



PASSCO

A NATIONAL REAL ESTATE COMPANY
est. 1998



a HISTORY *that* MOVES US FORWARD

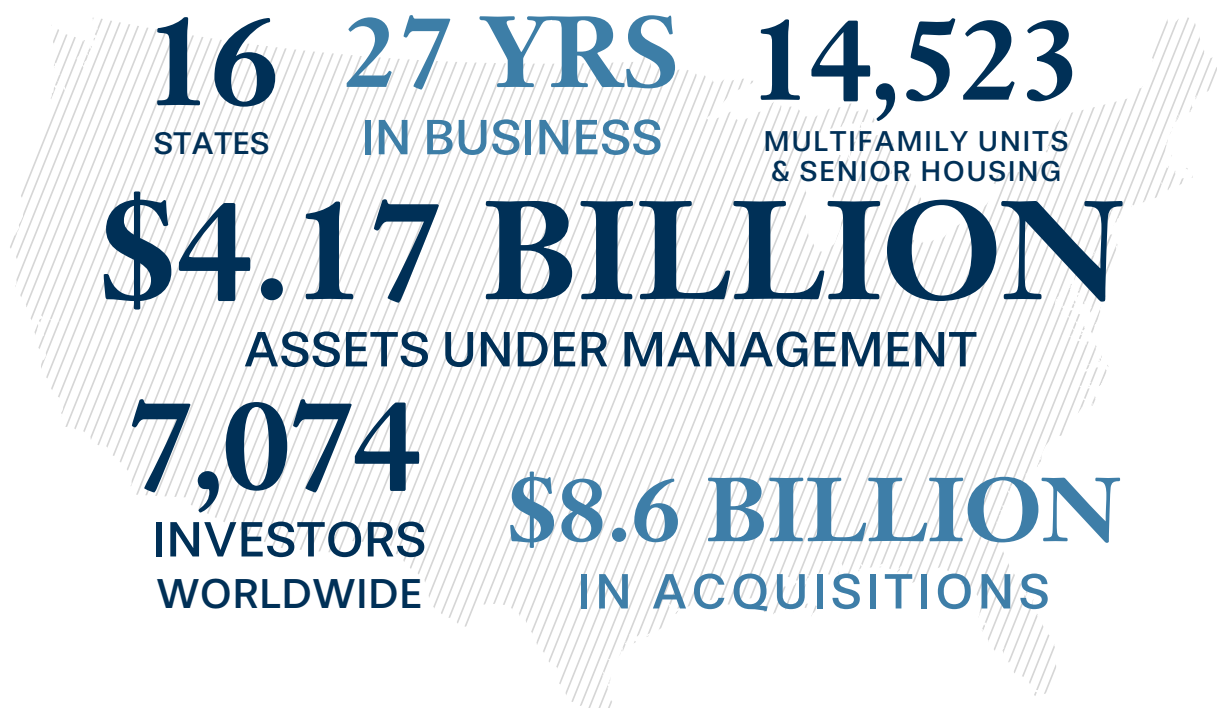
For over 27 years, Passco Companies has been a driving force in real estate investment, navigating market cycles with resilience and vision. Since 1998, the company and its predecessor have successfully acquired over \$8.6 billion in multifamily and commercial real estate across the United States. With a strategic approach to investment, Passco Companies has become a recognized leader in opportunities including 1031 exchanges, limited liability companies, value-add acquisitions, development projects, and private equity investments.

Led by a team of seasoned real estate professionals with a collective track record exceeding \$40 billion in acquisitions, Passco Companies has earned national and local recognition, including:

- Preferred Borrower status with Fannie Mae
- #1 “Best Places to Work in Multifamily for Women” (2023, Multifamily Leadership)
- “Top Owners” in the Nation (2024, Multihousing News)
- “Fastest Growing Private Company” and “Top Private Companies” (2024, Orange County Business Journal)
- Inc. 5000’s “Fastest-Growing Private Companies in America”

Beyond real estate, Passco Companies is deeply committed to making a difference. In 2015, the company launched “**Passco Gives Back,**” an initiative dedicated to supporting local and national charities focused on education, medical research, family and children’s services, and veterans. To date, over a quarter of a million dollars has been contributed, strengthening the communities where we live and work.

With a legacy of success and a future driven by innovation, Passco Companies continues to create meaningful investment opportunities while making a lasting impact.



current portfolio as of June 30, 2025

RISKS

This brochure is neither an offer to sell nor the solicitation of an offer to buy any security, which can be made only by the applicable prospectus filed or registered with the appropriate state and federal regulatory agencies and sold by broker-dealers authorized to do so. For those considering an investment in any Passco program, this brochure must be read in conjunction with the applicable prospectus to fully understand all the implications and risks of the respective offering of the securities to which it relates. Specifically, private placements are speculative, illiquid, involve a high degree of risk, and may result in the loss of the entire investment. See “Risk Factors” in the accompanying Private Placement Memorandum for more in depth details of relevant risks.

our SERVICES

Core Services

DST 1031 Opportunities
Acquisitions
Leasing
Investor Services
Asset & Property Management
Property & Land Development

Specialized Services

Asset Resolutions
Private Equity Solutions
Project Management
Property Marketing
Joint Ventures
Foreign Capital Advisory Services

Acquisitions

Passco Companies and its principals and officers, have acquired \$8.6 billion in investment properties over the past 27 years. It is because of this track record of successful acquisitions that sellers and their brokers present Passco with early opportunities to see properties and to be awarded the right to purchase properties. Asset classes include multifamily, retail, industrial, office, self storage, development of land and senior housing.

Due Diligence

Passco Companies has a research and financial staff well qualified to examine the economics of each property, the demographics of the local community and the larger macro economic area in which the property is located. Given this depth of investigative experience, the due diligence staff knows how to identify investment potential and to mitigate investment risk.

Leasing

At Passco Companies, we collaborate closely with our third-party affiliates to maintain strong occupancy rates and ensure rental prices remain competitive within each market. Our dedicated team of analysts leverages proprietary software and national market data to strategically position our portfolio for optimal performance.

Asset Management

Passco Companies has a track record of making the right decisions as to selection of on-site property managers, setting of market rents, determination of appropriate operating expense levels, the timing for implementation of capital improvements versus expense activity, and proper timing for dispositions.

Property Repositioning

In both multifamily and commercial investment properties, Passco Companies has successfully repositioned properties that were functionally or effectively obsolete resulting in the realization of significant profits on the resale of those properties following completion of the repositioning plan.

Past performance

There is no guarantee of future results based on past performance and there is no assurance that the investment objectives of program(s) will be achieved or maintained.

While we continue to keep our eyes open for those golden opportunities, it's important to realize that most of the time, the best investments are also the realistic investments.

WILLIAM O. PASSO, CEO & Founder

VECINA APARTMENT VILLAS
San Antonio, Texas





THE HENRY AT FRITZ FARM
Lexington, Kentucky

This brochure is not associated with any specific offering and the properties pictured are not associated with any current offering.



TAPESTRY RIDGE
Covington, KY



CORPORATE HQ
2050 Main Street, Suite 650
Irvine, CA 92614
Passco Capital, Inc. Member FINRA and SIPC

CONTACT
📞 949.442.1000
🌐 www.passco.com