



**INVEST WITH HER CLUB**  
EMPOWERING WOMEN • BUILDING FUTURES



[www.InvestWithHerClub.com](http://www.InvestWithHerClub.com)

# Invest in the Extraordinary:

Beyond Traditional Real Estate

At Invest With Her Club, we don't just create investment opportunities; we curate extraordinary experiences. Step into a world where strategic alliances and seasoned expertise perfect a unique skill: crafting timeless investments in real estate.

Venture into a realm where real estate is elegantly designed, sustainable, and impressively attainable.

**Refined Living:** With our esteemed team, we craft homes that combine thoughtful design and high-end elements in a smaller, more liveable footprint—a symphony of quality and practicality.

**Future at Your Fingertips:** Alongside our visionary partners, we build homes that aren't merely living spaces but dynamic canvases, designed to evolve with tomorrow's lifestyle trends.

**Invest with Assurance:** In these fluid times, our collective strength offers more than just stability; it promises prosperity. Partner with us, and your investment flourishes, often yielding between 15% to 22% annually.

**Timeless Appeal:** Your investment with us becomes an enduring bridge, linking vibrant communities and generations together in a future of sustainable living.

**Ready to step beyond the ordinary?** Venture into our universe, where your investment intertwines with the promise of tomorrow...

**Turn the page and immerse yourself in the sophisticated allure of sustainable real estate investment with Invest With Her Club...**

# The Confluence of Elegance and Pragmatism:

Unveiling a New Chapter in Real Estate Investment

Our alliances aren't just partnerships – they're strategic symphonies. With over two decades of experience under our belts, we've navigated global terrains, honing the art of crafting timeless real estate investments amidst shifting economic landscapes.

**Our secret?** A harmonious ensemble of seasoned industry mavens who orchestrate "pocket communities" and creative infill – residential and commercial spaces imbued with vision, quality, and sustainable practices.

**Our shared philosophy?** Affordable luxury.

In a fluctuating market, we don't just stay afloat—we sail ahead, anticipating evolving homeowner needs, crafting more than just investments but blueprints of future value. Our creations are tailored for discerning homeowners, who demand nothing less than affordability, quality, and comfort.

At Invest With Her Club, you're not just an investor—you're our cherished partner on a voyage that cherishes your input and understands your aspirations. Our promise? Luxury isn't an extravagance—it's a right. Your investment isn't just secure—it's future-proof.

## Elegant Living, Exceptional Returns:

Your Real Estate Investment Redefined

# Building Beyond Boundaries:

## The New Standard in Real Estate Investment.

Denise Armstrong, an astute financier with over a decade's experience in the financial sector, founded 1st Approved Financial in 2016. Her mission - enabling people to tap into the American Dream by understanding the importance of credit. An Arkansas State University alumna with a BA in Psychology Political Science, Denise's financial acumen began to blossom during her tenure at JP Morgan Chase. There, she peered into the intricate processes of credit approvals and denials. This insight, coupled with her unwavering passion for people, propelled her to assist numerous individuals in navigating the financial landscape - from securing loans for dream homes and businesses to realizing their cherished aspirations.

Venturing beyond individual credit empowerment, Denise has now expanded her horizon with the "Invest With Her Club", a subsidiary of 1st Approved Financial. This avant-garde initiative is a beacon for women ardently keen on real estate investments and community upliftment. At its core, the club envisions an empowered female financial community committed to both generating significant returns and providing exception housing solutions.

### Key Highlights:

Over 10 years in the financial industry, with specialized insights from her experience at JP Morgan Chase.

CEO of 1st Approved Financial, which has significantly impacted hundreds in their financial journeys since 2016.

Pioneer of "Invest With Her Club", dedicated to promoting women in real estate investment and creating affordable housing options.

Committed to fostering knowledge exchange, networking, and mentoring through regular club engagements.

Mission at Invest With Her Club: To intertwine the spirit of community service with investment prowess.

Whether it's offering incredible real estate investment vehicles, adopting a long-term wealth strategy, or delving into new construction projects, the club is resolute in its commitment to nurturing financial independence among women while positively impacting society. Embracing the power of collective growth and social impact, Denise Armstrong stands as a beacon of financial wisdom and community betterment.



