

Quarm Investments, LLC

Real Estate Investment for Community Transformation

North Liberty, Iowa | Minority-Owned | Est. 2025

Our Mission

To revitalize underserved neighborhoods through strategic real estate investment — creating high-quality housing, empowering underrepresented communities, and delivering long-term value to our investors and the families we serve.

Leadership Team

James Dunham – CEO & CFO

Strategic leadership, finance, and vision. MBA in Finance with 3+ years in real estate.

Samuel Odubasa – CIO & Co-Founder

Community equity, financial planning, and compliance. 4 years in housing investment.

Justin Mills – COO & Field Ops

Construction logistics, project execution, and safety oversight. 5 years experience.

Market Opportunity

- Iowa has a shortfall of 59,000 affordable housing units.
- Home values rising steadily (4.7% in 2024–2025).
- Underserved communities need quality renovation and development.

Project Strategy

1. Identify distressed properties in targeted areas
2. Acquire and renovate to modern, efficient standards
3. Rent affordably to working families
4. Reinvest profits into new developments

Financials & Investment Ask

- Seeking: \$X in capital via grant and investor support
- Use of Funds:
 - 45% Property Acquisition
 - 25% Renovation & Construction
 - 15% Reserves
 - 10% Community Initiatives
 - 5% Administrative
- ROI Projected: 18–25% per property over 12–18 months

Why Invest With Quarm?

- Minority-led, mission-driven company with tangible community impact
- Proven experience and a clear growth roadmap
- Transparent reporting and ethical development principles

Let's Build Together

James Dunham, CEO | Samuel Odubasa, CIO | Justin Mills, COO

432 Cambria Dr, North Liberty, IA 52317

Phone: (319) 326-6986

Email: contact@quarm.net

Thank you for considering partnership with Quarm Investments, LLC.