



The Falls at Crismon Commons, Mesa AZ

GROCAPITUS PORTFOLIO

2025



NEAL BAWA

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ABOUT GROCAPITUS

Grocapitus Investments exists to find and present rock solid commercial real estate investments to our highly valued capital partners. In addition to producing attractive risk-adjusted returns for our investors, we strive to enhance the life of every tenant, team member, and individual that comes into contact with our business. We help people become financially free by investing in multifamily apartment buildings, build-to-rent (BTR), and industrial properties in high-quality markets nationwide.

To accomplish this on a consistent basis, our rock star team executes our proprietary datadriven process for identifying, acquiring, managing, stabilizing, optimizing and divesting cash-flowing value-add Class B and C properties. We also build best in class new construction multifamily, build-to-rent, flex industrial and self-storage projects.

HOW WE SELECT MARKETS

POPULATION GROWTH

Look for markets with at least 9.1% population growth, as rising populations drive housing demand and indicate long-term investment potential.

MEDIAN HOUSEHOLD INCOME GROWTH

Target areas with 52.7% income growth from 2000–2023, as higher and rising incomes support rent increases and signal economic health.

PROPERTY VALUE GROWTH

Focus on markets with 92% or more home price growth over the last two years, which reflects strong upward momentum and housing demand.

CRIME REDUCTION

Seek cities with a crime index of 450 or lower and a decreasing trend, as safer communities attract residents and stabilize investments.

12-MONTH JOB GROWTH

Prioritize markets with 2.5% (or 2% in large metros) annual job growth, as new employment opportunities directly increase housing need.

We call this Location Magic™.



CLICK HERE TO LEARN MORE
ABOUT LOCATION MAGIC™



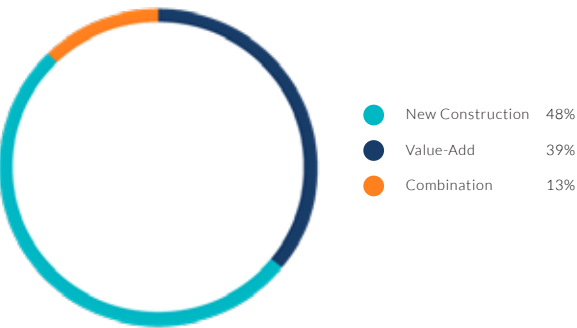
OVERVIEW

Well diversified by geography and project type, Grocapitus' Portfolio of 21 syndicate projects (nine sold), three projects within the Grocapitus Value-Add Multifamily Income Fund and one direct turnkey fourplex project located across the United States, totaling a value of \$660.4 million. Grocapitus' largest exposure to any single asset is its interest in Avondale Commons, located in Phoenix AZ, valued at 15.1% of the direct portfolio. Grocapitus' exposure to residential projects represents 94.3% of portfolio value. Grocapitus also owns two industrial projects, Woods Cross Flex and Storage Depot (sold), which represents 5.7% of portfolio value.

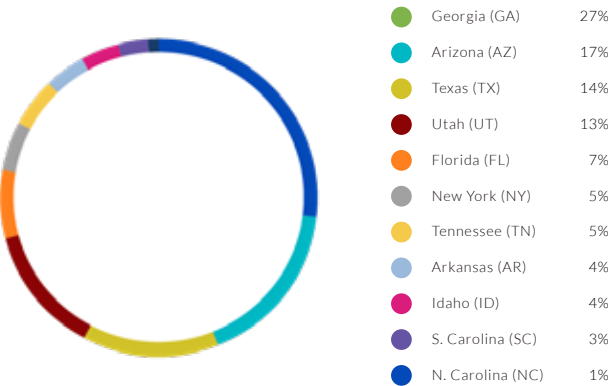
KEY STATISTICS BY PROPERTY

| | Total Portfolio | Residential | Industrial |
|-------------------------------------|-----------------|-------------|------------|
| Number of syndicate properties | 21 (9 sold) | 19 (8 sold) | 2 (1 sold) |
| Number of direct turnkey properties | 1 | 1 | 0 |
| Number of fund properties | 3 | 3 | 0 |
| Total value (\$m) | 660.4 | 622.7 | 37.7 |
| Portfolio weighting by value (%) | 100.0 | 94.3 | 5.7 |

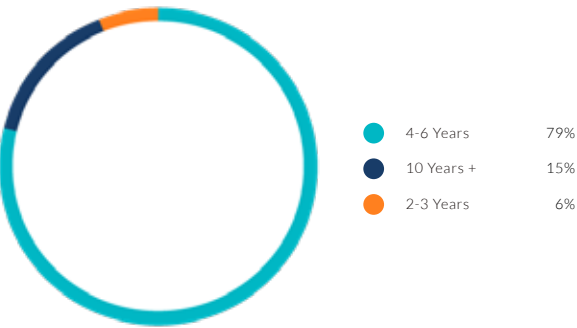
Composition by Project Type*



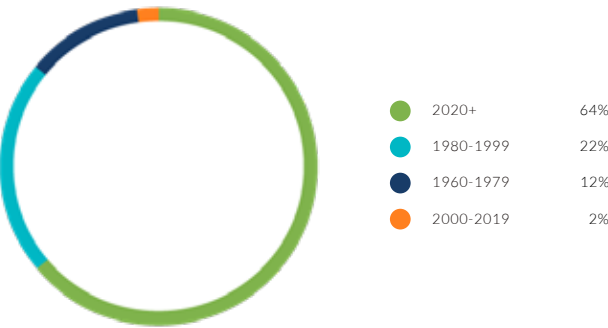
Composition by State*



Composition by Projected Hold Time^



Composition by Vintage*



Note: Percentages are subject to rounding.
*Self-storage units calculated with equivalence to 1:5 multifamily units.
^Does not include direct turnkey fourplex projects, Equinox Idaho Falls and Equinox New Braunfels (also a syndicate project).

TRACK RECORD

EXITS EXCEED PROJECTIONS*



PARK CANYON

180-Unit Multifamily: Value-Add + New Units | Dalton GA

16.3%
PROFORMA IRR

37.8%
REALIZED IRR

Feb-22
DATE SOLD



WINDWARD FOREST

216-Unit Multifamily: Value-Add | Atlanta GA

18.0%
PROFORMA IRR

22.0%
REALIZED IRR

Sep-20
DATE SOLD



LAKEWOOD OAKS

138-Unit Multifamily: Value-Add | Jacksonville FL

17.6%
PROFORMA IRR

19.5%
REALIZED IRR

Oct-21
DATE SOLD



CHELSEA PLACE

180-Unit Multifamily: Value-Add | Dalton GA

14.9%
PROFORMA IRR

12.7%
REALIZED IRR

Jun-21
DATE SOLD



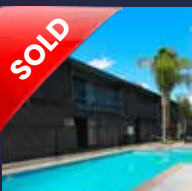
FAIRVIEW

120-Unit Multifamily: Value-Add | Greenville SC

16.0%
PROFORMA IRR

60.0%
PROJECTED IRR

Apr-22
DATE SOLD



EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

17.3%
PROFORMA IRR

59.5%
PROJECTED IRR

Jun-22
DATE SOLD



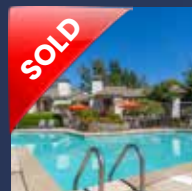
STORAGE DEPOT

873-Unit Self Storage: New+Value-Add | W Memphis AR

20.6%
PROFORMA IRR

49.6%
PROJECTED IRR

Jul-22
EXPECTED SALE DATE



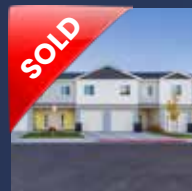
EQUINOX AT KNIGHT

194-Unit Multifamily: Value-Add | Atlanta GA

15.6%
PROFORMA IRR

26.8%
PROJECTED IRR

Dec-23
DATE SOLD



EQUINOX IDAHO FALLS

66-Unit Multifamily: New Construction | Idaho Falls ID

17.0%
PROFORMA IRR

31.9%
PROJECTED IRR

Jan-24
EXPECTED SALE DATE

ACHIEVED RETURNS

16.9%

OVERALL PROJECTED IRR

33.3%

OVERALL ACHIEVED IRR

9

TOTAL PROJECTS SOLD

*This track record was artificially boosted by extraordinary market conditions, given the rapid rise in interest rates, we expect future performance will moderate significantly.

