



GROCAPITUS PORTFOLIO

2023

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 data-driven 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

RENT GROWTH

The 5 year rent growth forecast is one of our key indicators. We use a powerful proprietary method to calculate this value.

EMPLOYMENT

We look for metros and submarkets that are adding a significant number of high-paying jobs, resulting in a stable local economy.

SALES TRENDS

We continuously monitor local sales to compute cap rates and determine whether our cap rates are on target to reach our projections.

SUPPLY & DEMAND

We monitor the supply of local units carefully to ensure it will not spike the vacancy rates and negatively impact rents.

Park Canyon, Dalton GA



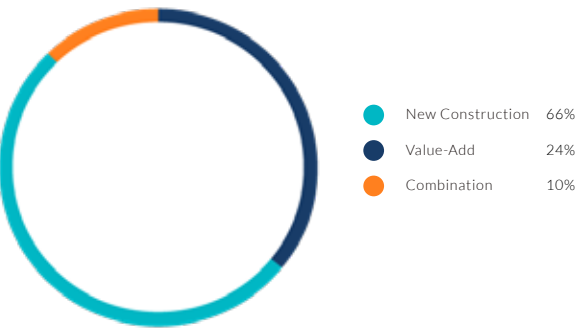
OVERVIEW

Well diversified by geography and project type, Grocapitus' Portfolio of 24 syndicate projects (seven sold), six projects within UGRO Premier Build-to-Rent Fund, one project within the Grocapitus Value-Add Multifamily Income Fund and one direct turnkey fourplex projects located across the United States, totaling a value of \$989.2 million. Grocapitus' largest exposure to any single asset is its interest in Avondale Commons, located in Phoenix AZ, valued at 9.8% of the Direct Portfolio. Grocapitus' exposure to residential projects represents 96.2% of the Direct Portfolio's value. Grocapitus also owns two industrial projects, Woods Cross Flex and Storage Depot (sold), which represents 3.8% of the Direct Portfolio's value.

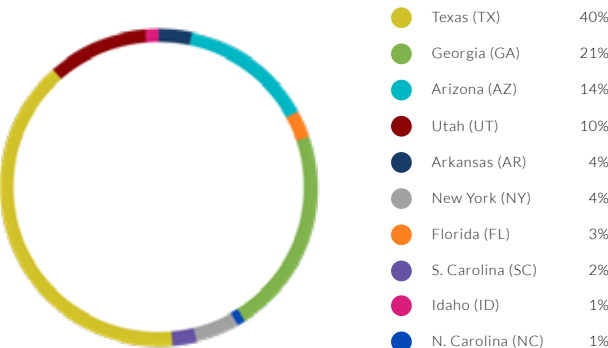
KEY STATISTICS BY PROPERTY

| | Total Portfolio | Residential | Industrial |
|-------------------------------------|-----------------|-------------|------------|
| Number of Syndicate Properties | 24 (7 sold) | 22 (6 sold) | 2 (1 sold) |
| Number of Direct Turnkey Properties | 1 | 1 | 0 |
| Number of Fund Properties | 7 | 7 | 0 |
| Total Value (\$m) | 989.2 | 951.5 | 37.7 |
| Portfolio weighting by value (%) | 100.0 | 96.2 | 3.8 |

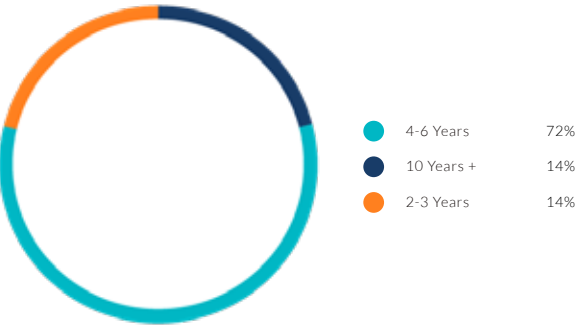
Composition by Project Type*



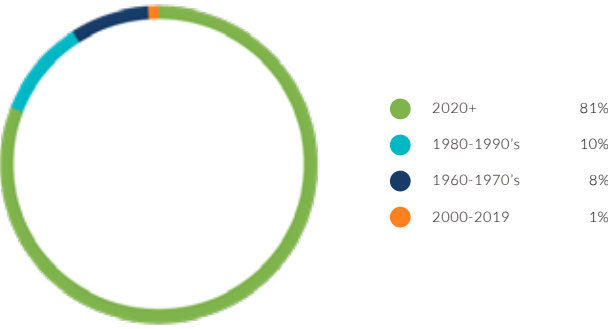
Composition by State*



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.

