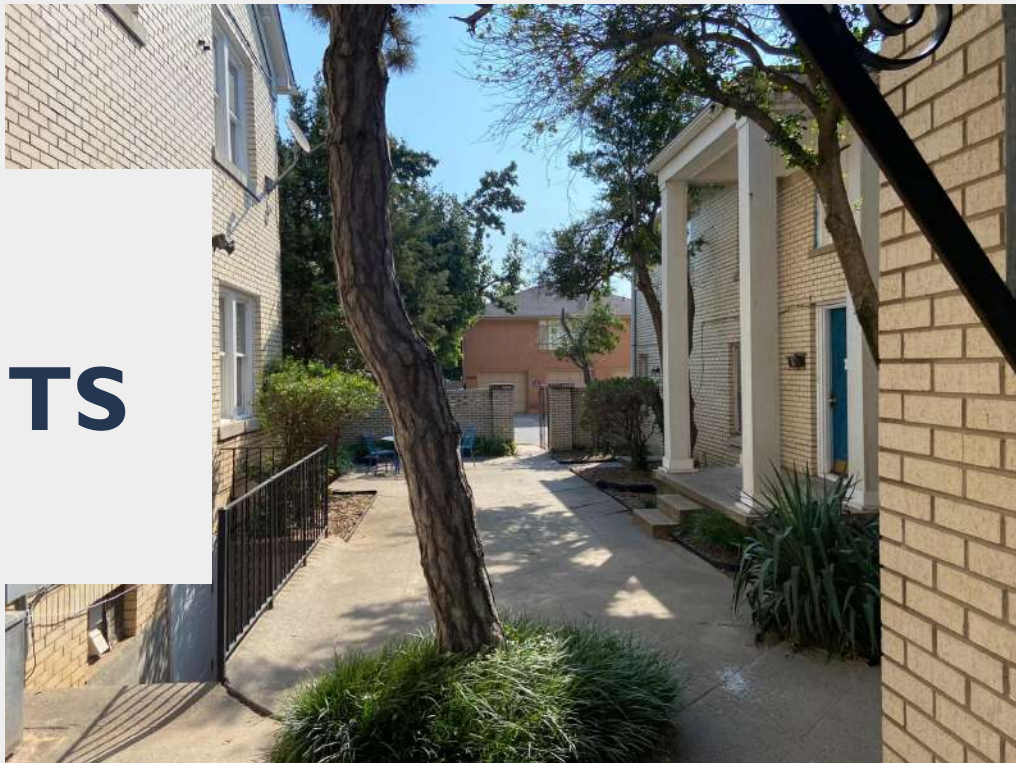


# HARVEY APARTMENTS

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OKLAHOMA CITY, OK



\*This material does not constitute an offer or a solicitation to purchase securities. An offer can only be made by a private placement memorandum. Please request a copy of the private placement memorandum if you are interested in investing. This information is private and confidential and is offered under the Regulation D, Rule 506(b) exemption from SEC registration. Do not distribute.

Bernard Pierson  
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M. (202) 641-4147  
[bpieron@equitipartners.com](mailto:bpieron@equitipartners.com)



# OPPORTUNITY OVERVIEW

## ABOUT THE COMPANY

HARVEY APARTMENTS INVESTMENT, LLC, a Oklahoma limited liability company (the Company), with offices at 2200 NW 2nd Avenue, Suite 203, Miami, FL, 33127, is raising funds from private investors to buy the multifamily property located at 2419 N Harvey Avenue and 2501 N Harvey Avenue, Oklahoma City, OK (the Property). The funds will be raised via the sale of Class A Units in the Company, via a private placement offering (Offering) under the Regulation D, Rule 506(b) exemption from securities registration. The offering is available to a limited number of Accredited and non-accredited investors.

The manager of the Company is HARVEY APARTMENTS MANAGER, LLC a Oklahoma limited liability company (the Manager). Sponsors of this Offering include Equiti Partners LLC whose key principal is Bernard Pierson, and Shield Equity Group LLC whose key principals are Brian Campa and Jesse Dix.

The Property purchase price is \$2,815,000. The amount required from investors is between \$100,000 and \$1,200,000, with a target raise of \$875,000. Funds received as an investment in this offering will be used for the Property down payment, acquisition and closing costs, lender fees, Property improvements, and for Manager's expense reimbursements and Fees, as shown on the acquisition expenses table contained herein.