GROCAPITUS PROPERTIES



25
TOTAL PROJECTS



1,000+
INVESTORS



4,400+
UNITS*



11
STATES



\$660M
PROPERTY VALUE

*Self-Storage units calculated with equivalence to 1:5 multifamily units. Each industrial building is calculated as one unit.



INVESTOR REVIEWS

“

"I've invested in 6 of Neal's projects. As I write this, we just had the first successful exit: the Windward Forest Multifamily project, where we earned >20% IRR. Neal and Ana are syndicators. They find projects that offer solid, stable and steady returns, and they put the right people in place to run each project. Each project is a separate LLC legal entity and is independent of the others. The funding comes from people like me; usually there is also a bank loan, which increases the overall return (but adds a risk, obviously)."

Overall, I am very impressed by Neal's approach. It's all about the numbers. He uses public and private data to find the fastest-growing metros in the US in terms of individuals income, new jobs creation and inflow of people. Then he narrows down to towns that have steady employment, good cap rates, and a shortage of rentals. He vets every project carefully before jumping into it. His presentations of each project are packed with meaningful, down-to-earth facts and calculations. This is on the acquisition side.

Then comes another big responsibility: putting a successful team in place to run the project. These teams do an amazing job. For each project the team prepares a monthly update that is packed with facts and numbers. Every quarter there is also a webinar where investors like me can ask questions and see the numbers down to each cent being spent and earned; think of these like company quarterly earnings reports.

Neal is extremely agile. Until COVID hit us, his projects were mostly multifamily deals (each with some value-add strategy that should increase the NOI). Since then, he realized that there may be higher risk in such deals due to tenants' unemployment, inability to pay rent, and eviction restrictions. So his last few projects are construction projects that will hopefully get completed after the pandemic is over. Still, I am very impressed by the multifamily projects performance: the occupancy levels have not gone down, and rent collection is very high, given the circumstances. I personally like the multifamily projects more, as they offer dividends from the rent income, and it's easier to predict their performance. Anyways, I trust Neal's numbers, so I have invested in his recent construction projects, too. Keep them coming, Neal!"

- IVAN Z

Coyote Creek, St George UT

INVESTOR REVIEWS

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“Neal does wonders with investor money. The ROI with Neal beats all my projects with other firms. Besides this key aspect, I want to share a few other things.

I met Neal in 2017, to purchase a single family house owned by Neal. Neal was selling it to focus on his syndication journey. Unfortunately, I had to withdraw the contract. Neal graciously returned the deposit, which could have been kept by contract. At that moment, I knew Neal is a big hearted person! Neal told me he has an offshore administration team. To me, that was a novel idea for a start-up real estate firm back then. When I started working with the team in 2018 for the Park Canyon project, I found Neal's team to be superb. They are responsive, provide quality work, and the operational flow is seamless. Neal not only deploys many advanced technologies, concepts, methods to identify opportunities, but also manages each project with unbeatable efficiency. He has a great team, and I have been working with the same team today as I started four years ago, so I think Neal really takes care of his people.

Bottom line - Neal is a disruption force in his field, he has everything down to a science. He fuses the best practice of both technology and business, into his workflow. And he always seeks the truth. If you are with Neal, you are on the fastest train!”

- JENNIFER F

SIX GROCAPITUS INVESTMENTS

“I have worked with Neal and his team at Grocapitus for four years, and I have the perspective of being a passive partner in his deals which have come full circle to completion. I also have the perspective of being a general partner in my own deals as well as a passive partner in deals with other syndicators.

Neal's datacentric approach gives him a near oracle like insight into the vagaries of not just commercial real estate, but also macroeconomic trends as they impact microeconomic zones and industries. His ethics are beyond reproach and his interests are clearly aligned with his passive partners.

He is what you want in a partner, someone who is scanning the horizon for both threats and opportunities, someone who can hunt for the right prey at the right time, and you both get to dine on the feast together.”

- DR. GURPREET P

FOUR GROCAPITUS INVESTMENTS



INVESTOR REVIEWS

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“I have invested in a couple of opportunities with Grocapitus. One of them is a multifamily property, which has been performing superbly, and way better than the initial predictions. The second one is a new construction project, which is on-time, even during the COVID-19 pandemic. And the marketing material that the team has put together to lease these new units is top-notch. Awesome job by Neal and his team in managing the properties and consistent communication with their investors.”

As a Limited Partner investing in a syndication, for me, trust is a big factor. With Neal’s vast experience in multifamily construction, data-driven approach, and creative ways in solving problems as well as straightforwardness helped in creating the trust. I look forward to working with Neal on future opportunities.”

- AVINASH P

“

“I have several investments with Neal Bawa through Grocapitus. I trust that his underwriting is conservative and accurate. He is very knowledgeable about market conditions and is happy to share his research. During the course of the investments Neal and Anna are both very responsive and prompt in answering questions. Their reporting is consistent, timely, and provides an honest portrayal of how the property is doing. The returns I have received on my investments have been very close to proforma projections, even in these very difficult pandemic times. I would definitely invest with Grocapitus again in the future.”

- FARZANA P

“

“Challenging times take a dedicated group to plan and execute to meet investment objectives. The site and asset management teams at Grocapitus have worked hard to maintain occupancy, keep tenants safe, and delinquency low. Collectively, they have effectively managed expenses and incrementally increased rents to exceed NOI budget expectations.”

- ROB D

“

“Thank you for a thorough and newsy update. I am still in awe of your work efforts and completions in such a short timeframe. And in these hot, hot, hot summer months no less. The report is very detailed and it makes me feel like I am there to look at it all. Thank you for your dedication to excellence and for all your conscientious efforts. It is much appreciated.”

- LISA H

The Grid, Buffalo NY



INVESTOR REVIEWS



"Neal and his team are awesome! I've invested in 8 projects with him and after 3 years we've already sold three. He's outperformed other syndicates that I've invested with for much longer. I love getting his monthly updates. It's rare to have a syndicator update us so regularly. Grocapitus is a breath of fresh air. They do things differently and way better than their competitors. Thank you Neal for being an amazing leader to your team! I couldn't be happier with the results so far. Looking forward to investing more in the future."

- SARAH L



"I invested in Grocapitus' project because I liked their data driven approach to analysis and conservative underwriting. So far results have been delightful as the project has outperformed the projections and continues to perform well even during the coronavirus crisis. I also appreciate the fact that Grocapitus is easily available and they make it a point to communicate personally to address any questions I might have."

- ANSHU S



"As an investor in Park Canyon I am so impressed with the management team. One of the things that I really like are the quarterly updates of the project. They keep you informed of what is going on with the project and point out both the good and the bad. You are never kept in the dark about your investment. This is a fantastic project and I am so happy that I am an investor!"

- KATRINA J



"I had met Neal at a real estate investor meetup a few years back. Neal was very positive about investing in multifamily. He does a lot of research using data analytics on markets, identifying growth areas, finding good neighborhoods and shares the data and his findings with interested people and clients. His presentations are filled with a lot of info about the market, the property, the financials the expected returns, and his team patiently answers questions. One of our investments with Neal had an exit with better than projected returns (during uncertain times with the pandemic)!!"

- VENGAL D

Falls at Crismon Commons, Mesa AZ

SPEAKER REVIEW

“Neal Bawa is a data-driven gem in the educational webinar world. Over 5 webinars, Neal has presented unique angles, emerging market trends or valuable data insights to thousands of our clients and contacts. He is our audience’s favorite guest presenter because his empirical approach, enthusiasm and professionalism are second-to-none. We look forward to the next opportunity to collaborate with Neal on another educational project. Luckily, his love for research and discovery is unwavering. Thank you for all you do Neal!”