TRACK RECORD

EXITS EXCEED PROJECTIONS

ACHIEVED RETURNS

17.3%

OVERALL PROJECTED IRR

35.3%

OVERALL ACHIEVED IRR

7

TOTAL PROJECTS SOLD



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



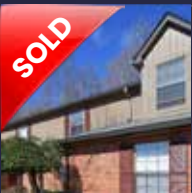
CHELSEA PLACE

180-Unit Multifamily: Value-Add | Dalton GA

14.9%
PROFORMA IRR

12.7%
REALIZED IRR

Jun 2021
DATE SOLD



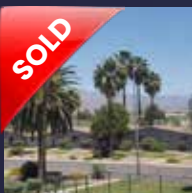
FAIRVIEW

120-Unit Multifamily: Value-Add | Greenville SC

16.0%
PROFORMA IRR

60.0%
PROJECTED IRR

Apr 2022
DATE SOLD



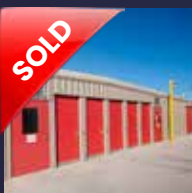
EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

17.3%
PROFORMA IRR

51.4%
PROJECTED IRR

Jun 2022
DATE SOLD



STORAGE DEPOT

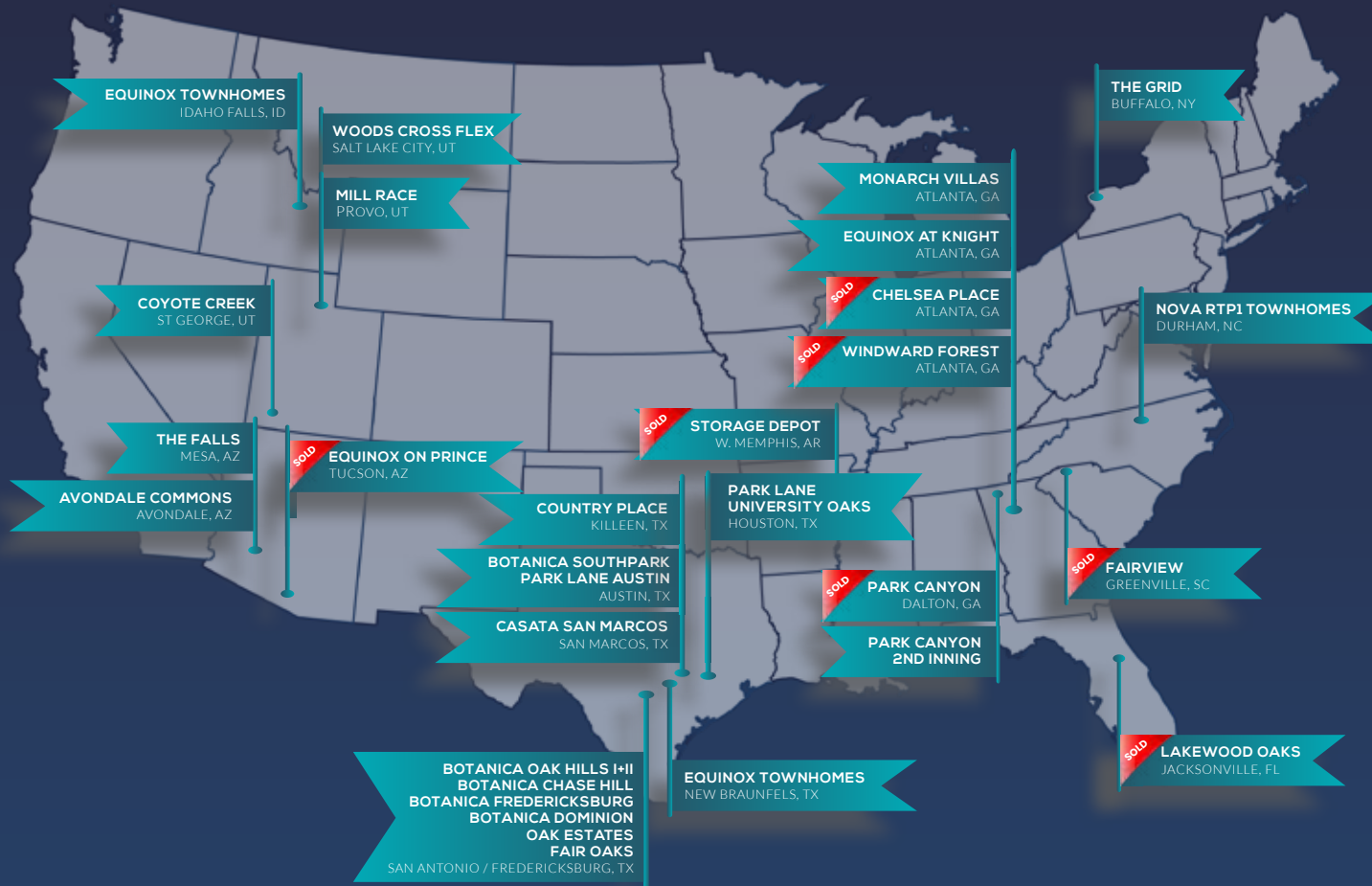
873-Unit Self Storage: New + Value-Add | West Memphis AR

