



2026

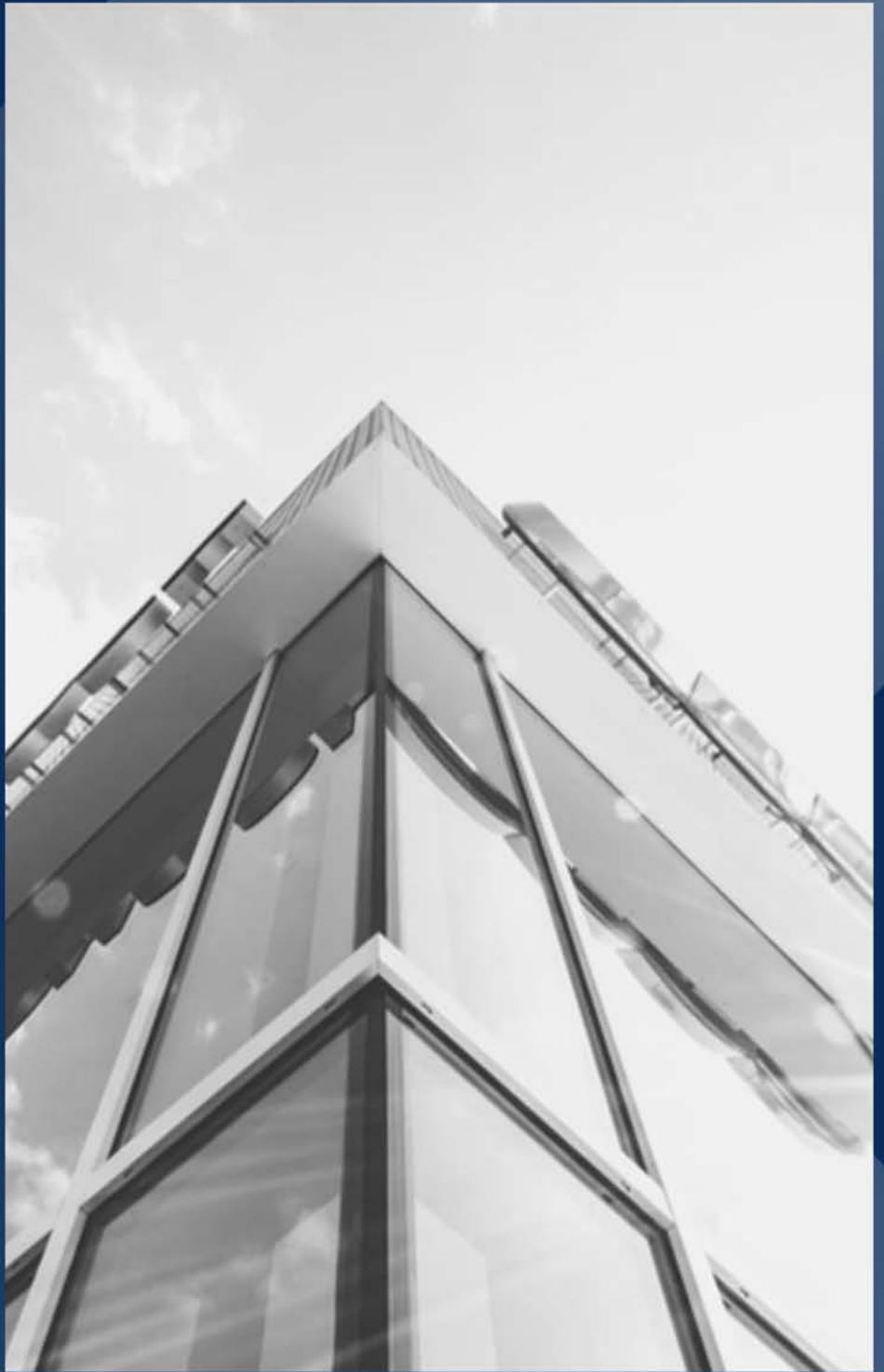
# INVESTMENT OPPORTUNITY



**SYNERGY**  
INVESTOR GROUP



**SYNERGY**  
INVESTOR GROUP



## MISSION:

“OUR MISSION IS TO DELIVER STABLE, LONG-TERM RETURNS THROUGH CONSERVATIVE, LOCALLY FOCUSED INVESTMENTS. WE INVEST PERSONALLY ALONGSIDE OUR CLIENTS, APPLYING EXPERIENCE, DILIGENCE, AND STRICT CAPITAL DISCIPLINE TO EVERY OPPORTUNITY WE PURSUE.”