- ANDREW CRAWFORD

The Entrust Group





Mill Race Phase 1A

Provo, Utah

Mill Race is a premier \$130 million mixed-use development located in the heart of Provo, Utah, designed to redefine urban living with its combination of luxury multifamily units, state-of-the-art office spaces, retail, and upscale condos. Situated in a prime area of a rapidly growing metro, this project offers unparalleled access to local amenities, top educational institutions, and thriving business hubs. With cutting-edge amenities like a rooftop deck, fitness center, and secure parking, residents and tenants will enjoy a modern lifestyle experience. Proximity to a newly constructed \$7 million pedestrian bridge enhances accessibility, further elevating Mill Race's appeal. Provo is consistently ranked as one of the best places to live and work in the United States, making Mill Race a key investment in the city's future growth and development. Mill Race Phase 1A is fully subscribed.

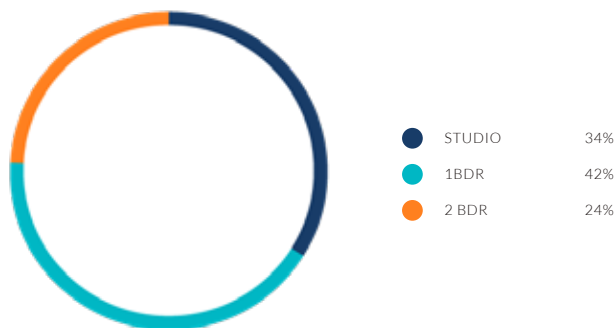
Property Overview

| | |
|-----------------------|------------------|
| State | UT |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2023 |
| Date Acquired | Sep-2019 |
| Opportunity Zone (OZ) | Yes |

Investment Metrics

| | |
|-----------------------------|----------------------|
| Land Price | \$6.11M |
| Total Units | 210 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 100/0 |
| Hold Time | 10 years |
| All-In Acquisition | \$36.39M |
| All-In Per Door | \$169K |
| Cost per Square Foot | \$231 |
| Preferred Return | 8% |
| Equity Multiple (Projected) | 2.77x |
| IRR (Projected) | 17.56% |

Unit Mix





Windward Forest

Atlanta, Georgia



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MORE ABOUT COST
SEGREGATION](#)

Windward Forest, a 216-unit Class-C property in East Atlanta, was acquired in September 2018 as a true value-add multifamily opportunity. Our business plan focused on unit renovations, bringing rents to market, replacing roofs, implementing a green program (including LED lighting and water-saving toilets), and reducing expenses through high-tech security solutions. Despite initial challenges with maintaining physical occupancy above 90%, the property's transformation through exterior improvements and enhanced amenities began to take hold. The turning point came when we activated our Efficiency Center in April 2019, generating an additional 250 tenant leads per month through Mega Marketing and Mega Leasing. This surge helped boost occupancy to an average of 95% and resulted in 31 leases, adding \$358,714 in property value. Although the property faced some delinquency issues, we capitalized on an off-market sale opportunity in 2020, despite the COVID-19 pandemic. Windward Forest was sold in September 2020, delivering both a projected IRR and annualized return that exceeded initial investor expectations.

Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Sep-2018 |
| Year Built | 1972 |

Unit Mix



| | |
|----------|-----|
| 1BDR-1BA | 28% |
| 2BDR-2BA | 43% |
| 3BDR-2BA | 22% |
| 4BDR-2BA | 7% |

Investment Metrics

| | |
|---------------------|---------------|
| Purchase Price | \$12.53M |
| Total Units | 216 |
| Loan Type | Bridge: 3-1-1 |
| Reg D Type | 506b |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$14.18M |
| All-In Per Door | \$65.6K |
| Capital Expenditure | \$1.01M |
| Preferred Return | 8% |
| AAR (Projected) | 21.22% |
| IRR (Projected) | 18.84% |





INTERNAL
RATE OF
RETURN (IRR)

21%

ACTUAL VS
ORIGINAL 15.6%

Equinox At Knight

Atlanta, Georgia



CLICK HERE TO LEARN HOW TO IMPLEMENT
COST SEGREGATIONS TO HELP OFFSET
OUR INVESTORS' TAX LIABILITIES

Equinox at Knight, a 194-unit multifamily property located in a desirable submarket of Atlanta, GA, has been successfully sold, exceeding initial return projections. This Class B property benefited from a comprehensive rebranding and extensive renovations as part of our value-add strategy, resulting in a \$482 per unit rental premium. The final sale price reached \$203.6K per unit, well above comparable properties in the area. The project delivered a 26.8% IRR and a 2.0x Equity Multiple, providing substantial returns to investors. Through strategic refinancing and a highly profitable sale, this fully subscribed project exemplified the success of our value-add approach.

Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Dec-2019 |
| Year Built | 1988 |

Unit Mix



| | |
|----------|-----|
| 1BDR-1BA | 28% |
| 2BDR-1BA | 15% |
| 2BDR-2BA | 36% |
| 3BDR-2BA | 21% |

Investment Metrics

| | |
|---------------------|---------------|
| Purchase Price | \$23.85M |
| Total Units | 194 |
| Loan Type | Bridge: 3-1-1 |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$27.33M |
| All-In Per Door | \$140.9K |
| Capital Expenditure | \$1.3M |
| Preferred Return | 8% |
| AAR (Projected) | 18.00% |
| IRR (Projected) | 15.60% |





The Grid - Main & Dodge

Buffalo, New York

The Grid - Main & Dodge is a 217-unit, purpose-built student housing development located in the vibrant and growing city of Buffalo, NY, strategically positioned near the University at Buffalo's Medical Campus. This state-of-the-art project is designed to meet the increasing demand for modern, well-located student housing, offering a range of amenities that cater to students' needs, including high-speed internet, study lounges, fitness facilities, and secure access. The property's prime location provides residents with easy access to the university, public transportation, and the lively cultural scene of Buffalo, making it an ideal choice for students. The Grid's strategic location and high-quality offerings ensure its strong appeal in the competitive student housing market of Buffalo, a city recognized for its educational institutions and economic growth. The Grid remains fully subscribed.

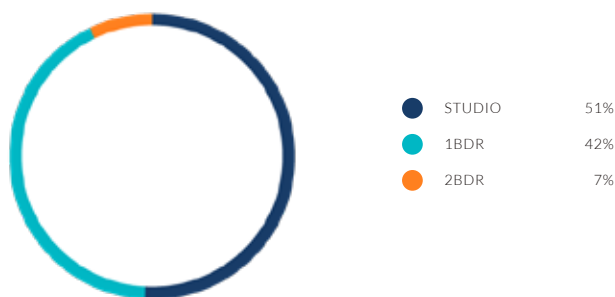
Property Overview

| | |
|-----------------|------------------|
| State | NY |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2021 |
| Date Acquired | Jul-2019 |

Investment Metrics

| | |
|-------------------------|----------------------|
| Land Price | \$3.23M |
| Total Units | 217 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 15/85 |
| Hold Time | 5 years |
| All-In Acquisition | \$32.98M |
| All-In Per Door | \$152K |
| Cost per Square Foot | \$251 |
| Annual Cash (Projected) | 10.53% |
| AAR (Projected) | 22.02% |
| IRR (Projected) | 17.29% |

Unit Mix





INTERNAL
RATE OF
RETURN (IRR)

37.8%

ACTUAL VS
ORIGINAL 16.3%

Park Canyon

Dalton, Georgia

Park Canyon, a 151-unit Class B multifamily property located in Dalton, GA, within the high-growth corridor between Chattanooga and Atlanta, was acquired in November 2018. The property consistently over-performed and remained a strong asset even during the COVID-19 pandemic, boasting the lowest delinquency rates of all our projects with nearly 0% delinquency month over month. Occupancy consistently remained between 97% and 99%. During our ownership, we added 29 new units, which were completed in July 2021 and fully leased in less than two months. Except for a cautious pause on distributions in Q1 2020 due to COVID-19, the property issued steady distributions from the start. Based on its robust performance, we resumed distributions in Q2 2020. Park Canyon was sold in January 2022 as a 180-unit property, delivering class-leading returns.

Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Nov-2018 |
| Year Built | 1988 |

Unit Mix



| | |
|----------|-----|
| 1BDR S/M | 13% |
| 1BDR L | 20% |
| 1BDR XL | 33% |
| 2BDR M | 23% |
| 2BDR L | 11% |

Investment Metrics

| | |
|---------------------|----------------------------|
| Purchase Price | \$10.27M |
| Total Units | 151 |
| Loan Type | 12 year Fannie, 5 years IO |
| Reg D Type | 506b |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$10.95M |
| All-In Per Door | \$72.5K |
| Capital Expenditure | \$453K |
| Preferred Return | 8% |
| AAR (Projected) | 19.60% |
| IRR (Projected) | 16.30% |





PARK CANYON INVESTOR REVIEW

"I've been extremely happy about the Park Canyon project. Neal, Anna and the Grocapitus team were truly professional and diligent during the entire time. They stayed on top of everything, never missed one single monthly / quarterly update (which is really amazing!). They went extra miles to ensure that the investors get the best possible return. For example, before selling the project, they even redesigned the Offering Memorandum pages by the broker to make it look more attractive to potential buyers.

The team also has the rare ability to identify unique, unusual opportunities for further improvements. Park Canyon by itself was

already a great value-add project, but they were able to see the unique opportunity to rebuild the Phoenix building (on the site of a previously burnt down building) and the tremendous value it could bring. This move allowed the project to deliver an outsized return that greatly exceeded my expectations for a value-add.

I consider myself very lucky to be in this project. Big thank you to Neal, Anna and the Grocapitus team!"

- CHONG Z



Park Canyon Second Inning

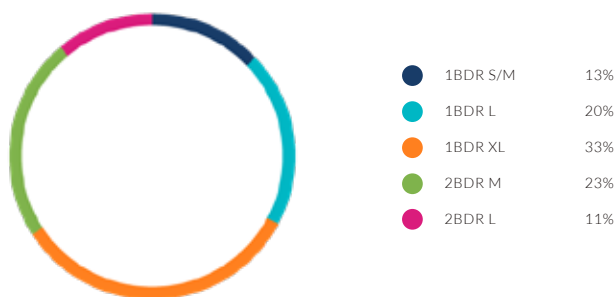
Dalton, Georgia

Park Canyon Second Inning is a 180-unit Class B multifamily property located in Dalton, GA, and marks our second ownership of this exceptional asset. Originally acquired in November 2018, we were so impressed by its performance that we bought it back in January 2022. This well-maintained community, positioned near key employment hubs, shopping centers, and educational institutions, continues to be a cornerstone of our portfolio. Offering spacious one-, two-, and three-bedroom units, Park Canyon features attractive amenities such as a swimming pool, tennis courts, car wash, and walking trails. As part of our ongoing strategy to optimize returns, we implemented a preferred equity investment structure, enhancing the capital stack for investors. With Dalton's strong industrial base and growing community, Park Canyon remains a high-demand property with long-term growth potential. Park Canyon Second Inning is fully subscribed.

Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-add |
| Class | B |
| Date Acquired | Jan-2022 |
| Year Built | 1988 |

Unit Mix



Investment Metrics

| | |
|---------------------|--------------------------|
| Purchase Price | \$23.3M |
| Total Units | 180 |
| Loan Type | Freddie Mac 5 year fixed |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$24.7M |
| All-In Per Door | \$137.2K |
| Capital Expenditure | \$117K |
| Preferred Return | 7% |
| AAR (Projected) | 26.90% |
| IRR (Projected) | 18.83% |





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TO INVEST WITH IRA FUNDS](#)

The Falls at Crismon Commons

Mesa, Arizona

The Falls at Crismon Commons is a newly constructed, ground-up, Class A, 240-unit multifamily community located in Mesa, AZ, one of the fastest-growing Sun Belt metros. Completed in early 2025, the property is currently in lease-up and stabilization and was strategically developed to meet rising demand for high-quality rental housing in the Mesa market. The community features contemporary apartment homes and a robust amenity package, including a state-of-the-art clubhouse, resort-style pool, and fitness center, thoughtfully designed to support the lifestyle preferences of today's renters. Situated within a vibrant area supported by strong economic fundamentals, The Falls at Crismon Commons is positioned as a premier residential destination within the local market.

Property Overview

| | |
|-----------------|--------------------|
| State | AZ |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date | 2025 |
| Date Acquired | Mar-2020 |

Investment Metrics

| | |
|----------------------|----------------------|
| Land Price | \$4.30M |
| Total Units | 240 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 4.5 years |
| All-In Acquisition | \$53.0M |
| All-In Per Door | \$220.8K |
| Cost per Square Foot | \$200 |
| Preferred Return | 8% |
| AAR (Projected) | 28.20% |
| IRR (Projected) | 20.20% |

Unit Mix



| | |
|--------------------|-----|
| 1BDR-1BA Apartment | 35% |
| 1BDR-1BA Rental | 7% |
| 2BDR-2BA Apartment | 42% |
| 2BDR-2BA Rental | 8% |
| 3BDR-2BA Apartment | 7% |
| 3BDR-2BA Rental | 1% |





Lakewood Oaks

Jacksonville, Florida

Lakewood Oaks, a 138-unit Class C property built in 1974, was our first acquisition in Jacksonville, FL. Located in an emerging Class B area, this true value-add project was acquired in February 2019 with under-market rents and no previously renovated units. As part of our strategy, we completed a full rebranding and renovated many units as tenants vacated. Despite the challenges of the pandemic, occupancy remained strong throughout our ownership. Capitalizing on Jacksonville's hot market, we sold Lakewood Oaks in October 2021, delivering strong returns ahead of schedule.

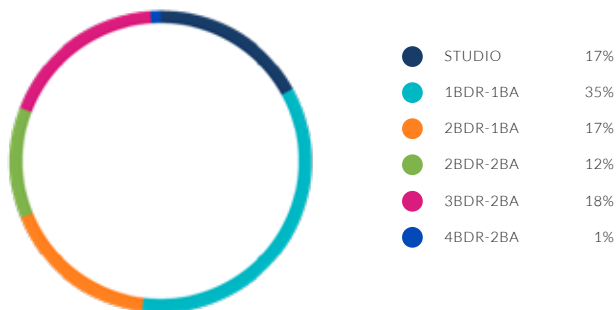
Property Overview

| | |
|---------------|-----------|
| State | FL |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Feb-2019 |
| Year Built | 1974 |

Investment Metrics

| | |
|---------------------|---------------|
| Purchase Price | \$12.10M |
| Total Units | 138 |
| Loan Type | Bridge: 3-1-1 |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$14.65M |
| All-In Per Door | \$106.1K |
| Capital Expenditure | \$1.0M |
| Preferred Return | 8% |
| AAR (Projected) | 19.90% |
| IRR (Projected) | 17.60% |

Unit Mix





Coyote Creek

St George, Utah



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CALL TO DISCUSS OUR NEW
DEVELOPMENT PROJECTS

Coyote Creek is a 116-unit new construction multifamily development located in the scenic city of St. George, UT. This project was thoughtfully designed to cater to the growing demand for high-quality housing in a region known for its natural beauty and expanding economy. The property offers residents a range of modern amenities, including a resort-style pool, fitness center, and outdoor recreational areas, all set against the stunning backdrop of St. George's unique landscape. Coyote Creek's strategic location provides easy access to local shopping, dining, and entertainment options, making it an ideal choice for both families and professionals. Fully subscribed since its launch, Coyote Creek has quickly stabilized, exceeding initial projections and delivering strong occupancy rates and rental performance.