20.6%
PROFORMA IRR

49.6%
PROJECTED IRR

Jul 2022
EXPECTED SALE DATE

GROCAPITUS PROPERTIES



32
TOTAL PROJECTS



900+
INVESTORS



4,960
UNITS*



10
STATES



\$989.2M
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

The GRID, Buffalo NY



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

“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

Park Lane, Houston TX



INVESTOR REVIEWS

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“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

Equinox at Knight, Atlanta GA



Mill Race Phase 1A

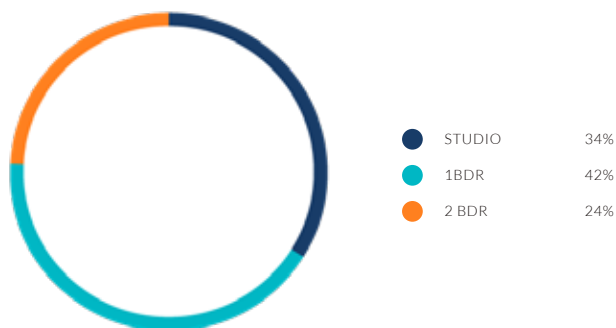
Provo, Utah

Mill Race is a gorgeous landmark mixed-use (multifamily, office, condo, retail) project. At \$130 million, Mill Race is the biggest project being constructed in Provo, UT. It is a 4-phase project, with Phase 1 funded and Phase 2 opening for investment at a later date. Opportunity Zone fund eligible. Phase 1 construction encountered some delays due to the change in lending environment with the pandemic. The project was rescaled and was value engineered to optimize the opportunity. Construction is nearly completed and preleasing efforts are going very well. We expect Phase 1 to be fully stabilized in 2023. Fully subscribed.

Property Overview

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

Unit Mix



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% |





Windward Forest

Atlanta, Georgia



[CLICK HERE TO LEARN MORE ABOUT COST SEGREGATION](#)

Our first property in East Atlanta, Windward Forest was a 216 unit Class-C property, acquired in September of 2018. This was a true value-add multifamily opportunity through unit renovations and pushing rents to market. Our business plan also included replacing some roofs, along with a green program that replaced all of the toilets and converted to LED lights, and reducing expenses in a variety of ways such as installing high tech security cameras to reduce the onsite security costs. From the onset of our ownership we were challenged with occupancy as we struggled to stay above 90% physical occupancy. The paint job and amenities and very evident turn around in the property appearance helped, but it was not until we plugged in our Efficiency Center to increase tenant leads to the property through Mega Marketing, and assist with the booking of appointments at the property with Mega-Leasing that we really turned around our occupancy challenges. We started in April of 2019, and added an average of 250 tenant leads per month. Despite overcoming physical occupancy issues, the property experienced overall underperformance due to continuing delinquency issues, and as the opportunity presented itself in 2020 (despite COVID) we "tested the waters" for an off market sale, and managed to sell the property with both a projected IRR and annualized return that exceeded the original investor projections in spite of COVID-19! The Grocapitus Efficiency Center played a vital role to keep occupancy high (avg 95%+) and added a whopping 6500 leads overall which led to 31 leases, increasing the value of the property by 358,714. Project Sold in September 2020.