## **FORWARD-LOOKING STATEMENTS**

THIS MEMORANDUM CONTAINS FORWARD-LOOKING STATEMENTS, INCLUDING STATEMENTS ABOUT TARGETED OR PROJECTED RETURNS, CASH FLOWS, AND OTHER PERFORMANCE METRICS (COLLECTIVELY, "PROJECTIONS"). THESE PROJECTIONS ARE BASED ON THE MANAGING MEMBER'S CURRENT EXPECTATIONS, UNDERWRITING ASSUMPTIONS, AND BELIEFS ABOUT FUTURE EVENTS AND MARKET CONDITIONS. ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE EXPRESSED OR IMPLIED BY THE PROJECTIONS DUE TO A VARIETY OF FACTORS, INCLUDING CHANGES IN INTEREST RATES, CREDIT CONDITIONS, CAPITAL MARKETS, REAL ESTATE VALUES, OPERATING COSTS, AND OTHER RISKS DESCRIBED HEREIN. NO ASSURANCE CAN BE GIVEN THAT THE INVESTMENT OBJECTIVES OF THE COMPANY WILL BE ACHIEVED OR THAT INVESTORS WILL RECEIVE ANY RETURN OF OR ON THEIR CAPITAL.

## **CONFIDENTIALITY & RULE 506(b) COMPLIANCE**

This Offering Memorandum ("Memorandum") is highly confidential and intended solely for the person to whom it has been directly delivered by Synergy Investor Group Holdings, LLC ("Sponsor"). This document does not constitute a public offering.

### **NO GENERAL SOLICITATION**

In accordance with Rule 506(b) of Regulation D, this offering is not being made by any form of general solicitation or advertising. This Memorandum is only intended for "Accredited Investors" and up to 35 select Non-Accredited Investors with whom the Sponsor has a pre-existing substantive relationship prior to the commencement of this offering.

### **RESTRICTED ACCESS**

Distribution or reproduction of this Memorandum, in whole or in part, is strictly prohibited. If you have received this document and do not have a pre-existing relationship with the Sponsor, please notify the Sponsor and destroy all copies immediately.

### **INVESTOR SUITABILITY**

Securities offered under Rule 506(b) are "restricted securities" and cannot be resold for at least one year without registration or a valid exemption. Investors must be prepared to bear the economic risk of this investment for an indefinite period.

### **NO SEC REGISTRATION**

These securities have not been registered with or approved by the U.S. Securities and Exchange Commission (SEC) or any state regulatory authority. Any representation to the contrary is a criminal offense.

# EXECUTIVE SUMMARY

## Vision at a Glance

### Entity Overview

Name: **Synergy Investor Group Holdings, LLC**

Entity Type: Limited Liability Company (LLC)

Incorporation State: California

SEC Compliance: Regulation D, Rule 506(b)

Target Raise: \$10,000,000.00

Minimum Investment: \$25,000 per Investor

Investor Profile: Accredited and select Non-Accredited Investors  
(no general solicitation)

Investment Hold Period: Minimum 5 years

### WHAT SYNERGY WILL INVEST IN

- Fix-and-flip projects (10-15% target returns)
- Private money loans at 60% LTV or lower (8-10% target returns)\*
- Distressed & value-add multifamily (8-12% target returns)\*
- Stabilized apartments with low-rate loans
- Luxury home redevelopment ("McMansion" projects) targeting 20-25%\*
- Assumable mortgage acquisitions with sub-4% rates

### Leadership Team

Led by David Rendall, Jeff Brandolino, Scott Visner, and Mike Meena, Synergy Investor Group Holdings, LLC provides diversified, accessible real estate investment opportunities. The fund aggregates capital to pursue high-yield strategies including distressed asset acquisition, fix-and-flip projects, private money loans, stabilized apartment investments, assumable mortgage deals, and luxury home development. Projected annual returns range from 8%-15% with regular investor updates.