Property Overview

| | |
|-----------------|------------------|
| State | UT |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2021 |
| Date Acquired | Aug-2019 |

Investment Metrics

| | |
|-----------------------------|--------------------------|
| Land Price | \$1.40M |
| Total Units | 116 |
| Loan Type | Freddie Mac 5 year fixed |
| Reg D Type | 506c |
| Investor Split | 80/20 |
| Hold Time | 10 years |
| All-In Acquisition | \$23.86M |
| All-In Per Door | \$205.6K |
| Cost per Square Foot | \$142 |
| Preferred Return | 9% |
| Equity Multiple (Projected) | 3x |
| IRR (Projected) | 19.00% |

Unit Mix



| | |
|--------------|-----|
| 1BDR | 28% |
| 2BDR | 52% |
| 3BDR-2 STORY | 16% |
| 3BDR-3 STORY | 4% |





Storage Depot

West Memphis, Arkansas

Storage Depot, our first self-storage project, was a 718-unit value-add facility with adjacent land for future expansion. The property was rebranded and repositioned as a green facility through the installation of two solar arrays, powering the entire complex. Additional upgrades included the creation of more climate-controlled storage units and RV parking to maximize rental income. Despite the challenges of COVID-19, occupancy consistently remained at 95% with no significant increases in delinquency. Construction was completed in early 2022, and the project issued steady distributions throughout. Storage Depot was sold in July 2022, achieving exceptionally high returns—double the original projections.

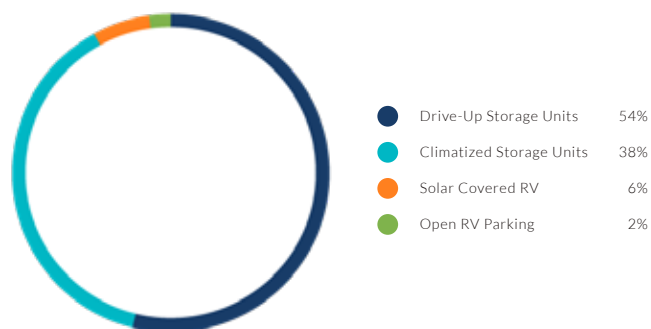
Property Overview

| | |
|---------------|------------------------------|
| State | AR |
| Project Type | Value-Add & New Construction |
| Date Acquired | Feb-2020 |
| Year Built | 2004 |


Investment Metrics

| | |
|---------------------|------------------------------------|
| Purchase Price | \$8.98M |
| Total Units | 718 + 155 new |
| Loan Type | 5 year Perm + Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$12.14M |
| All-In Per Door | \$13.9K |
| Capital Expenditure | \$2.05M |
| Preferred Return | 8% |
| AAR (Projected) | 28.20% |
| IRR (Projected) | 20.20% |

Unit Mix







INTERNAL
RATE OF
RETURN (IRR)

51.4%

PROJECTED VS
ORIGINAL 17.3%

Equinox on Prince

Tucson, Arizona



CLICK HERE TO LEARN HOW
WE USE DATA TO PICK OUR
MARKETS

Equinox on Prince, a 114-unit property in Tucson, AZ, was acquired in March 2019. Located in a high-growth area with new medical centers and shopping malls nearby, this property presented a true value-add opportunity with under-market rents and dated units. Despite facing challenges during the COVID-19 pandemic, including a tenant-organized “rent strike,” we were able to leverage Arizona’s favorable landlord-tenant laws to resolve the situation and get the property back on track. Tucson’s strong market fundamentals allowed us to continue executing our business plan, and in 2022, Equinox on Prince was sold for \$185K per door, after being purchased at \$55K per door. Investors achieved nearly a 4x equity multiple and an impressive 121% average annualized return. This project exemplifies our data-driven approach to market and neighborhood selection, providing resilience during difficult market cycles. Equinox on Prince was sold in June 2022.

Property Overview

| | |
|---------------|-----------|
| State | AZ |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Mar-2019 |
| Year Built | 1964 |

Unit Mix



| | |
|------------|-----|
| STUDIO | 35% |
| 1BDR-1BA | 7% |
| 1BDR-1.5BA | 4% |
| 2BDR-1BA | 32% |
| 2BDR-1.5BA | 22% |

Investment Metrics

| | |
|---------------------|---------------|
| Purchase Price | \$6.50M |
| Total Units | 114 |
| Loan Type | Bridge: 3-1-1 |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$7.37M |
| All-In Per Door | \$64.6K |
| Capital Expenditure | \$1.12M |
| Preferred Return | 8% |
| AAR (Projected) | 20.58% |
| IRR (Projected) | 17.33% |





Woods Cross Flex

Salt Lake City, Utah

Woods Cross Flex is a strategically located industrial project situated just north of Salt Lake City, UT. This development offers a versatile range of industrial spaces designed to meet the needs of businesses seeking proximity to major transportation routes and the thriving economic hub of Salt Lake City. With modern facilities and flexible leasing options, Woods Cross Flex is positioned to attract a diverse mix of tenants, ranging from logistics and distribution companies to light manufacturing firms. The project's location, combined with its high-quality infrastructure, ensures strong demand in a market that continues to tighten. Fully subscribed since its inception, Woods Cross Flex has reached 100% occupancy, making it a key asset in our industrial portfolio.

Property Overview

| | |
|-----------------|------------------|
| State | UT |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2023 |
| Date Acquired | Aug-2020 |

Investment Metrics

| | |
|--------------------------------|----------------------|
| Land Price | \$5.2M |
| Total Units | 6 Buildings / 1 Sold |
| Loan Type | Permanent Loan |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 6 years |
| All-In Acquisition | \$25.6M |
| All-In per Building | \$4.3M |
| Cost per Buildable Square Foot | \$123 |
| Preferred Return | 8% |
| AAR (Projected) | 22.00% |
| Equity Multiple (Projected) | 1.66x |

Unit Mix





Chelsea Place

Atlanta, Georgia



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ABOUT REAL ESTATE
FUNDAMENTALS

Chelsea Place, located less than 2 miles from Windward Forest, offers upscale townhouse-style units nestled in lush foliage and rolling terrain. Initially, the property underperformed during the first 12 months, but saw a dramatic turnaround with the activation of our Efficiency Center in August 2019. Lead flow increased fivefold, and appointment bookings tripled, resulting in occupancy levels of 98% and higher. During the pandemic, the townhome-style units made Chelsea Place a highly desirable place to live. To save on capital expenditures, we adjusted our renovation strategy to a “classic with a pop” approach, yet still achieved strong market rents. The high occupancy helped offset the increase in delinquency caused by COVID-19. We paused distributions temporarily to preserve capital in case of a downturn, and as we neared the end of our interest-only loan period, we explored a sale opportunity. Chelsea Place was sold in June 2021, delivering solid returns.

Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Dec-2018 |
| Year Built | 1973 |

Unit Mix



| | |
|------------|-----|
| 1BDR-1BA | 10% |
| 2BDR-1.5BA | 59% |
| 3BD-1.5BA | 31% |

Investment Metrics

| | |
|---------------------|-------------------------|
| Purchase Price | \$10.80M |
| Total Units | 174 |
| Loan Type | 10 year fixed 4 year IO |
| Reg D Type | 506b |
| Investor Split | 85/15 |
| Hold Time | 10 years |
| All-In Acquisition | \$12.49M |
| All-In Per Door | \$71.8K |
| Capital Expenditure | \$951.8K |
| Preferred Return | 8% |
| AAR (Projected) | 20.40% |
| IRR (Projected) | 14.90% |





INTERNAL
RATE OF
RETURN (IRR)

60%

PROJECTED VS
ORIGINAL 16%

Fairview

Greenville, South Carolina

Fairview, a 120-unit property in Greenville, SC, was acquired in September 2020. Located in a stable growth area, the property benefited from cumulative effective rent growth of 15.9% (3.2% annually) and maintained an average occupancy of 95%. With Greenville County's population growing at an annual rate of 2.1%—72% higher than the overall Greenville MSA—along with an average household income of \$87,400 within a 3-mile radius, the submarket was primed for continued rent growth. The previous owner had already implemented a successful interior renovation program, spending over \$1 million to update 30% of the units. By upgrading to a consistent finish level, we were able to achieve immediate rent increases of over \$100 per month. Although our original plan was to hold the property for five years, we received an off-market offer in early 2022 for 59% above our purchase price, far exceeding our projections in under two years. The property closed in May 2022, delivering an average annual return (AAR) of over 70%, significantly surpassing the planned 18.3%, and an equity multiple of 2.2x compared to the original 5-year plan of 1.92x.