Property Overview

| | |
|---------------------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Sep-2018 |
| Year Built | 1972 |
| Occupancy Rate (Jun 2020) | 94.0% |

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% |





Equinox At Knight

Atlanta, Georgia



[CLICK HERE TO LEARN HOW TO IMPLEMENT COST SEGREGATIONS TO HELP OFFSET OUR INVESTORS' TAX LIABILITIES](#)

This well-maintained value-add 194 unit Class B project in suburban Atlanta is in a submarket with incredible schools, but had truly under market rents. We have completed a full rebranding of the property and has renovated most of the units to enact our value-add business plan. Our premium units are renting well and even current residents are eager to transfer into the newly renovated units, at the higher rent prices which average \$482 more per unit per month since takeover. We have refinanced twice returning 64% of capital to investors and are currently distributing to investors quarterly. Fully subscribed.

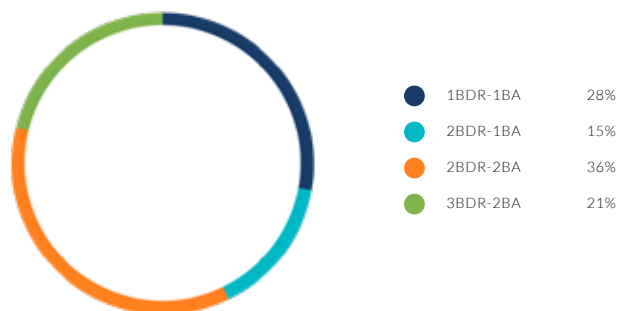
Property Overview

| | |
|---------------------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Dec-2019 |
| Year Built | 1988 |
| Occupancy Rate (Apr 2023) | 95.9% |

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% |

Unit Mix





The Grid - Main & Dodge

Buffalo, New York

This 217 unit student housing development in Buffalo, NY has completed construction ahead of schedule, despite COVID-19 delays. Building is leased up and gorgeous! The property is stabilized and running well. General Partners contributed an astonishing 85% of the equity for this stunning iconic project next to the Medical campus at the university. The property has been refinanced, and investor equity has been returned. We began quarterly distributions in Q4 2021. Fully Subscribed.

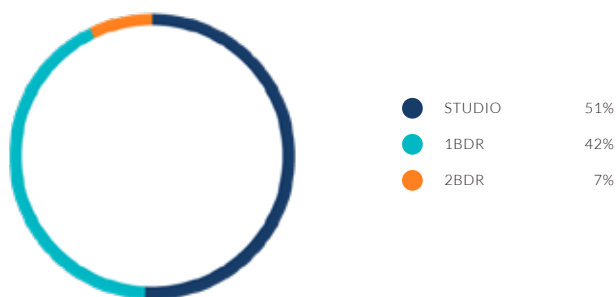
Property Overview

| | |
|----------------------------|------------------|
| State | NY |
| Project Type | New Construction |
| Status | Completed |
| Completion Date (Expected) | 2021 |
| Date Acquired | Jul-2019 |
| Occupancy Rate (Dec 2022) | 93.1% |

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





Park Canyon

Dalton, Georgia

Located in Dalton GA, Park Canyon is a 151 unit stabilized Class B multifamily in the high growth corridor between Chattanooga and Atlanta. Acquired November 2018, the property over-performed continuously, and continued to be an extremely strong asset even through Corona. It had the lowest delinquency of all of our projects with nearly perfect 0% delinquency month over month, and occupancy consistently at 97% to 99%. While under management, we built 29 additional units which were completed in July of 2021 and leased up in less than two months. Distributions were issued from inception, with the exception of the first quarter of 2020 when Corona hit. We made a decision to hold that one quarter of distributions to be cautious and build up our reserves. Based on the ongoing performance of the property, even in COVID times, we resumed distributions as of Q2 2020. We sold the property in January 2022 as a 180 unit property with class leading returns. Sold!