\*TARGET RETURNS ARE HYPOTHETICAL IN NATURE, ARE NOT GUARANTEES, AND ARE SUBJECT TO SIGNIFICANT UNCERTAINTY.



# STRATEGIES

## **Distressed Commercial Properties / Value-Add Multi-Unit RES**

Acquire underperforming commercial and multifamily assets in LA County, focusing on value-add opportunities in gentrifying areas. Target 4% cash flow and 8%-12% annualized returns.

## **Fix-and-Flip Properties**

Purchase, renovate, and resell undervalued homes within 2-9 months. Target 10%-15% annual returns per project.

## **Private Money Loans**

Provide 1st and 2nd trust deed loans at 60% and 50% LTV respectively, with 9.99%-10.99% interest rates. Target 8%-9.25% annual returns.

## **Stabilized Apartment Buildings**

Buy stabilized properties post-construction to generate monthly income and long-term appreciation. Target 4% cash flow and 8%-12% total return.

## **Properties with Low-Rate Mortgages or Assumable Loans**

Acquire properties with existing sub-4% mortgage rates. Target 10%-20% annual ROI via leveraged cash flow and equity growth.

## **McMansion Builds**

Develop 3,500+ sq ft luxury homes in the San Fernando Valley. Selective, longer-term strategy targeting 20%-25% returns.



**SYNERGY  
INVESTOR  
GROUP**  
HOLDINGS, LLC

## OPERATIONAL PLAN & TARGET MARKETS

### Operational Plan

- Entity: Fund structured as LLC
- Management Fee: 2% annual
- Reporting: Quarterly investor reports and annual K-1s
- Sourcing: Through partner networks, MLS, and off-market deals
- Underwriting: Stress-tested returns and low LTV on loans
- Financing: Mix of investor equity and short-term debt (bridge/hard money)
  - Management: Licensed managers, property management firms, and strategic partners

### Target Market & Investor Profile

Investors: Individuals with \$25,000-\$1,000,000 seeking stronger returns than traditional markets.

Geography: Primarily focused on Los Angeles County, including San Fernando Valley, Santa Clarita, Bellflower, Azusa, and Ontario, and potentially Orange County.

### Risk Management

- Diversification across asset types and durations
- Conservative loan-to-value (LTV) ratios on loans
- Due diligence on all acquisitions and borrowers
- Stress testing for income declines and rate shocks

THE RETURN RANGES AND OTHER PERFORMANCE METRICS DESCRIBED IN THIS SECTION ARE TARGETS ONLY AND REPRESENT OBJECTIVES FOR THE COMPANY'S INVESTMENT PROGRAM, NOT PROMISES OR GUARANTEES OF PERFORMANCE. TARGET RETURNS ARE BASED ON THE MANAGING MEMBER'S UNDERWRITING OF REPRESENTATIVE TRANSACTIONS AND CURRENT MARKET CONDITIONS AND MAY NOT BE ACHIEVED. INVESTORS SHOULD NOT ASSUME THAT ANY PARTICULAR INVESTMENT WILL MEET THESE TARGETS, THAT LOSSES WILL BE AVOIDED, OR THAT PAST OPPORTUNITIES WITH SIMILAR PROFILES WILL BE AVAILABLE TO THE COMPANY IN THE FUTURE.



**SYNERGY**  
INVESTOR GROUP

## NOW OPEN FOR INVESTMENT

### STRATEGIC INVESTMENT FOCUS



PRIVATE  
LENDING

8-10%



MULTI-  
FAMILY

8-12%



LUXURY  
REDEVELOPMENT

20-25%



FIX-AND-FLIP

10-15%

Diversified • Professionally Managed  
• Institutional Discipline

# \$10 MILLION CAPITAL RAISE

## OFFERING TIMELINE

Investor Outreach Begins  
April 15, 2026

Subscription Period  
April 16 – June 17, 2026

## NOW ACCEPTING CAPITAL COMMITMENTS

PRIVATE MONEY LOANS  
At 60% LTV or Lower

Private Lending  
**8%–10%**  
Target Returns

Fix-and-Flip  
Investments  
**10%–15%**  
Target Returns

Target returns are projected and not guaranteed. Past performance is not indicative of future results. Please refer to Offering Memorandum for full risk disclosures.