Property Overview

| | |
|---------------|-----------|
| State | SC |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Sep-2020 |
| Year Built | 1988 |

Investment Metrics

| | |
|---------------------|--------------------------|
| Purchase Price | \$15M |
| Total Units | 120 |
| Loan Type | 10 Year Fixed 5 Year IO |
| Reg D Type | 506b |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$16.52M |
| All-In Per Door | \$137.6K |
| Capital Expenditure | \$910K |
| Preferred Return | Class A 10% / Class B 7% |
| AAR (Projected) | 18.30% |
| IRR (Projected) | 16.00% |

Unit Mix



| | |
|-----------------------|-----|
| Classic (Unrenovated) | 58% |
| "R" Renovated | 11% |
| "D" Renovated | 31% |





Casata San Marcos

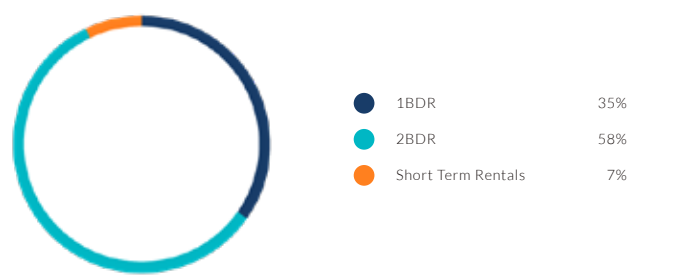
San Marcos, Texas

Casata San Marcos is a pioneering modular construction community located near Texas State University and a major outlet mall in San Marcos, TX. Building on the success of our pilot project in Austin, this development is designed to offer a unique living experience with modern amenities, including a pool and community gardens, catering to a diverse resident base. The project is strategically positioned to tap into the strong demand for innovative housing solutions in a rapidly growing area, with close proximity to educational institutions and retail centers. Leveraging partnerships with leading manufacturers such as Champion Homes, Oak Creek Homes, and nVolve Technologies, the project is on track for first move-ins in late Spring 2025 and is fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2025 |
| Date Acquired | Feb-2022 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|----------------------|
| Land Price | \$2.25M |
| Total Units | 210 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$41.4M |
| All-In Per Door | \$197.2K |
| Cost per Square Foot | \$364 |
| Preferred Return | 9% |
| Equity Multiple (Projected) | 2.14x |
| IRR (Projected) | 19.80% |





Country Place

Killeen, Texas

Country Place is a 137-unit, Class B, two-bedroom multifamily community located in the rapidly growing city of Killeen, Texas. Acquired in January 2022, this property benefits from its strategic proximity to Fort Hood, one of the largest military bases in the U.S., ensuring strong rental demand. Half of the units have been upgraded to a premium gold standard. Further elevating the community, significant exterior improvements including enhancements to the bark park, grilling gazebo, picnic area, and pool have also been completed. Country Place is fully subscribed.

Property Overview

| | |
|---------------|-----------|
| State | TX |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Jan-2022 |
| Year Built | 1996 |

Investment Metrics

| | |
|---------------------|------------------|
| Purchase Price | \$2.2M |
| Total Units | 137 |
| Loan Type | Bridge 3 - 1 - 1 |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$19.4M |
| All-In Per Door | \$141,816 |
| Capital Expenditure | \$875,000 |
| Preferred Return | 7% |
| AAR (Projected) | 18.00% |
| IRR (Projected) | 14.60% |

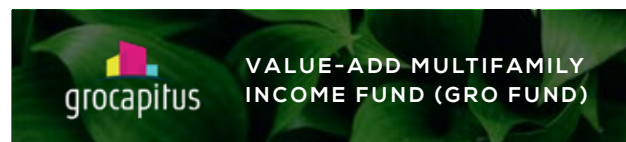
Unit Mix





Equinox at Midtown

Chattanooga, TN

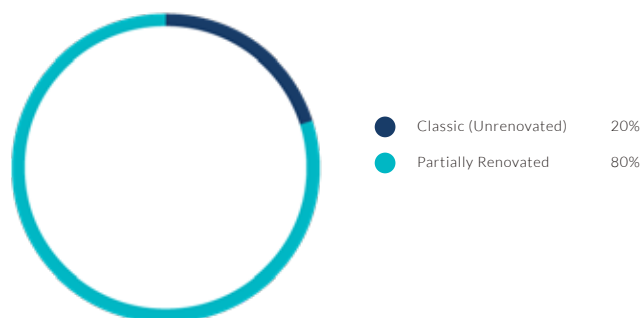


Equinox at Midtown is a 193-unit value-add multifamily property located in the vibrant Brainerd submarket of Chattanooga, TN. Built in 1986, this Class B complex has already benefited from a \$3 million capital investment by the previous owner, which enhanced 60% of the units. Acquired at 37% below its peak 2022 valuation for \$29.6 million, the property is well-positioned in a market with strong rental demand and solid economic fundamentals. Equinox at Midtown is both a standalone project and a key component of the GRO Value-Add Multifamily Income Fund (GRO Fund), completing a diverse portfolio of sunbelt properties. With a focus on capital preservation and risk mitigation, the GRO Fund is fully subscribed.

Property Overview

| | |
|---------------|-----------|
| State | TN |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Apr-2024 |
| Year Built | 1986 |

Unit Mix



Investment Metrics

| | |
|--------------------------|--------------------------------|
| Purchase Price | \$29.6M |
| Total Units | 193 |
| Loan Type | Fannie 5 year fixed IO |
| Reg D Type | 506c |
| Investor Split | Class B: 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$31.3M |
| All-In Per Door | \$162,300 |
| Capital Expenditure | \$1.25M |
| Preferred Return | Class B1: 6% / B2: 7% / B3: 8% |
| AAR (Projected Class B2) | 20.00% |
| IRR (Projected Class B2) | 16.30% |





Park Avenue Villas

Tallahassee, FL



Park Avenue Villas is a 121-unit value-add multifamily community located in the vibrant city of Tallahassee, FL. Situated in a growing middle-class neighborhood, the property enjoys close proximity to major employers, Florida State University, Florida A&M University, and a variety of retail and dining options. Built in 1984, Park Avenue Villas offers a mix of spacious one- and two-bedroom units, featuring private entries, modern kitchens, and in-unit washers and dryers. A comprehensive value-add business plan includes significant interior and exterior renovations, such as upgrading units with contemporary finishes, enhancing common areas, and adding backyard fencing for added privacy. The property was exclusively available through the GRO Value-Add Multifamily Income Fund (GRO Fund), which is now fully subscribed.

Property Overview

| | |
|---------------|-----------|
| State | FL |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Aug-2023 |
| Year Built | 1984 |

Unit Mix



Investment Metrics

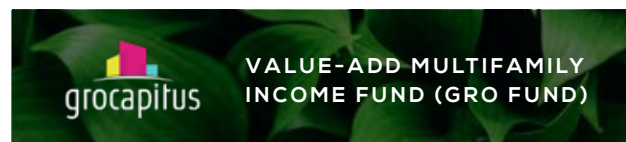
| | |
|-----------------------------------|--------------------------------|
| Purchase Price | \$15.4M |
| Total Units | 121 |
| Loan Type | Fannie 5 year fixed IO |
| Reg D Type | 506c |
| Investor Split | Class B: 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$17.8M |
| All-In Per Door | \$128,099 |
| Capital Expenditure | \$477,200 |
| Preferred Return | Class B1: 6% / B2: 7% / B3: 8% |
| AAR (GRO Fund Projected Class B2) | 17.60% |
| IRR (GRO Fund Projected Class B2) | 15.60% |





Monarch Villas

Sandy Springs, GA



Monarch Villas is a 130-unit, Class B, value-add multifamily property located in the affluent Sandy Springs neighborhood of the Atlanta Metro area. Positioned in one of the region's top-performing submarkets, Monarch Villas benefits from its proximity to major employers, prestigious universities, and extensive retail and recreational amenities. The property has undergone substantial upgrades, including new roofs, interior renovations, and modernized amenities such as a renovated clubhouse and a new grilling station. Offering a range of unit types from studios to three-bedroom apartments, each unit features modern finishes like granite countertops and luxury vinyl flooring. Monarch Villas was the first property included in the GRO Value-Add Multifamily Income Fund (GRO Fund), which is now fully subscribed.