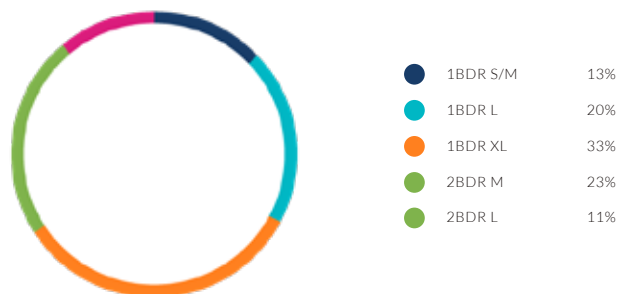
Property Overview

| | |
|---------------------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | B+ |
| Date Acquired | Nov-2018 |
| Year Built | 1988 |
| Occupancy Rate (Dec 2021) | 98.0% |

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% |

Unit Mix





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

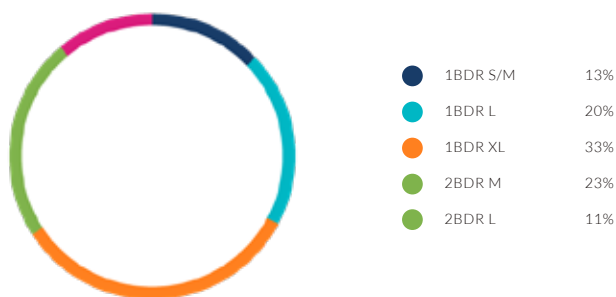
Dalton, Georgia

We loved this property so much, we bought it again in 2022! Located in Dalton GA, Park Canyon is a 180 unit stabilized Class B multifamily in the high growth corridor between Chattanooga and Atlanta. Occupancy and collections are consistently over 98%. We are continuing site renovations and unit upgrades that we started under our previous ownership cycle. We are also in the process of building 39 new units from scratch, much like the additional 29 unit building we added in the first go round that leased up entirely in under 60 days. In our first year of ownership, net operating income beat our initial projections by an astounding 24% and we anticipate rents will continue to grow in this market for many years. This property is a true gem. Fully subscribed.

Property Overview

| | |
|---------------------------|----------|
| State | GA |
| Project Type | Combo |
| Class | B+ |
| Date Acquired | Feb-2022 |
| Year Built | 1988 |
| Occupancy Rate (Mar 2023) | 91.0% |

Unit Mix



Investment Metrics

| | |
|---------------------|--------------------------------------|
| Purchase Price | \$23.3M |
| Total Units | 180 |
| Loan Type | Bridge 30 Months + 6 month extension |
| 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% |





The Falls at Crismon Commons

Mesa, Arizona

New stunning, modern ground-up 240-unit A class property in high-growth sun-belt metro Mesa, AZ. We received unanimous approval from the planning board and city council, and are fully zoned and entitled. The increase in materials prices introduced in 2021 caused us to take a step back and value engineer the project, which we successfully brought prices in line with the original all in budget of ~58M without sacrificing any rental SF for units. On another note, our appraisal (required for loan) came in at a whopping 80M so our land costs and local rent increases have given investors a big leg up. Ground-up construction commenced Q2 2021 and the project is finishing framing on schedule with completion expected in Q4 2023. Fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | AZ |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| 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

Our first project in Jacksonville FL is a 138 unit Class C (vintage 1974) in an emerging Class B area, acquired in Feb 2019. With under market rents, and no renovated units, this was a true value add. We completed re-branding and renovated many units as tenants moved out. Occupancy was strong during the Pandemic. Due to the very hot market in Jacksonville, this property was sold in 2021, earlier than originally planned for strong returns. Sold!