SYNERGY INVESTOR GROUP HOLDINGS, LLC



**SYNERGY**

INVESTOR GROUP

## WATERFALL DISTRIBUTION

### ANNUAL CASH FLOW

#### PREFERRED RETURN

Investors 7% Preferred Return

#### PROFIT SPLIT

70% Investors / 30% Managing Member

*\* Remaining Profits*

### DISPOSITION OF ASSET

#### RETURN OF CAPITAL

Investors 100% of initial investment returned

#### PREFERRED RETURN

Investors 7% Preferred Return

#### PROFIT SPLIT

70% Investors / 30% Managing Member

*\* Remaining Profits*

**2% ANNUAL MANAGING MEMBER FEE**  
BASED ON CAPITAL MANAGED

# MEET OUR TEAM



**David M. Rendall**  
Managing Member



**Jeff Brandolino**  
Managing Member



**Mike Meena**  
Managing Member



**Scott Visner**  
Managing Member

**David M. Rendall – Broker/Owner, RE/MAX of Valencia, Attorney, Investor, Fund Manager, and legal strategist with thousands of transactions and multiple successful investment groups, businesses, and real estate partnerships.**

**Jeff Brandolino – Founder & CEO, The Brandolino Group, Broker, Investor, Property Manager**

**One of the most productive real estate operators in Los Angeles County, expertise in acquisition, distressed property valuation, and high-return project execution.**

**Mike Meena – Founder, Augusta Financial / Long Time Investor in Real Estate / Lender 35+ years as one of California’s leading lenders, with Billions underwritten and a deep expertise in private lending, debt structuring, and real estate investing.**

**Scott Visner – Real Estate Entrepreneur, Investor, Operator**

**Specialist in construction management, value-add repositioning, and ground-up development, including luxury homes, multi-unit residential, and other commercial projects.**

## LEADERSHIP BIO

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### DAVID M. RENDALL

Managing Member

25+ Years Real Estate, Brokerage & Legal Experience

David M. Rendall is the Managing Member of Synergy Investor Group Holdings, LLC, and a licensed California attorney and real estate broker with more than 25 years of experience across real estate investment, brokerage operations, property management, and legal structuring. He serves as Broker/Owner of multiple RE/MAX offices in Southern California, overseeing approximately 150 agents and nearly \$1 billion in annual transaction volume.

Mr. Rendall is the President and Owner of Group One Investments, Inc., a vertically integrated real estate investment and property management platform specializing in commercial assets, syndications, and development projects. He is also the President and Owner of Group One Legal, PC, and Escrow Advantage, Inc., providing in-house legal, transactional, and escrow expertise across the Synergy platform.

In addition to his operating roles, Mr. Rendall serves on the Board of the Santa Clarita Valley Economic Development Corporation and the Board of PURE Bioscience (NASDAQ: PURE). His investment philosophy emphasizes disciplined underwriting, capital preservation, and long-term value creation through locally focused, operator-driven execution.

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#### OPERATING ENTITIES (SELECT)

- Group One Investments, Inc.
- Group One Legal, PC
- Escrow Advantage, Inc.
- VERE Enterprises, Inc.
- Group One Investment, LP
- Group 1 Properties, LP
- Group One Harmony 66, LLC
- Group One Integrity Rosemont, LLC
- Group One Integrity Broadway, LLC
- Group One Newhall 1, LLC
- Ambitus-Ontario 1, LP
- Legacy Holdings Sunset Plaza, LLC

Experienced operators, aligned strategy, long-term mindset

## LEADERSHIP BIO

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### JEFF BRANDOLINO

Managing Member

25+ Years Real Estate Investment Experience

Jeff Brandolino is the Founder and CEO of Brandolino Group, Inc., a Los Angeles-based real estate investment firm specializing in the acquisition, management, and disposition of residential and commercial assets. Brandolino Group manages approximately \$10 million in private capital dedicated to value-add and fix-and-flip strategies and oversees a diversified real estate portfolio valued in excess of \$50 million.

