



# ANNA MYERS

CHIEF OPERATING OFFICER

UGRO | grocapitus

## ABOUT ANNA

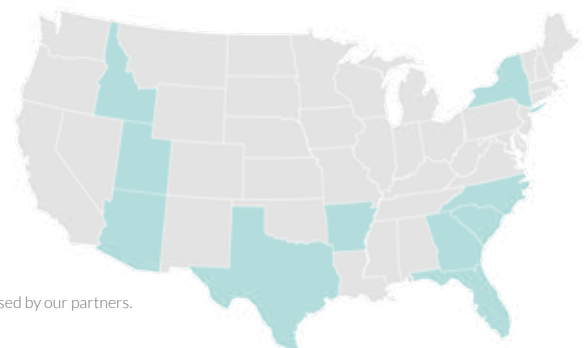
Anna Myers serves as COO at UGro and Grocapitus, two commercial real estate investment companies. Anna holds a B.A. degree with highest honors from UC Berkeley, and an MBA degree from San Francisco State with an associated MS in Information Systems. Anna is also a third-generation commercial real estate entrepreneur who applies her 25+ years of experience in technology and business to finding, analyzing, acquiring and asset managing commercial properties in key markets across the U.S. Together with her business partner, Neal Bawa, they approach real estate through a data science lens to create compelling profits for 800+ investors. Both Anna and Neal are technologists at heart, and Anna uses her decades of experience as a Systems Architect to implement innovative systems and processes to maximize efficiency throughout both their company and their portfolio.

Anna and Neal have successfully completed equity raises totaling over \$270 million for both development and acquisitions of Multifamily, Mixed-Use and Self-Storage and Build to Rent fourplex and townhome communities, resulting in over 4,800 assets under management.

Anna is also a Bi-coastal Nomad, and spends summers in Seattle and winters in South Florida so that she and her husband can spend time with family on both coasts. Following on from her success as the COO and "Chief Plate Spinner" for Grocapitus, Anna is thrilled to be taking on her role as COO of UGro, where she is eager to scale existing proptech and fintech systems.

## PROPERTY PORTFOLIO MANAGED, CO-OWNED WITH INVESTORS

- 216 unit Multifamily, Atlanta GA
- 151 unit Multifamily, Dalton GA
- 174 unit Multifamily, Atlanta GA
- 138 unit Multifamily, Jacksonville FL
- 114 unit Multifamily, Tucson AZ
- 217 unit Multifamily/Mixed Use, Buffalo NY\*\*
- 116 unit Multifamily, St George UT\*
- 210 unit Multifamily, Provo UT^
- 46 unit Townhomes, Durham NC\*\*
- 96 unit Multifamily, San Antonio TX\*\*
- 194 unit Multifamily, Atlanta GA
- 240 unit Multifamily, Mesa AZ\*\*
- 180 unit Multifamily, Dalton GA
- 210 unit Multifamily, San Marcos TX\*\*
- 873 unit Self-Storage, West Memphis AR
- 32 unit Multifamily, Houston TX\*\*
- 6 buildings Flex Industrial, Salt Lake City, UT\*\*
- 128 unit Multifamily, Austin TX\*\*
- 56 unit Multifamily, Houston TX\*\*
- 120 unit Multifamily, Greenville SC
- 72 unit Multifamily, San Antonio TX\*\*
- 320 unit Multifamily, Phoenix AZ\*\*
- 66 unit Multifamily, Idaho Falls, ID\*\*
- 132 unit Multifamily, New Braunfels TX\*\*
- 128 unit Multifamily, Austin TX\*
- 137 unit Multifamily, Killeen TX
- 1,450 unit Portfolio, TX\*\*



\* Total investor equity includes some equity raised by our partners.  
\*\* Under construction.  
^ Opportunity Zone, under construction.

## ACHIEVED RETURNS: 34.6% IRR OVER 7 EXITS

- 900+ investors have invested in Grocapitus projects, with \$270M equity invested\*
- 2,000+ investors registered
- 31 projects (7 sold) diversified across 10 states over 17 metro areas
- Current portfolio valued ~\$1B
- Approximately 4,800 units/beds



Multifamily University

- 10,000+ active community members in our meetups and Facebook groups
- 5,000+ students attend webinars
- Hundreds of students attend MultifamilyU bootcamps