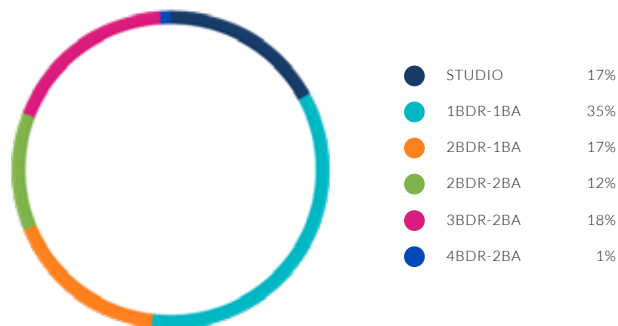
Property Overview

| | |
|---------------------------|-----------|
| State | FL |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Feb-2019 |
| Year Built | 1974 |
| Occupancy Rate (Sep 2021) | 97.8% |

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

This 116 unit new construction apartment complex in St. George has incredible projected numbers. This project was oversubscribed within a week of launch. Construction on the project was completed in Q3 2021 and occupancy was over 95% by year end 2021 with units leasing at 15% over our original proforma. Because we were able to obtain a certificate of occupancy on each building as they completed, we began occupying the units as they came online. The pool and clubhouse were opened early in construction and received huge compliments for the resort style results. The project is now stabilized and has refinanced out of construction lending. Fully subscribed.

Property Overview

| | |
|----------------------------|------------------|
| State | UT |
| Project Type | New Construction |
| Status | Completed |
| Completion Date (Expected) | 2021 |
| Date Acquired | Aug-2019 |
| Occupancy Rate (Mar 2023) | 91.0% |

Investment Metrics

| | |
|-----------------------------|----------------------|
| Land Price | \$1.40M |
| Total Units | 116 |
| Loan Type | Construction to Perm |
| 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

Our first self-storage project, Storage Depot is a 718 unit value-add storage facility with adjacent land for expansion. The project was rebranded and repositioned as a green facility by adding two solar arrays to power the entire complex, more climatized storage units, and RV parking to maximize rent. Despite COVID, occupancy remained consistent at 95% with no notable increases in delinquency. Construction completed in early 2022 and project issued distributions throughout. Property sold in 2022 with extremely high returns at double what was originally projected. Sold!

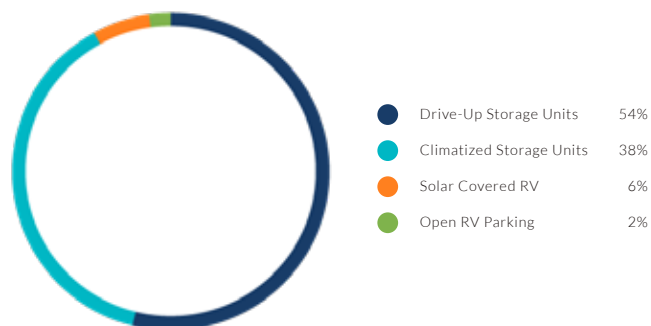
Property Overview

| | |
|---------------------------|------------------------------|
| State | AR |
| Project Type | Value-Add & New Construction |
| Date Acquired | Feb-2020 |
| Year Built | 2004 |
| Occupancy Rate (Jan 2022) | 93.7% |

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

Purchased March 2019, Equinox on Prince is a 114 unit property in a high growth area in Tucson AZ with new medical centers and malls nearby. Under market rents and tired units provided a true value-add opportunity with this community. This property suffered some of the harshest consequences from Corona, as several tenants who were not impacted financially staged a "rent strike". Fortunately, Arizona has very reasonable landlord / tenant laws and during COVID allowed evictions under certain circumstances. As a result, we were able to remove all the "rent strike" tenants, and resumed our business plan. Tucson proved to be a very strong market and the property sold in 2022 for \$185K per door (purchased at \$55K per door). Investors received almost 4x equity multiple, a 121% average annualized return. This property is a great example of data driven methodology for market and neighborhood selection offering a buffer during challenging cycles. Sold!

Property Overview

| | |
|---------------------------|-----------|
| State | AZ |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Mar-2019 |
| Year Built | 1964 |
| Occupancy Rate (Jan 2022) | 96.5% |

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

We have been eyeing the Industrial market for many years, and the strong performance post COVID reconfirmed our interest. Our first Industrial project, Woods Cross is a shovel ready FLEX Industrial new build just north of the fast growing metro of Salt Lake City, with a projected 3 year exit. All risk has been removed on the project with land purchased, full zoning and entitlement, and lending terms in place. The project is a 207,275 square foot Industrial Park and 27,419 square foot Storage Yard for parking or loading dock space - 5 Buildings in total with 1 building sold and a portion of capital returned to investors. Two buildings completed construction in 2022 with the remaining three completing in Q1 2023. Both leasing and offers to buy remaining buildings outright are showing a very strong market for Industrial Flex in North SLC. Fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | UT |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Acquired | Aug-2020 |