Jeff has been active in the real estate industry since earning his license in 1999. His experience spans strategic underwriting, asset repositioning, and hands-on operational management across residential, multifamily, and commercial investments.

He is recognized for disciplined capital deployment and a long-term investment mindset, working closely with investors and partners to deliver consistent performance across market cycles.

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#### OPERATING ENTITIES (SELECT)

- Brandolino Group, Inc.
- Summit Capital Strategies, LLC
- Nara Investment Group, LLC
- Great Western Capital, LLC
- LBC Investments, LLC
- TBB Valley Investments, LLC
- SCV Property Holdings, LLC
- Recon Investment Fund B, LLC
- Capital Partners Investment Fund, LLC
- Foothill Villas 10, LLC
- Romero 20, LLC
- CDFJ United, LLC
- Morenin, LLC
- Main Street Capital Fund, LLC
- Main Street Partners, LLC

Experienced operators, aligned strategy, long-term mindset

## LEADERSHIP BIO

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### MIKE MEENA

Managing Member

35+ Years Mortgage & Real Estate Investment Experience

Mike Meena is the Founder and President of Augusta Financial, a Southern California-based mortgage banking firm he established in 1995. With more than 35 years of leadership in the mortgage and real estate industries, Mike has built Augusta Financial into a premier operation with over 70 employees and multiple offices, earning 17 Best Lender awards in Santa Clarita.

Beyond lending, Mike is a seasoned real estate investor and operator with extensive experience in fix-and-flip, buy-and-hold, and private debt strategies. Over the past 15 years, he has completed more than 75 fix-and-flip projects, overseen the acquisition of hundreds of residential and small commercial properties, and personally managed portfolios of over 50 properties simultaneously.

Mike maintains a substantial personal lending portfolio, holding 60+ active notes and managing an additional 20-25 notes through Augusta Financial. His disciplined underwriting approach emphasizes capital preservation, conservative leverage, and rigorous risk analysis, ensuring alignment with investor interests across all market cycles.

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#### OPERATING PLATFORM & EXPERIENCE

- Founder & President — Augusta Financial (est. 1995)
- Mortgage Banking & Private Lending Platform (70+ employees)
- 75+ Fix-and-Flip Projects Completed
- 60+ Active Notes Held Personally
- 20-25 Additional Notes Managed Through Augusta Financial
- Extensive Experience in Subject-To & Creative Financing

Experienced operators, aligned strategy, long-term mindset

## LEADERSHIP BIO

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### SCOTT VISNER

Managing Member

15+ Years Real Estate Investment Experience

Scott Visner is the Founder and Managing Partner of the ASV Group of Companies, a vertically integrated real estate investment and development platform with operations spanning multiple entities across the United States. Over the past 15 years, he has built a strong track record in high-value acquisitions, ground-up development, and asset management, with involvement in over 2,000 residential units and total transaction volume exceeding \$295 million.

Scott is known for his strategic vision and hands-on leadership, having structured and led complex transactions ranging from value-add repositioning to institutional-grade development. Through the ASV platform, he continues to scale operations across market cycles with a sharp focus on disciplined execution and risk-adjusted returns.

Beyond real estate, Scott maintains active involvement across businesses in finance, technology, and consumer sectors. He has served as a founder or advisor to multiple startups, including a nationally recognized company featured on ABC's Shark Tank, and currently serves as a strategic advisor or board member to several investment-backed ventures.

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#### EDUCATION & AFFILIATIONS

B.S. Business - Organizational Management, University of La Verne  
Executive & Continuing Education: Harvard Business School  
MIT School of Architecture and Planning  
Cornell University

Experienced operators, aligned strategy, long-term mindset

## CASE STUDIES

THE CASE STUDIES AND PERFORMANCE INFORMATION INCLUDED IN THIS MEMORANDUM RELATE TO SELECTED PRIOR INVESTMENTS AND VEHICLES MANAGED BY ONE OR MORE PRINCIPALS OF THE MANAGING MEMBER OR THEIR AFFILIATES. THEY ARE PRESENTED SOLELY TO ILLUSTRATE THE EXPERIENCE OF THE PRINCIPALS AND THE TYPE OF STRATEGIES THE COMPANY MAY PURSUE. THESE EXAMPLES ARE NOT INVESTMENTS OF THE COMPANY, MAY REFLECT DIFFERENT TERMS, FEES, LEVERAGE LEVELS, OR RISK PROFILES, AND MAY NOT BE REPRESENTATIVE OF ALL INVESTMENTS MADE BY SUCH PERSONS.