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# KEY HIGHLIGHTS

Avg. Cash-on-Cash **12.51%**

Internal Rate of Return  
(IRR) **18.11%**

Equity Multiple **2.24x**

Refinance **Year 2 or 3**

Est. Hold **5-7 Years**

## ABOUT THE PROPERTY

Harvey Apartments is located in the urban core of Oklahoma City, in the thriving Paseo district. It is currently 30-units, and will be converted to 32-units by repurposing underutilized space. The property will also be rebranded to Harvey Corner, implementing our strong belief in modern, attractive branding for our properties.

The sponsor team has already closed on the deal, and due to the attractiveness of this deal, they have pre-funded the required equity, raising funds post-close.

The Paseo District is “a lively, bohemian area filled with shops selling chic women’s clothing and stylish homeware, as well as restaurants serving New American cuisine, Asian food and casual burgers. In the evenings, the area is a bustling mix of trendy cocktail lounges and dive bars offering karaoke, billiards and live music.”

# LOCATION OVERVIEW

PASEO DISTRICT, OK



## PASEO DISTRICT, OK

The Paseo District is “a lively, bohemian area filled with shops selling chic women’s clothing and stylish homeware, as well as restaurants serving New American cuisine, Asian food and casual burgers. In the evenings, the area is a bustling mix of trendy cocktail lounges and dive bars offering karaoke, billiards and live music.” Google.



Walkable, urban area.



Readily Accessible  
E-Bikes & E-Scooters.



Access to restaurants,  
coffee shops, bars,  
nightlife, and shops.



Culture, Art.

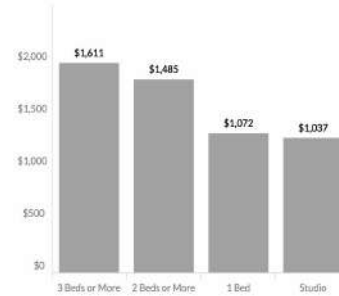
# LOCATION OVERVIEW

PASEO DISTRICT, OK



## MEDIAN MONTHLY RENT BY UNIT TYPE

Zip Code Average Market Rent \$1,197 (Neighborhood Scout).



\*NeighborhoodScout, report 12/18/21

## NEIGHBORHOODSCOUT LOCATION RATING

### LIFESTYLE

 Young Single Professionals	96.5%	Excellent
 First Time Homebuyers	82.5%	Very Good

### SPECIAL CHARACTER

 Hip Trendy	98.6%	Excellent
 Walkable	88.1%	Very Good

OKLAHOMA  
CITY

## KEY HIGHLIGHTS

- Median HH Income □ **\$55,492**
- Population Growth 2X National Average, **1.6% vs 0.8!**
- MAPS city redevelopment program, one of the most successful public-private partnerships has exceeded \$5 Billion in private investment.
- 3rd overall for lowest cost of doing business (Moody's)
- 1st for lowest energy costs (Moody's)
- Pro-business environment attracting Boeing, Continental Resources, Skydwellers Aero, and Costco. All announcing either relocation or expansion.
- 14th in the U.S highest migration based on 2M one way annual U-Haul rentals (Jan 21')
- Middle of the country, accessible to all major city's: 3-hour flight to either coast, 2 hour flight to Chicago
- **2.4% Unemployment Rate (vs. 5.2% National)**

## RENT GROWTH





## HARVEY APARTMENTS

- Purchase price: \$2,815,000 □ Appraised at **\$3,050,000**
- **Add 2 Units**
- **After Repair Appraisal in at \$3,880,000**
- **~\$635k renovation budget with 10% Contingency**
- Cost to add units, ~\$60k/unit □ Market Value per Unit, Over **\$100k**
- Avg Rents \$696 □ Market Rents \$860, conservatively giving ourselves 2+ years to achieve these rents before inflation.
- Add Amenities
- Monetize on upscale location and organic young tenant base target, with improved branding, targeting, and digital marketing
- Asset Refresh: Uniform Exterior, Painting, Lighting, Signage, Rebrand

## UNIT MIX & AMENITIES

The property has a laundry facility onsite, as well as large courtyards, ample onsite and street parking, enclosed hallways and gardens.

The property, although updated with all modern necessities, has a historic architecture and is in a designated historic neighborhood, a valuable attraction.

Less than two blocks from the property is Goodholm Park, a spacious park offering 5 tennis courts, a playground, and a walk-path. 4 blocks from the property is Sparrow Park with walk-paths, playgrounds, and checker tables and picnic tables.

