



EQUITY Capital Solutions

Equity Capital Solutions
17330 Preston Road
Suite 200-D
Dallas, TX 75252



SOLUTIONS PROVIDED

- ✓ Solving Partnership & Ownership Issues
- ✓ Strategic Implementation & Execution
- ✓ Substitute Partner Opportunities
- ✓ Debt & Equity Restructure
- ✓ Asset Management
- ✓ Accounting/Legal
- ✓ Acquisition & Disposition

5 INVESTMENT OPTIONS

- 1 Direct Real Estate Investments
(Value-Add or Development)
- 2 Joint Venture/Co-GP Opportunities
- 3 Real Estate Related Companies
- 4 Private Money Lending/Rescue Capital
- 5 Distressed Note Purchases



MISSION STATEMENT

Equity Capital Solutions is an entity formed through the collaboration of three highly seasoned commercial real estate investors and practitioners, having over 100 years of combined commercial real estate experience. Our mission is to develop long-term relationships with private equity sources to provide real estate investment vehicles in the Midwest, Southwest & Southeast commercial real estate markets. By providing multiple investment options, we can meet most investor's expectations of returns whether it be for long-term capital gain and cash flow or short-term gains with higher risk and rewards.

BUSINESS PURPOSE

Equity Capital Solutions is a private equity real estate investment entity that invests and manages private equity funds for the acquisition of distressed & non-performing notes, rescue capital and investment & development of value-added, income-producing properties. Our primary focus is working with high net-worth individuals and family offices to secure General Partnership (GP) and Joint Venture (JV) positions in higher growth real estate opportunities. Our goal is to provide our investors with an opportunity to benefit from predictable cash flow and the realistic expectation of long-term capital gains or high-returns with short-term gains from value-add projects.

The four (4) primary divisions for Equity Capital Partners would include:



Deal Sourcing & Investment Opportunities

- Acquisition & Due Diligence
- Investigation Financial Underwriting



Asset Management

- Strategic Planning
- Oversight of Property Management Services
- Monthly or Quarterly Reporting
- Access To CPAs & Legal Services



Investor Relations

- Equity Raising
- Ongoing Reporting
- Communication



Property Management

- Leasing & Management
- Accounting & Financial Reporting
- Operational & Capital Budgeting

PARTNERS



John P. Brennan CCIM, SEC | (214) 533-7178 | John@thebrennancompany.com

John Brennan attended Miami University in Oxford, Ohio and graduated with a B.S. in Accounting in 1981. As a licensed CPA, John began his career in the audit and tax divisions of Arthur Anderson and Price Waterhouse respectively in Dallas prior to entering the commercial real estate industry. He is President of **The Brennan Company**, a commercial real estate investment firm that he founded in 1988. John currently serves as managing partner of numerous successful commercial retail investment partnerships. Additionally, in recent years, John began to acquire, entitle, and develop multiple land tracts from 50 to 200 acres for single family subdivisions. John is also a managing member of **Wind Song Hill Homes, LLC**, an active homebuilding firm. John is a **Certified Commercial Investment Member (CCIM)**, member of the **Society of Exchange Counselors (SEC)**, **Certified Public Accountant (CPA - Ohio non - practicing)**, and **2015 President of The Society of Exchange Counselors (SEC)** and an approved Formulas Instructor – Broker Estate Building Course for the SEC. In his free time, John enjoys mentoring, fitness training, golf and travel.



Brian E. Estes CCIM, CPM | (601) 906-8999 | Brian@estesgroup.com

Brian Estes is the President of **The Estes Group, Inc.**, a real estate investment brokerage managing 1.4 million square feet and facilitating \$40MM+ in investment sales in 2022. The Estes Group is licensed in Alabama, Louisiana, Mississippi, and Florida. Its main office is in Ridgeland, MS, with a satellite office in Pensacola, FL since 2004. Additionally, Brian serves as the Principal Member of **Estes-Manning Management Group, LLC**, overseeing the management of over 1,300 units valued over \$100MM across Mississippi. EMMG is also licensed in Alabama and Louisiana since 2017. Since 1997, Brian has also been the President & Managing Member of **Estes Holdings, LLC**, focusing on long-term investments in shopping centers, office buildings, residential housing, and land in Jackson, MS.

Brian holds the prestigious **Certified Commercial Investment Member, CCIM**, awarded in November 2000 by the Commercial/Investment Real Estate Institute in San Francisco, CA, and the coveted **Certified Property Manager, CPM, Designation** awarded in June 2008 by the Institute of Real Estate Management located at 30 North Michigan Avenue, Chicago, Illinois. He has earned a Bachelor of Science Degree in Business Administration from Mississippi College in May 1992, majoring in Accounting with a minor in Finance. Brian is happily married to Stacy Malpass for 28 years and is a proud father of three sons, including twin boys Blake (18) & Dylan (18), and Caleb (14).



Darryl McCullough CCIM, SEC | (705) 641-8052 | Darryljp.mccullough@gmail.com

Since 1972, Darryl has been given the opportunity to interact with seasoned partners and clients in structuring and organizing both simple and complex real estate transactions involving acquisition, disposition, finance, and consulting in the United States and Canada. It has trained him to bring a unique, personal partner/client-centered approach to each assignment, from simple to complex transactions and the diverse individuals/corporations who own them. In 1984 Darryl received the **Certified Commercial Investment Member, CCIM**, designation; an internationally recognized identity confirming amortized knowledge in the disciplines of investment, development etc, and is also a seasoned member of the **Society of Exchange Counselors (SEC)**. Darryl continues to maintain an ever changing "student" learning outlook not only related to the physical asset, but equal or more importantly, drawing out corporate/personal situations and objectives and then knitting together ultimate benefit packages based on creative solutions via time honoured formulas. It has been a fun and rewarding journey continuing to be shared in anticipation of "adding value" to others.