*Denise Armstrong*

**Denise Armstrong**  
Owner · Founder  
Invest With Her Club

**Introducing our Collaborative Investment Partnership:** where discerning investors step into a realm of exclusive opportunity. With a transparent 70/30 profit-sharing arrangement, your financial resources find purpose in the lucrative world of real estate projects. **Sit back, relax, and let our expertise guide the way.** As a valued partner, your role is passive, yet your returns are anything but. Join us on this journey and witness your capital become the driving force behind transformative development, creating a legacy of wealth and prosperity. **Together, we'll make a mark that echoes through time and sets a new standard in the industry.**



**LLC CREATION**



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**LAND ACQUISITION  
& IMPROVEMENTS**



**THE INVESTMENT  
TEAM**





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# CASE STUDY

A UNIQUE PARTNERSHIP  
OPPORTUNITY FROM  
INVEST WITH HER CLUB



# THE QUADS

## AT MONCRIEF

An Expertly Branded Affordable Luxury Multi-Family Community

**Join Us On this Incredible Opportunity**

PROJECTED ANNUAL RETURNS ESTIMATED BETWEEN 15 - 22%

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## Area & Community Features

- ✓ Rapidly improving region with single & multifamily growth
- ✓ Nearby parks & greenspaces
- ✓ Strategically located between 95 & the expressway
- ✓ Professionally managed (exit strategy dependant)
- ✓ Proximity to major employers & growing corporations
- ✓ Direct access to downtown & central business districts
- ✓ Strong upside for both long & short term holds
- ✓ Great opportunity for incredible YoY growth

## Home & Lot Features

- ✓ Featuring our "affordable luxury" unique selling proposition
- ✓ "Hands Free" upkeep & maintenance
- ✓ Semi-permeable outdoor surface areas
- ✓ Above-standard interior fit & finishing
- ✓ Optimized living for low-cost lifestyles
- ✓ Eat-in kitchens & office/flex-spaces
- ✓ Courtyard-style cluster for privacy & tranquility
- ✓ Pad parking for 2 cars per household
- ✓ Landscaped, side yards & seating areas
- ✓ EV charging ports for each unit.

**4 Units**

**1,039sf**

**3 Bedrooms**

**2+ Cars/Unit**





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# CASE STUDY

A UNIQUE PARTNERSHIP  
OPPORTUNITY FROM  
INVEST WITH HER CLUB



Both Long & Short Term - Residential & Commercial Projects  
**Join Us On this Incredible Opportunity**  
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# Sustainable Sophistication:

## Your Investment Journey Begins Here

**Strategic Collaboration:** Partner with Invest With Her Club and our esteemed team of advisors. Together, we'll master the game of real estate, capitalizing on market trends and collective expertise. **Your Benefit:** Harness the power of unity for smarter, stronger investment decisions.

**Impressive Returns:** Secure your wealth with our timeless real estate investments, offering potential returns of 15-22% per annum. **Your Benefit:** Consistent, attractive returns that fortify your financial foundation.

**Affordable Luxury:** Experience the essence of 'affordable luxury' as we redefine real estate investment. Our unique approach delivers high-end living without the extravagant price tag. **Your Benefit:** Revel in luxury that doesn't compromise your budget.

**Sustainable and Versatile:** Our smaller, amenity-rich properties cater to a diverse demographic of homebuyers. From Millennials to Baby Boomers, we build homes that resonate. **Your Benefit:** Capitalize on broader market appeal for heightened investment security.

**Economic Resilience:** In an ever-shifting economy, our resilient real estate investment opportunities stand firm. We're not swayed by the storm; we're the lighthouse guiding you through it. **Your Benefit:** Navigate market volatility with confidence, keeping your investment portfolio secure and thriving.

## CURRENT PROJECTS



### THE ENCLAVE AT TROUT RIVER

number of units  
3

average square footage  
1,100

sales price starting at  
\$299,030.00

projected gross profit  
\$350,000



### THE VERVE DUPLEX

number of units  
2

average square footage  
1,100

sales price starting at  
MARKET RENT

projected gross profit  
CASH FLOW + EQUITY



### THE QUADS AT WEST 26TH

number of units  
4

average square footage  
1,032

sales price starting at  
MARKET RENT

projected gross profit  
CASH FLOW + EQUITY



In an unpredictable world, experience is the compass that guides us. Our collective expertise in building communities, navigating market fluctuations, and adapting to societal changes is our North Star. Yet, as seasoned as we are, we're not offering guarantees or securities - we're offering partnership.

The promising projects and potential returns we've highlighted are informed projections, not definitive promises. They are guided by the wisdom of past journeys and steered by an unwavering commitment to adapt and evolve.

And now, we invite you to join us. To stand side-by-side as we weather any storm and seek out the sunny shores of prosperity. Are you ready to navigate the future with us? Let's start charting our course together.

As always, do consult with your legal team to ensure the correct compliance with industry and jurisdictional regulations.

## **INVEST WITH HER CLUB**

Denise Armstrong

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