Bikes, E-Bikes, and E-Scooters for rent are also readily available throughout the neighborhood.

Access to I-235 is also easy with north and southbound ramps within 3 blocks.

As part of our Value-Add plan, we will be **adding amenities** including:

Unit Mix		
Type	# Units Pre-Renovation	# Units Post-Renovation
Studios	6	6
1 bed 1 ba	22	24
2 bed 1 ba	2	2
<b>Total</b>	<b>30</b>	<b>32</b>

- Common Outdoor Areas/Games
- Local Artist Showcase (Hallways)
- Bike Racks
- Renewed Laundry Facility
- Community Garden
- Refreshed Driveway
- Package Delivery
- Strategic Alliance with Local Shops & Vendors
- Picnic Tables
- Lighting, Solar, Uplights
- Firepit
- Restripe parking, add 3-spots (25 total)





# AMENITIES



## PROPERTY AMENITIES

- Laundry Facility
- Private Parking
- Courtyards
- Gardens
- Closed Hallways
- 22 Parking Spaces



## COMMUNITY AMENITIES

- 10 Acres of Neighborhood parks (Tennis, Walk-path, Playground)
- Bikes, E-Bikes, E-Scooters Throughout
- Starbucks, 2 Blocks
- Over 10 dining spots within 2 blocks
- Nearby shopping and nightlife



# INTERIOR AMENITIES

## New Additions:

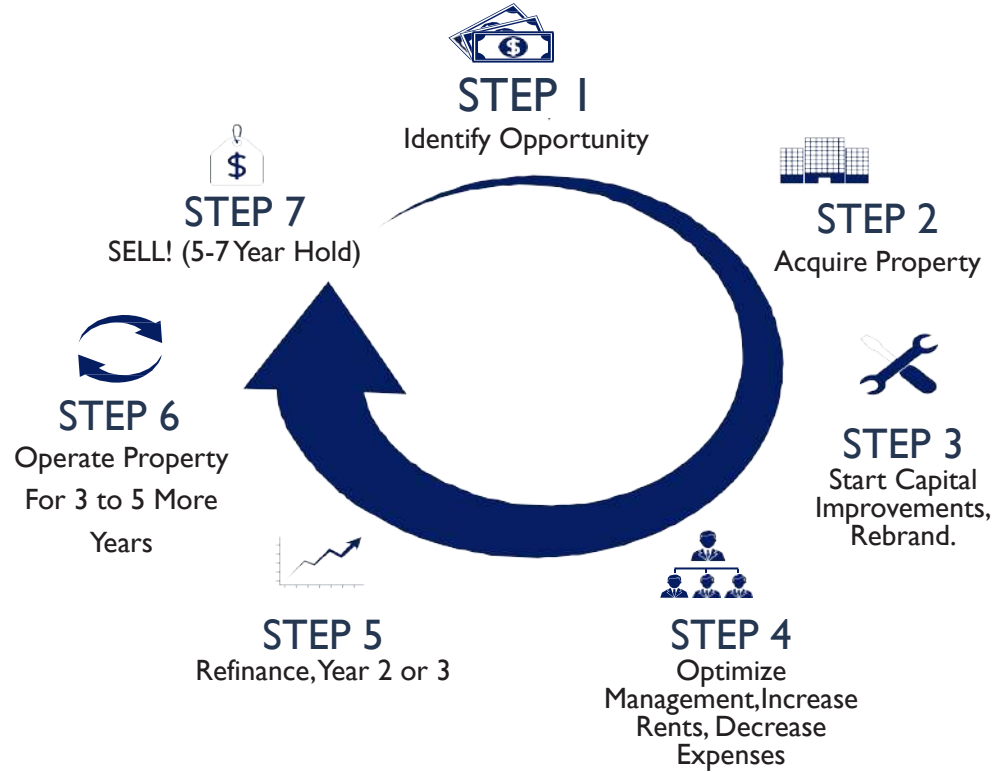
- New Paint
- Revamped Entries
- New Door Numbers and Knockers
- New Interior Signage/Art
- Updated Interiors
- USB Plug-in Units
- Designer Lighting
- Rain Shower Heads

