**Executive Summary: Affinity Communities & InVETment Capital***Creating a Nationwide Blueprint for Veteran Housing and Impact Investments*

**Overview**Affinity Communities and InVETment Capital, both veteran-led organizations, are launching a powerful, purpose-driven partnership to address the housing needs of America’s veterans. With a shared mission to honor those who served, this alliance aims to build vibrant, high-quality neighborhoods that offer tailored housing solutions—from affordable single-family residences (SFRs) to expanding master-planned communities—across the country.

Through this strategic partnership, we aim to develop up to **100+ homes annually** in the production for sale market. Veterans will be treated to discounted pricing including **mortgage-free homes for wounded service members and Gold Star Families**. Each home can be tailored to meet the unique physical, emotional, and family needs of those who have served.

**Partnership Framework**

1. **Mutual Equity Participation:**

Proud to announce that Affinity Communities and InVETment Capital have deepened our partnership by becoming equity members of each other’s LLCs. This long-term alignment creates co-ownership of assets and strengthens our ability to deliver consistent returns for investors while building communities that matter.”

1. **Joint Capital Formation**

Affinity Communities and InVETment Capital have entered into a strategic partnership as equity members of each other’s LLCs. Both parties will **jointly raise investor capital** to fund real estate projects through their respective LLCs, leveraging their **combined networks, track records, and investor credibility** to maximize capital formation and project execution.

1. **Operational Synergy**
   * **Affinity Communities** will lead on entitlement, infrastructure design, and development of the wet & dry infrastructure. At Affinity Communities, we don’t stop at land development. Our team also takes on the **architectural design and building of homes** within our communities. This vertical integration allows us to control quality, efficiency, and timelines, while delivering better margins for investors and higher value for homebuyers.”
   * **InVETment Capital** will serve as the equity partner on all projects, facilitating capital deployment, impact measurement, and veteran-focused investment strategies.
2. **Project Development Scope**
   * Acquisition and entitlement of raw land and entitled subdivisions in growth markets
   * Development of SFRs, multifamily properties, and Manufactured Housing Communities (MHCs) for both sale and rent
   * Delivery of finished lots to builders and oversight of vertical construction
   * Special pricing incentives and benefit packages for veteran buyers and renters
3. **Joint Venture Opportunities**
   * The LLCs will collaboratively identify, analyze, and execute on multifamily acquisitions for value-add renovations, lease-up, cash-flow generation, and strategic exits.
4. **Veteran-Centric Impact Model**
   * **25% of net equity proceeds** will be earmarked for InVETment Capital’s mission-aligned initiatives, including veteran education and down payment assistance programs.
   * Remaining equity will be split: **40% to InVETment Capital** (if acting as sole equity partner), **60% to Affinity Communities.**

**Why This Partnership Matters**

This is more than a real estate partnership, it's a mission-aligned initiative driven by veterans, for veterans. Together, InVETment Capital and Affinity Communities are combining development expertise, impact capital, and national reach to address the housing crisis facing those who served. Our model ensures scalable growth, investor returns, and transformative social impact.

We invite aligned investors, veteran advocates, and development partners to join us in reshaping the future of veteran housing—one community at a time.

**Learn More** 🔗 [InVETment Capital](https://invetmentcapital.com) 🔗 [Affinity Communities](https://www.affinitycommunities.com)

Let’s build a future where no veteran is left without a home