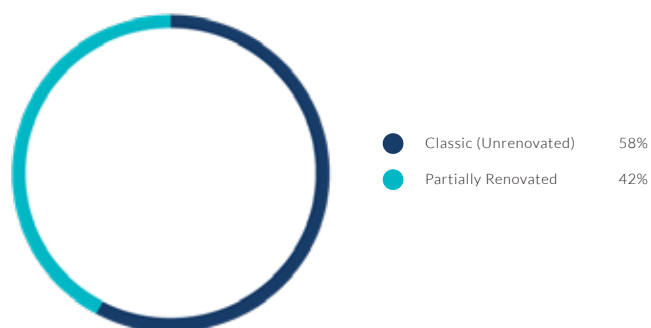
Property Overview

| | |
|---------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Nov-2023 |
| Year Built | 1969 |

Investment Metrics

| | |
|-----------------------------------|--------------------------------|
| Purchase Price | \$24.8M |
| Total Units | 130 |
| Loan Type | Freddie 5 year variable IO |
| Reg D Type | 506c |
| Investor Split | Class B: 70/30 |
| Hold Time | 5 years |
| All-In Acquisition | \$28.1M |
| All-In Per Door | \$216,270 |
| Capital Expenditure | \$1.08M |
| Preferred Return | Class B1: 6% / B2: 7% / B3: 8% |
| AAR (GRO Fund Projected Class B2) | 17.60% |
| IRR (GRO Fund Projected Class B2) | 15.60% |

Unit Mix



CURRENT DEALS OPEN FOR INVESTMENT

SYNDICATE & FUND INVESTMENTS

With its advanced data-driven strategies, Grocapitus offers an array of value-add multifamily syndication and fund deals that are currently open for investment. Backed by a successful track record with seven syndication exits to date, we achieved an overall IRR of 33.3% and AAR of 40.5%. We focus on investing in thriving communities in prime locations, identified by our unique system, Location Magic. This data-driven approach ensures steady passive income and attractive, tax-advantaged returns for our investors. Invest with Grocapitus, where we invest in communities poised for growth.

TAX INCENTIVES

1031 ELIGIBLE

1031 Exchanges, as defined under section 1031 of the IRS Code, is a strategy that allows you to defer paying capital gains taxes on an investment property. Using a 1031 Exchange, you pay no taxes on an investment property when it is sold as long as another "like-kind" property is purchased with the gains.

There is a common misconception that you cannot do a 1031 exchange directly into a syndication. The good news is there are viable ways syndicators may facilitate a 1031 Exchange into their apartment syndications, but not all of them offer this capability. On select Grocapitus syndications we allow investors to exchange into the syndication.

CURRENT INVESTMENT OPPORTUNITIES

[CLICK HERE](#)

Equinox Idaho Falls, ID





Equinox New Braunfels

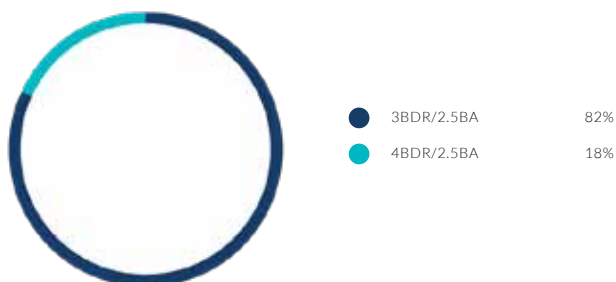
New Braunfels, Texas

Equinox New Braunfels introduces 111 high-end townhomes in one of the fastest-growing residential areas of Texas, known for its 42% higher median household income compared to the national average. Located just minutes from downtown New Braunfels and the Central Texas Tech Center, this community offers residents convenient access to a wide array of shopping, dining, and services. The property is adjacent to a vibrant mall and near a new city park, featuring walking trails and butterfly gardens, enhancing the quality of life for its residents. As our first Build-to-Rent project in the area, Equinox New Braunfels has quickly become a sought-after living destination, reflecting the city's rapid growth and strong economic fundamentals. The project is fully subscribed.

Property Overview

| | |
|-----------------------------|-------------------------|
| State | TX |
| Project Type | New Construction |
| Status | Late Stage Construction |
| Completion Range (Expected) | 2025 |
| Date of Land Acquisition | Jul-2021 |

Unit Mix



Investment Metrics

| | |
|---|-------------------|
| Land Price | \$2.5M |
| Total Units | 122 Units |
| Loan Type | Construction loan |
| All-In Acquisition | \$44.1M |
| All-In Per Door | \$361.0K |
| Cost per Square Foot | \$286 |
| Hold Time | 4 years |
| Annual Net Income (Projected Year 4, Class B) | \$3.01M |
| Annual Gross Rent (Projected Year 4, Class B) | \$4.47M |
| Equity Multiple (Projected 4 Year, Class B) | 2.04x |
| Annualized Return (Projected 4 Year, Class B) | 25.9% |
| Total Cash-on-Cash (Net Cash Flow, Class B) | 201% |





Townhomes at Equinox on Lincoln

Idaho Falls, Idaho

Townhomes at Equinox on Lincoln is a 92-unit build-to-rent townhome community located in the rapidly growing market of Idaho Falls. This project features 40 two-bedroom and 52 three-bedroom units, each designed with modern open floor plans, high ceilings, luxury vinyl tile flooring, and stainless steel appliances. The community is enhanced by amenities such as a dog park, playground, and BBQ area, creating a vibrant and engaging living environment. As a pioneering project by Grocapitus, founded by Neal Bawa and Anna Myers, Equinox on Lincoln represents a significant innovation in multifamily housing. The community offers a premium living experience and is 1031 exchange eligible, making it an attractive option for investors seeking tax advantages. With its strategic build-to-rent model, the project aligns with Idaho Falls' strong economic and population growth, delivering substantial returns in one of the fastest-growing regions in the U.S. The project is fully subscribed.

Property Overview

| | |
|-----------------------------|-------------------------|
| State | ID |
| Project Type | New Construction |
| Status | Late Stage Construction |
| Completion Range (Expected) | 2026 |
| Date of Land Acquisition | Aug-2023 |

Investment Metrics

| | |
|--------------------------------------|--------------------------|
| Land Price | \$1.99M |
| Total Units | 92 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 75/25 |
| Hold Time | 5 years |
| All-In Acquisition | \$22.9M |
| All-In Per Door | \$248K |
| Cost per Square Foot | \$190 |
| Preferred Return (by class) | B1: 6% / B2: 7% / B3:-8% |
| Equity Multiple (Projected Class B2) | 1.92x |
| IRR (Projected Class B2) | 18.4% |

Unit Mix



| | |
|------------|-----|
| 3BDR/2.5BA | 82% |
| 4BDR/2.5BA | 18% |





Avondale Commons

Avondale, Arizona

Avondale Commons is a 320-unit new construction apartment complex located in the keystone business community of Metropolitan Phoenix’s vibrant West Valley. This modern development is part of a larger mixed-use site, separated from planned medical and retail components to create a distinct residential experience. Situated in Maricopa County—the nation’s fastest-growing county for five consecutive years—Avondale Commons benefits from a robust labor market and strong migration trends. Construction began in September 2022 after the successful closing of the construction loan, positioning the project to meet the high demand for quality housing in this rapidly expanding region. Avondale Commons is fully subscribed.