UNLESS EXPRESSLY STATED OTHERWISE, ALL PERFORMANCE INFORMATION IS PRESENTED ON A GROSS BASIS AND DOES NOT REFLECT THE IMPACT OF FUND-LEVEL MANAGEMENT FEES, CARRIED INTEREST, ORGANIZATIONAL AND OPERATING EXPENSES, TAXES, OR OTHER COSTS, ALL OF WHICH WILL REDUCE RETURNS TO INVESTORS. PAST PERFORMANCE, WHETHER OF SPECIFIC INVESTMENTS OR OF PRIOR VEHICLES, IS NOT INDICATIVE OR A GUARANTEE OF FUTURE RESULTS, AND INVESTORS SHOULD NOT ASSUME THAT THE COMPANY WILL ACHIEVE COMPARABLE RESULTS.

Asset  
Spotlight:

Sunset  
Pointe  
Plaza

Purchased  
for \$9M  
2016

**Equity  
Multiple  
3.34X**



## Sunset Pointe Plaza

- 59,152 SqFt Class "A" Suburban Office Building
- Purchase Price of \$9,010,000.00 at \$146.00 per SqFt
- Purchased well below replacement cost of \$17M
- Lot Size is approximately 3 Acres
- Initial Capital Raise = \$3,250,000.00
- Total Distribution to Members = \$1,325,000.00
- 1/3 Owner Occupied / Total Building Occupancy at 90%
- \$+1.43M+ in Total Capital Improvements and Renovations
- Estimated Ownership Equity = \$9,545,196.00
- Current Loan To Value 35%



Prudent Real Estate Investing takes Vision, Timing, and Patience

# ASSET SPOTLIGHT

24271 MAIN STREET, SANTA CLARITA, CA 91321-2907

**GROUP ONE INTEGRITY**  
REAL ESTATE INVESTMENTS

**AQUIRED JUNE 2015**

**Purchased for \$1.5M**

**Estimated Value \$3.5M**

**Equity Multiple 3.88X**

**Estimated 2023 Cash on Cash Return 16.00%**

**Current LTV 16.42%**



Prudent Real Estate Investing takes Vision, Time, and Patience



## TRACK RECORD

### 10 YEAR TRACK RECORD CASE STUDY

Great Western Capital, LLC.