VALUE-ADD INCOME FUND  
MIXED MULTIFAMILY, VARIOUS STATES



**MILL RACE PHASE 1A**  
NEW CONSTRUCTION, PROVO UT

**PARK CANYON**  
CLASS B+ VALUE-ADD, DALTON GA

**SOLD**

**FAIRVIEW**  
CLASS B VALUE-ADD, GREENVILLE SC

**SOLD**

**WINDWARD FOREST**  
CLASS C VALUE-ADD, ATLANTA GA

**SOLD**

**THE GRID**  
NEW CONSTRUCTION, BUFFALO NY

**LAKEWOOD OAKS**  
CLASS C VALUE-ADD, JACKSONVILLE FL

**SOLD**

**FALLS AT CRISMON COMMONS**  
NEW CONSTRUCTION, MESA AZ

**EQUINOX AT KNIGHT**  
CLASS B VALUE-ADD, ATLANTA GA

**RTP1 TOWNHOMES**  
NEW CONSTRUCTION, DURHAM NC

**CHELSEA PLACE**  
CLASS C VALUE-ADD, ATLANTA GA

**SOLD**

**EQUINOX ON PRINCE**  
CLASS C VALUE-ADD, TUCSON AZ

**SOLD**

**STORAGE DEPOT**  
VALUE-ADD + NEW, W. MEMPHIS, AR

**SOLD**

**UNIVERSITY OAKS**  
NEW FOURPLEXES, HOUSTON TX

**WOODS CROSS FLEX**  
NEW INDUSTRIAL, SALT LAKE CITY UT

**PARK LANE**  
NEW FOURPLEXES, HOUSTON TX

**BOTANICA OAK HILLS**  
NEW FOURPLEXES, SAN ANTONIO TX

**SOLD**

**BOTANICA CHASE HILL**  
NEW FOURPLEXES, SAN ANTONIO TX

**SOLD**

**AVONDALE COMMONS**  
NEW CONSTRUCTION, PHOENIX AZ

**EQUINOX TOWNHOMES**  
NEW FOURPLEXES, IDAHO FALLS ID

**EQUINOX TOWNHOMES**  
NEW FOURPLEXES, NEW BRAUNFELS TX

**BOTANICA SOUTHPARK**  
NEW FOURPLEXES, AUSTIN TX

**COUNTRY PLACE**  
CLASS B VALUE-ADD, KILLEEN TX

**PARK CANYON II**  
CLASS B+ VALUE-ADD & NEW UNITS

**CASATA SAN MARCOS**  
NEW MICRO HOMES, SAN MARCOS TX

**UGRO PREMIER BTR FUND**  
MIXED NEW CONSTRUCTION, TEXAS

# TRACK RECORD

EXITS EXCEED PROJECTIONS



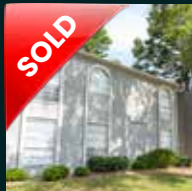
## PARK CANYON

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

**16.3%**  
PROFORMA IRR

**37.8%**  
REALIZED IRR

**Feb** 2022  
DATE SOLD



## WINDWARD FOREST

216-Unit Multifamily: Value-Add | Atlanta GA

**18.0%**  
PROFORMA IRR

**22.0%**  
REALIZED IRR

**Sep** 2020  
DATE SOLD



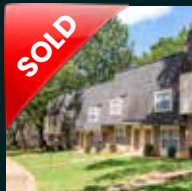
## LAKEWOOD OAKS

138-Unit Multifamily: Value-Add | Jacksonville FL

**17.6%**  
PROFORMA IRR

**19.5%**  
REALIZED IRR

**Oct** 2021  
DATE SOLD



## CHELSEA PLACE

180-Unit Multifamily: Value-Add | Dalton GA

**14.9%**  
PROFORMA IRR

**12.7%**  
REALIZED IRR

**Jun** 2021  
DATE SOLD

**7**

TOTAL EXITS

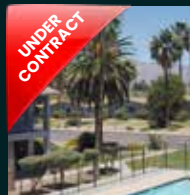
## ACHIEVED RETURNS

**17.2%**

OVERALL PROJECTED IRR

**35.3%**

OVERALL ACHIEVED IRR



## EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

**17.3%**  
PROFORMA IRR

**51.4%**  
PROJECTED IRR

**Jun** 2022  
EXPECTED SALE DATE



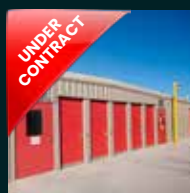
## FAIRVIEW

120-Unit Multifamily: Value-Add | Greenville SC

**16.0%**  
PROFORMA IRR

**60.0%**  
PROJECTED IRR

**Apr** 2022  
EXPECTED SALE DATE



## STORAGE DEPOT

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

**20.6%**  
PROFORMA IRR

**49.6%**  
PROJECTED IRR

**May** 2022  
EXPECTED SALE DATE