage, institutional-grade assets.

TAX ALPHA:

Strategic application of 100% Bonus Depreciation to create passive losses that offset active income.

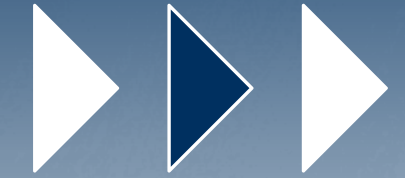
YIELD OPTIMIZATION:

Proactive management to drive Net Operating Income (NOI) through tech-enabled operations.

MULTI-GEN WEALTH:

Utilizing the 1031 Exchange "Flywheel" to defer capital gains indefinitely and compound wealth.





WHO WE SERVE



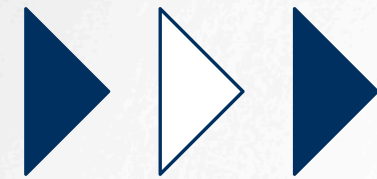
The High-Yield Seeker. (Targeting partners who want to maximize net cash flow via tax-deferred structures)



The Tax-Burdened Professional. (Focusing on those losing 37%+ of their yield to ordinary income taxes).



The Legacy Builder. (Investors looking for the 1031 Exchange "Flywheel" to compound wealth indefinitely).



THE WEALTH ACCELERATOR

Altos Holdings utilizes institutional-grade tax structures to reclaim the 37% 'Tax Leakage' found in traditional portfolios, maximizing net compounding for our partners.



THE TAX SHIELD:

We leverage 100% Bonus Depreciation (2025 OBBBA) to create immediate passive "paper losses," offsetting your other taxable passive income from day one.



TAX-DEFERRED YIELD

While stocks lose 20%–37% to annual taxes, Altos distributions are shielded by depreciation—meaning you keep 100% of your cash flow during the hold.



FORCED APPRECIATION

Professional management drives Net Operating Income (NOI), allowing for tax-free capital returns via refinancing while maintaining full equity ownership.



THE 1031 FLYWHEEL

Upon exit, we roll 100% of proceeds into new assets via 1031 Exchange. This defers capital gains indefinitely, compounding wealth 58% faster than taxable equities.



THE CASE FOR MULTIFAMILY

Essential Infrastructure for an
Inflationary Environment



INFLATION HEDGE

Unlike fixed-rate bonds or cash, multifamily allows for annual rent adjustments. As the cost of living increases, your income grows in real-time to preserve purchasing power.



HARD ASSET SECURITY

This is "Mission-Critical" infrastructure. While consumers can cut luxury spending, the demand for stable, Class B housing remains a constant necessity regardless of market cycles.



LOW VOLATILITY

Real estate avoids the emotional, daily 5% swings of the S&P 500. We focus on long-term appreciation and predictable quarterly cash flow rather than ticker-tape speculation.



THE TARGET ASSET

Altos focuses on Class B multifamily assets in high-growth Sunbelt markets. We target 1980–2010 construction where we can 'force' appreciation through professional management and strategic renovations.

**18%-22%
TARGETED
IRR(NET OF
FEES)**





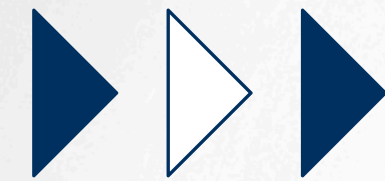
INVESTOR RETURNS & STRUCTURE

8% PREFERRED RETURN

Investors receive 100% of distributable cash flow until an 8% annual return is met. This ensures your capital is prioritized before the sponsor participates in profits.

70/30 EQUITY SPLIT

Once the 8% "Pref" is hit, all remaining cash flow and capital gains are split 70% to Limited Partners (Investors) and 30% to Altos Holdings.



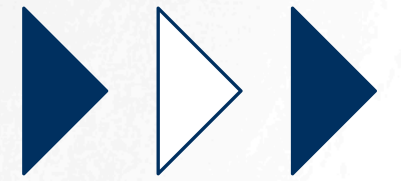
5-YEAR TARGET HOLD

Our strategy focuses on a medium-term hold to maximize the 1031 Exchange window. This allows partners to roll their principal and gains into larger assets, deferring capital gains taxes indefinitely.

CAPITAL PRIORITY:

Limited Partners (Investors) receive 100% of their initial capital back upon a sale or refinance event before the Sponsor participates in any "backend" profits.





THE INVESTMENT LIFE CYCLE

Maximizing Compounding through Every Phase

Acquire:

Identify and secure under-managed Class B assets in high-growth Sunbelt corridors at a discount.

Stabilize:

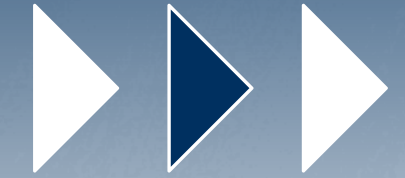
Implement institutional management and strategic "value-add" renovations to drive Net Operating Income (NOI).

Refinance:

Execute a supplemental loan to return a portion of original capital—tax-free.

Exit/Roll

Utilize a 1031 Exchange to roll gains into a larger asset, deferring taxes indefinitely and compounding wealth.



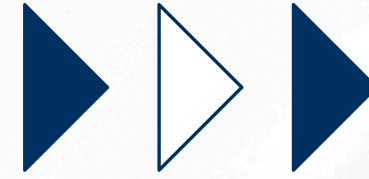
THE LEADERSHIP




TOM GABISON

Founder and Managing Partner

With 15 years of real estate underwriting under his belt, Tom Gabison leads the investment strategy at Altos Holdings with a focus on discipline and data. He is a firm believer in true investor alignment, ensuring the firm co-invests alongside its partners in every primary syndication so that their interests are always perfectly matched. Ultimately, Tom is driven by the “Altos Standard”—a personal commitment to bringing more transparency, integrity, and professional execution to the world of private capital.



READY TO ACCELERATE

 850-565-3492

 www.Altosholdings.com

 Tom@Altosholdings.com