## Property Rebrand:





# THE OPERATION



# SOURCES & USES OF FUNDS

## ACQUISITION EXPENSES

Description	Target Offering Amount
<b>SOURCES OF FUNDS</b>	
Capital Contributions of Class A Members	\$835,130
Loan Amount	\$2,800,000
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$3,635,130</b>
<b>USES OF FUNDS</b>	
Purchase Price	\$2,815,000
Legal/Organization Expense	\$13,500
Manager's Organization and Due Diligence Fee	\$84,450
Closing Costs	\$13,030
Loan Fees	\$15,190
Third Party Reports	\$11,460
Capital Improvement Budget	\$610,500
Working Capital and Reserves	\$72,000
<b>TOTAL USES OF FUNDS</b>	<b>\$3,635,130</b>



PURCHASE PRICE



DOWN PAYMENT



LOAN AMOUNT



INTEREST RATE



CLOSING COSTS



ACQUISITION FEE

REPAIR  
ALLOWANCESTOTAL  
INITIAL INVESTMENT

# PRO FORMA 7-YEAR PROJECTIONS

ACTUALS		PROFORMA							
		Year 1	Year 2	Year 3 REFINANCE!	Year 4	Year 5	Year 6	Year 7 SALE	
	<b>INCOME</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	
\$ 696	Avg Mo Rent	\$ 769	\$ 854	\$ 948	\$ 976	\$ 1,005	\$ 1,036	\$ 1,067	
	Rent Increase \$	\$ 73	\$ 85	\$ 94	\$ 28	\$ 29	\$ 30	\$ 31	
\$ 354,000	Gross Potential Income	\$ 295,380	\$ 327,872	\$ 363,937	\$ 374,856	\$ 386,101	\$ 397,684	\$ 409,615	
\$ (83,190)	- Vacancy	\$ (17,723) 6.0%	\$ (9,836) 3.0%	\$ (10,918) 3.0%	\$ (11,246) 3.0%	\$ (11,583) 3.0%	\$ (11,931) 3.0%	\$ (12,288) 3.0%	
\$ (70,800)	- Concessions, Loss to Lease, Bad Debt	\$ (14,769) 5.0%	\$ (9,836) 3.0%	\$ (7,279) 2.0%	\$ (7,497) 2.0%	\$ (7,722) 2.0%	\$ (7,954) 2.0%	\$ (8,192) 2.0%	
\$ (153,990)	Total Vacancy	\$ (32,492) 11.0%	\$ (19,672) 6.0%	\$ (18,197) 5.0%	\$ (18,743) 5.0%	\$ (19,305) 5.0%	\$ (19,884) 5.0%	\$ (20,481) 5.0%	
\$ 200,010	Effective Gross Income	\$ 262,888	\$ 308,199	\$ 345,741	\$ 356,113	\$ 366,796	\$ 377,800	\$ 389,134	
\$ -	RUBS	\$ 11,000	\$ 1344	\$ 12,210	\$ 382	\$ 13,553	\$ 424	\$ 13,960	\$ 436
\$ 9,563	Other Income	\$ 11,000	\$ 1344	\$ 11,330	\$ 334	\$ 11,670	\$ 365	\$ 12,020	\$ 376
\$ 209,573	<b>Total Net Income</b>	\$ 284,888	\$ 331,739	\$ 370,964	\$ 382,092	\$ 393,555	\$ 405,362	\$ 417,523	
	<b>EXPENSES</b>								
\$ 14,574	Real Estate Taxes	\$ 28,000	\$ 28,750	\$ 36,500	\$ 40,170	\$ 41,375	\$ 42,616	\$ 43,895	
\$ 11,306	Insurance	\$ 19,700	\$ 18,160	\$ 20,291	\$ 20,900	\$ 21,527	\$ 22,173	\$ 22,838	
\$ -	Contract Services	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	
\$ 3,585	Trash Removal	\$ 1,550	\$ 1,597	\$ 1,644	\$ 1,694	\$ 1,745	\$ 1,797	\$ 1,851	
\$ 7,796	Electric	\$ 7,900	\$ 1247	\$ 8,137	\$ 8,381	\$ 8,633	\$ 8,892	\$ 9,158	
\$ -	Gas	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 12,025	Water and Sewer	\$ 12,025	\$ 1376	\$ 12,386	\$ 12,757	\$ 13,140	\$ 13,534	\$ 13,940	
\$ 21	Legal	\$ 1,500	\$ 47	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688	\$ 1,739	
\$ 18,000	Management Fee	\$ 19,942 7.00%	\$ 23,222 7.00%	\$ 25,967 7.00%	\$ 26,746 7.00%	\$ 27,549 7.00%	\$ 28,375 7.00%	\$ 29,227 7.00%	
\$ 15,295	Repairs and Maintenance / Turns	\$ 12,000	\$ 1375	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	\$ 13,911	
\$ -	General/Admin	\$ 2,000	\$ 63	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	
\$ 15,548	Payroll	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 238	Advertising	\$ 2,000	\$ 63	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	
\$ -	Grounds Management	\$ 3,000	\$ 394	\$ 3,096	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	
\$ -	Misc 1	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	>> Per Unit Per Year Override	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 98,389	<b>Total Expense</b>	\$ 112,117 39.4%	\$ 125,822 37.9%	\$ 133,051 35.9%	\$ 137,042 35.9%	\$ 141,153 35.9%	\$ 145,388 35.9%	\$ 149,750 35.9%	
\$ 3,075	<b>Expense Per Unit</b>	\$ 3,504	\$ 3,932	\$ 4,158	\$ 4,283	\$ 4,411	\$ 4,543	\$ 4,680	
\$ 111,184	<b>Net Operating Income (NOI)</b>	\$ 172,771	\$ 205,917	\$ 237,913	\$ 245,050	\$ 252,402	\$ 259,974	\$ 267,773	