Property Overview

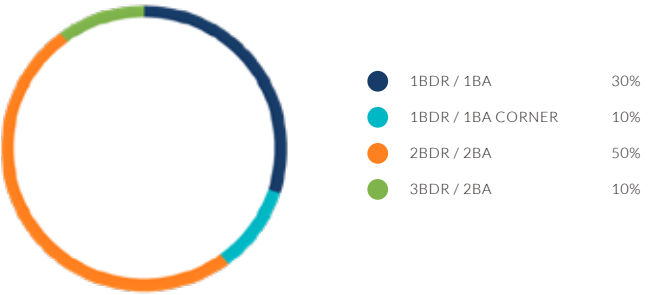
| | |
|----------------------------|--------------------|
| State | AZ |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2025 |
| Date of Land Acquisition | May-2021 |

Investment Metrics

| | |
|-----------------------------|----------------------|
| Land Price | \$5.2M |
| Total Units | 320 |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 5.7 years |
| All-In Acquisition | \$70.8M |
| All-In Per Door | \$221.2K |
| Cost per Square Foot | \$228 |
| Preferred Return | 8% |
| Equity Multiple (Projected) | 2.3x |
| IRR (Projected) | 16.20% |

1031 ELIGIBLE FOR SYNDICATION INVESTMENTS

Unit Mix



TURNKEY OPPORTUNITIES IN THE HOTTEST CITIES

BUY BRAND NEW MULTIPLEXES

START EARNING PASSIVE INCOME NOW!

By turnkey investment, we mean everything is already set up for you to start generating passive income right away. We've got the units pre-leased, and once construction is complete, tenants will move right in and property managers will start handling day-to-day operations.

There's no construction loan, no recourse loan and most importantly, you are the sole owner of your fourplex, triplex or duplex.

AVAILABLE PROPERTIES:

- UNIVERSITY OAKS FOURPLEX
- NOVA RTP TOWNHOMES

[CLICK HERE](#)

TAX INCENTIVES

1031 ELIGIBLE

For active investors that prefer 100% direct ownership, many of our Grocapitus turnkey rental property projects allow investors to use a 1031 Exchange to defer capital gains taxes when they buy in our of our build-to-rent multifamily communities consisting of fourplexes, triplexes, and/or duplexes.

There are tax implications of selling your current investment property and then investing the proceeds in a new property. However, by utilizing a 1031 Exchange, you may be able to sell your current investment property and defer the capital gains by re-investing into another "like-kind" project.

CURRENT 1031 OFFERINGS

[CLICK HERE](#)





1031 INVESTOR REVIEWS

“

“My 1031 experience with Grocapitus went off without a hitch. They understand the process, helped educate me, and provided me a single point of contact to streamline everything.

They also understood my time constraints and made sure my exchange fit into the structure of their deal. Leading up to close, the Grocapitus team worked directly with my 1031 intermediary to make sure we were all on the same page, and that all documents were executed properly.

I have to admit I was struggling to find the right 1031 exchange opportunity after selling my apartment complex. I was extremely fortunate that the Midtown Ridge Apartments deal showed up in my inbox when it did, and am so happy to be working with the Grocapitus team.”

- TOM K

“

“I did a substantial 1031 exchange into the Idaho fall project this summer. I was extremely impressed by everyone involved and the process itself. They conducted a 1031 call with the investors and addressed all of our questions, I certainly learned a lot.

The closing was seamless and went smoothly. The team stays in constant contact with us and continues to guide us as we are completing our corporate documents.

I highly recommend Grocapitus for anyone looking to scale their investment portfolio with the guidance of seasoned professionals and leaders in the industry.”

- ALLA B

“

“Exchanging into a TIC interest in a new development is no easy task. Grocapitus made it happen using a very organized and systematic process for the entire transaction. The support of Neal, Anna and Peter was exceptional in all respects. Their legal team was superb in their preparation and review of all the required documentation for a successful closing.

As a former commercial lender and current active investor with over 30 years experience and current investments in multifamily, hotels, retail, land, triple net and industrial properties, I highly recommend Grocapitus as an excellent source for passive real estate investments.”

- ANTHONY T



University Oaks

Houston, Texas

1031 ELIGIBLE FOR 100% OWNERSHIP

University Oaks is a premium Class A boutique luxury apartment project located near the University of Houston and the Texas Medical Center. This development offers buyers the unique opportunity to purchase a brand-new fourplex, fully pre-leased and ready to generate passive income immediately upon completion. Each unit is designed with high-end finishes and inclusions, reflecting the vibrant economic development and wellness focus of the Houston neighborhood. With seven of the eight fourplexes already sold, only one remains available for purchase. Situated in an Opportunity Zone and eligible for 1031 exchange benefits, this last fourplex offers an excellent turnkey investment opportunity in Houston's thriving urban core.

Property Overview

| | |
|--------------------------|------------------|
| State | TX |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2023 |
| Date of Land Acquisition | May-2020 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|-----------|
| Land Price | \$593K |
| Total Units | 16-Plexes |
| Loan Type | Perm |
| Reg D Type | 506c |
| Investor Split | 60/40 |
| Hold Time | 5 years* |
| All-In Acquisition | \$8.1M |
| All-In Per Door | \$251.6K |
| Cost per Square Foot | \$252 |
| Preferred Return | 8% |
| AAR (Projected) | 22.93% |
| Equity Multiple (Projected) | 2.15x |





Equinox Idaho Falls

Idaho Falls, Idaho

Equinox Idaho Falls is a new construction build-to-rent community located in Idaho Falls, which has been recognized as the No. 1 Best Performing Small City in the nation by the Milken Institute. This Class B community consists of 66 units, including both fourplexes and duplexes, situated in a highly desirable residential neighborhood close to shopping, schools, services, and employment centers. Originally a personal project of Neal Bawa and Anna Myers, who intend to retain a 25%+ ownership stake, Equinox Idaho Falls reflects a commitment to long-term value.

Property Overview

| | |
|--------------------|------------------|
| State | ID |
| Project Type | New Construction |
| Status | Completed |
| Completion Date | 2023 |
| Date Land Acquired | May-2021 |

Unit Mix



3BDR / 2.5BA 100%

Investment Metrics

| | |
|--------------------------------------|----------|
| Land Price | \$916.2K |
| Total Units | 66 |
| All-In Acquisition | \$12.6M |
| All-In Per Door | \$190.9K |
| Cost per Square Foot | \$136 |
| Hold Time | 10 years |
| Annual Net Income (10 Year Average) | \$17.9K |
| Annual Gross Rent (10 Year Average) | \$91.1K |
| Equity Multiple (Projected 10 Year) | 3.1x |
| Annualized Return (10 Year) | 21.3% |
| Average Cash-on-Cash (Net Cash Flow) | 5.7% |





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3-BEDROOM TURNKEY
RENTAL TOWNHOME WITH
PROVEN \$3,300/MO RENTS

Nova RTP Townhomes

1031 ELIGIBLE FOR 100% OWNERSHIP

Durham, North Carolina

Nova RTP1 Townhomes is a new construction community located in the thriving city of Durham, NC. This development offers buyers the opportunity to purchase brand-new townhomes in a highly desirable area known for its strong economic growth and proximity to Research Triangle Park, one of the most prominent research and development centers in the United States. The community is designed with modern amenities and high-quality finishes, providing a comfortable and convenient living experience. The project is on track to complete the final lots by the end of 2024. Nova RTP1 Townhomes presents a unique investment opportunity, with the potential for either immediate rental income or long-term value appreciation.

Property Overview

| | |
|----------------------------|--------------------|
| State | NC |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2024 |
| Date of Land Acquisition | Sep-2019 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|----------|
| Land Price | \$730K |
| Total Units | 46 |
| Loan Type | None |
| Reg D Type | 506c |
| Investor Split | 50/50 |
| Hold Time | 2 years |
| All-In Acquisition | \$12.31M |
| All-In Per Door | \$267.5K |
| Cost per Square Foot | \$110 |
| Preferred Return | 10% |
| AAR (Projected) | 24.30% |
| Equity Multiple (Projected) | 1.36x |





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disclaimer

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