TOTAL REALIZED INVESTMENT AMOUNT - \$2.4M

#### WHAT WOULD HAPPEN IF YOU INVESTED \$100K?

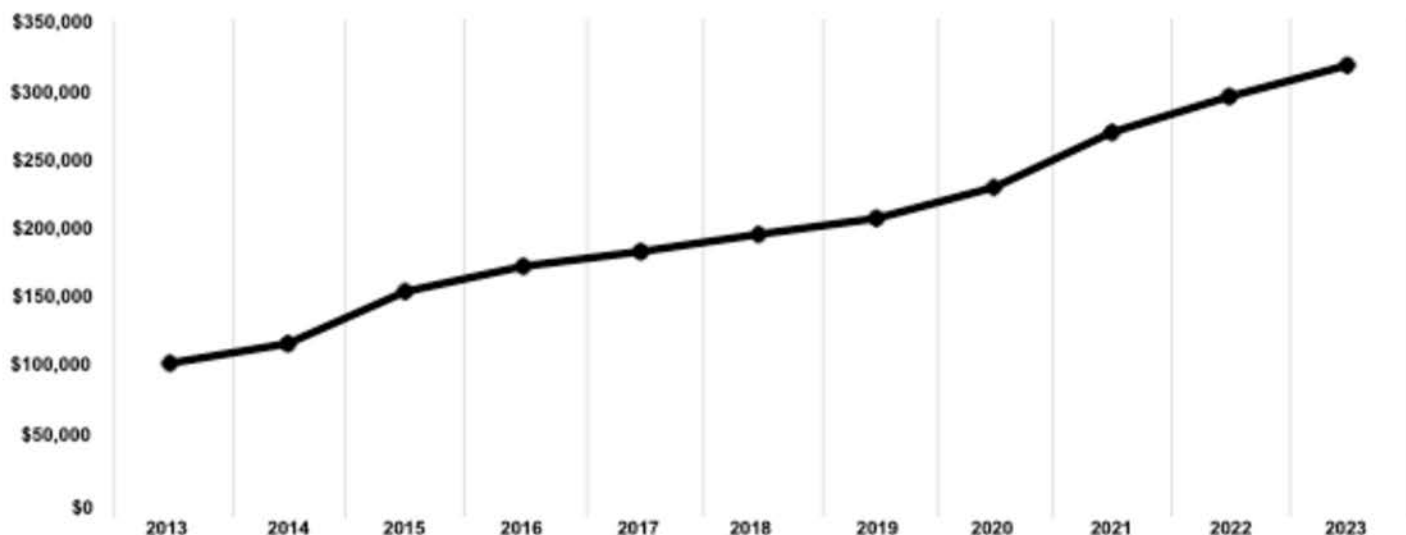
If you invested \$100,000 into Great Western Capital at inception and reinvested all your distributions, your investment would now be worth \$316,941.

**\$316,941**  
TOTAL REALIZED INVESTMENT

**216.94%**  
OVERALL REALIZED IRR

#### HYPOTHETICAL INVESTMENT OF \$100K...

HYPOTHETICAL INVESTMENT OF \$100,000.00 AT INCEPTION



[WWW.BRANDOLINOGROUP.COM](http://WWW.BRANDOLINOGROUP.COM)

24325 MAIN ST., SECOND FLOOR | SANTA CLARITA, CA 91321 | P: 661.600.9410 | 818.350.8181

# COMPETITIVE ADVANTAGE

## SYNERGY EXISTS FOR ONE PURPOSE:

To give our network of friends and business relationships access to the same real estate opportunities we personally invest in. It is the Mission of the Managers and the LLC to keep the targeted investments diversified and professionally managed, so we can deliver projected yields year after year. This Real Estate Syndication will not be investing in Ground-Up Development because of the timeframes and risk levels of development. Instead, we will be hyper-focused on key diversified opportunities as we have outlined. Over the next several months, we will be inviting individuals who we have worked with and developed long-term working relationships within our Industry. We want this group of investors to participate in our \$10 million 506(b) Regulation D Capital Raise, with Investor Outreach beginning April 15th, 2026 with a Subscription Period of April 16th, 2026 - June 17th, 2026. This will be an exclusive offering available only to our warm network, strategic partners, and longstanding clients.

## WHY WE FORMED SYNERGY:

Our team has each built successful careers and real estate investment and business portfolios in complementary sectors of real estate. We each bring our own specialized expertise, and skill sets to the table, and believe we can partner with you to create lasting real estate returns and equity positions that leads to passive income and lasting generational wealth. We want to see every one of our friends and partners reap the benefits of long term scaled real estate investing in the years to come.

ANY DESCRIPTIONS OF THE COMPANY'S INVESTMENT APPROACH, RISK MANAGEMENT, OR "CONSERVATIVE" UNDERWRITING REFLECT THE MANAGING MEMBER'S CURRENT VIEWS AND OBJECTIVES AND DO NOT IMPLY THAT THE INVESTMENT IS LOW-RISK OR RISK-FREE. REAL ESTATE INVESTING INVOLVES SIGNIFICANT RISKS, INCLUDING THE POSSIBLE LOSS OF THE ENTIRE INVESTMENT, AND ADVERSE MARKET OR CREDIT CONDITIONS MAY MATERIALLY AND NEGATIVELY AFFECT PERFORMANCE NOTWITHSTANDING THE MANAGING MEMBER'S EFFORTS.

**2026**

**THANK YOU  
FOR YOUR  
ATTENTION**