Note: The rates of return displayed on this page are only projections, and are not guarantees of any sort. Actual returns may vary widely, due to many economic and marketplace factors beyond our control. Past performance is no guarantee of future results.



**PROJECTED  
SALE**

## ANALYSIS

Sale End of Year		7	
Net Operating Income NOI	\$	267,773	
Cap Rate at Sale		6.00%	
<b>Sale Price</b>	\$	4,462,883	
Sale Price per Door	\$	139,465	
Sale Costs	\$	(178,515)	
Outstanding Loan Balance	\$	(2,982,694)	
<b>Total Sale Proceeds</b>	\$	1,301,674	
Remaining Equity Basis	\$	(407,530)	
Capital Transaction Fee to Mgr	\$	(44,629)	1.0%
<b>Remaining proceeds available</b>	\$	849,515	
Net Proceeds Paid to Class A Members / LP	\$	637,136	75%
Net Proceeds Paid to Class Mgr Share / GP	\$	212,379	25%

# PROPERTY RETURNS

## EXAMPLE \$100,000 INVESTMENT

Returns - Class A Share Unit Ex: \$ 100,000	Year		REFI				SALE		
Class A Member Return	1	2	3	4	5	6	7	Return \$	
Beginning Member Capital	\$ 100,000	\$ 100,000	\$ 100,000	\$ 46,662	\$ 46,662	\$ 46,662	\$ 46,662		
Project Cashflow	\$ 10,541	\$ 4,910	\$ 4,043	\$ 10,812	\$ 9,662	\$ 5,325	\$ 5,974	\$ 51,266	
Cash on Cash Return	10.54%	4.91%	4.04%	23.17%	20.71%	11.41%	12.80%		
Profits from Refinance or Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,952	\$ 72,952	
Return of Member Capital	\$ -	\$ -	\$ 53,338	\$ -	\$ -	\$ -	\$ 46,662		
Ending Member Capital	\$ 100,000	\$ 100,000	\$ 46,662	\$ 46,662	\$ 46,662	\$ 46,662	\$ -		
<b>Total Return on Investment</b>	\$ 10,541	\$ 4,910	\$ 4,043	\$ 10,812	\$ 9,662	\$ 5,325	\$ 78,926		
Total Return	124.22%								
IRR	18.11%								
Average Cash on Cash Return	12.51%								
Annualized Return	17.75%								
Equity Multiple	2.24								
Refi Year - EOY	3								
Year Exit - EOY	7								

# DISTRIBUTION WATERFALL

## OPERATIONS

Distributable Cash, if any, that the Company derives from its operation of the Property, will be distributed to the Members in the following order until expended:

- First, to the Class A Members pro rata, an annual, non-compounding, cumulative Preferred Return of eight percent (8%);
- Second, to the Class B Members pro rata, until they have received a Distribution equivalent to the amount paid to the Class A Members;
- Third, any further Distributable Cash will be split 75/25 between the Class A and Class B Members
- Any arrearages in the Class A Preferred Returns or Class B Catchup Distributions described above may be paid out of the proceeds from a Capital Transaction (such as a refinance or sale of the Property) or from cash flow during subsequent operations, at the Manager's discretion. The above calculations are for the purposes of Distributions only (not taxes). Tax allocations are described in Appendix B of the Operating Agreement.

Distributions paid to the Company Members during the operations phase of the Property will be treated as a return on investment. The amount of Distributions, if any, that any class of Members may receive from Company operations, cannot be determined at this time.

## CAPITAL TRANSACTIONS

The Manager will allocate Distributable Cash that the Company receives, if any, from a Capital Transaction (such as a refinance or sale of the Property), in the order described below until expended:

- First, to the Manager (or its members or Affiliates) and/or any Member who has advanced or loaned money to the Company;
- Second, to the Class A Members pro rata, in proportion to their Unreturned Capital Contributions, until each Class A Member's Unreturned Capital Contribution is reduced to zero; and
- Third, to the Class A Members pro rata, in proportion to any arrearages in their Preferred Returns, until each Class A Member's unpaid Preferred Return is reduced to zero;
- Fourth, to the Class B Members, pro rata, until they have received a Distribution equivalent to the amount paid to Class A as a return on investment (not including the Class A Members' return of capital), calculated from day one;
- Fifth; any further Distributions will be split 75/25 between Class A and Class B Members. For the purposes of Distribution calculations only, Distributions to Class A Members from Capital Transactions (such as sale or refinance of the Property) will be treated as a return of capital until the Class A Members have received a return of one hundred percent (100%) of their Unreturned Capital Contributions, after which any further returns will be considered a return on investment. The amount of Distributions, if any, that any class of Members may receive from the operation phase of the Company, cannot be determined at this time.



# MEET THE TEAM



## **Bernard Pierson** **Equiti Partners – Managing Partner**

- 10+ years Real Estate Experience
- 400+ GP Units, 1,500+ LP Units, Across 20+ deals
- Over 100,000 usable sq ft built, ground-up development
- Master's in Real Estate (Georgetown University)
- MIT Real Estate Analysis & Investment Certificate
- Active ULI member



## **Brian Campa, MBA, CPM®** **Shield Equity Group – Managing Principal**

- Primary focus in Oklahoma City
- 194 GP Units, market value of nearly \$15M.
- B.S. in Facility and Property Management (Brigham Young University)
- Master's in Business Administration (Pepperdine University)
- Certified Property Manager (CPM®) issued by the Institute of Real Estate Management (IREM®). Licensed Real Estate Broker, California.
- 10+ years experience in property and asset management, including with a publicly-traded REIT. Has been solely responsible for managing and operating over 12M SF of commercial real estate, valued in excess of \$1B.

# MEET THE TEAM



## Natalie Johnson Shield Equity Group – Regional Property Manager

- Expert knowledge of the Oklahoma City market, based locally
- Specialized in multifamily
- 10+ years with a large commercial real estate development firm; started as a leasing agent and scaled to Vice President of Multifamily.
- Has been Directly responsible for 1,400 apartment units
- Accredited by The National Apartment Association as a Certified Apartment Leasing Professional, Certified Apartment Manager, Certified Portfolio Supervisor and serves as a Faculty Member of The National Apartment Association Education Institute.

## For More Information:

### **Bernard Pierson**

Equiti Partners – Managing Partner  
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bpierson@equitipartners.com  
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### **Brian Campa**

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brian@shieldequitygroup.com  
www.shieldequitygroup.com



This Property Summary has been prepared solely for, and is being delivered on a confidential basis to persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument of the Company. No offer of securities shall be made except by means of a private placement memorandum meeting the requirements of the Securities Act of 1933, as amended, and applicable regulations of jurisdiction in which such an offer may be made. Any reproduction of this Property Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the Company, is prohibited.

By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

#### Forward-Looking Statements

This Property Summary includes “forward looking statements” within the meaning of the “safe harbor” provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as “forecast”, “intend”, “seek”, “target”, “anticipate”, “believe”, “expect”, “estimate”, “plan”, “outlook” and “project” and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (I) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under “Risk Factors” therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company’s accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company’s results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations.”

#### Industry and Market Data

Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management’s estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of the included information. The Company has not independently verified any of the data from third-party sources, nor has it ascertained the underlying economic assumptions relied upon therein. While such information is believed to be reliable for purposes used herein, none of the Company, their respective affiliates, nor their respective directors, officers, employees, member, partners, shareholder or agents make any representation or warranty with respect to such information.