Investment Metrics

| | |
|--------------------------------|--------------------------|
| Land Price | \$5.2M |
| Total Units | 14 Fourplexes / 56 Units |
| Loan Type | Construction to Perm |
| Reg D Type | 506c |
| Investor Split | 70/30 |
| Hold Time | 3 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 |

*We have 3 different exit options available to us. With our preferred exit option at 3 years, we project selling after second lease-up and paying back debt after sale, giving us equity level returns at debt level of risk.

Unit Mix





INTERNAL
RATE OF
RETURN (IRR)

12.7%

ACTUAL VS
ORIGINAL 14.9%

Chelsea Place

Atlanta, Georgia



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ABOUT REAL ESTATE
FUNDAMENTALS

Located less than 2 miles from Windward Forest, Chelsea Place is more upscale with townhouse type units surrounded by beautiful foliage and rolling terrain. The property underperformed slightly in the first 12 months, then got a massive uplift from our Efficiency Center starting August 2019. Chelsea Place received 5 times the lead flow and 3 times the appointments than it was before, and occupancy increased to 98% and higher. Due to the townhome style, Chelsea Place became a very desirable place to live during the pandemic. We dialed back the renovations to "classic with a pop" to save capital expenditures, and we were still able to get strong market rents for incoming tenants. The very high occupancy also helped to offset the uptick in delinquency from COVID. We had paused distributions to preserve capital in case of a downturn in collections from COVID. With a short term remaining on our interest only period for our 10 year loan, we tested the waters for a sale where someone would be assuming the current loan, The property sold in July 2021. Sold!

Property Overview

| | |
|---------------------------|-----------|
| State | GA |
| Project Type | Value-Add |
| Class | C |
| Date Acquired | Dec-2018 |
| Year Built | 1973 |
| Occupancy Rate (Apr 2021) | 97.7% |

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% |

Unit Mix



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





Fairview

Greenville, South Carolina

Acquired September 2020, our first property in Greenville, SC is a 120 unit property in a stable growth area with cumulative effective rent growth of 15.9% (3.2% annually) and an average occupancy of 95%. Greenville County's 10-year average annual population growth is 2.1%, which is 72% higher than the overall Greenville MSA and average household Income is \$87,400 within a 3-mile radius (19% higher than MSA). Therefore, the submarket is poised to continue to see rent growth for the foreseeable future. Furthermore, Greenville County is experiencing significant growth and investment from local employers and foreign firms. Fairview has a proven interior renovation program where the current owner spent over \$1 million to renovate 30% of the units. By moving to a more consistent finish level, we achieved higher rents of over \$100 per month immediately. We had planned to hold the Property for 5 years to maximize growth but received an off market offer in early 2022 for 59% above our purchase price, which exceeded the 5 year plan in under 2. The property closed in April 2022. AAR from the sale exceeded 70% vs our plan of 18.3% and equity multiple of 2.2% vs. the 5 year plan of 1.92%. Sold!

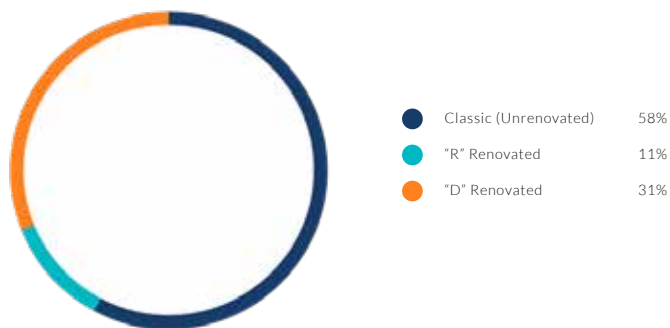
Property Overview

| | |
|---------------------------|-----------|
| State | SC |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Sep-2020 |
| Year Built | 1988 |
| Occupancy Rate (Dec 2021) | 92.0% |

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





Casata San Marcos

San Marcos, Texas

Launched in February 2022, Casata is our first modular construction community located in San Marcos TX. Casata San Marcos is an eco-living micro home rental community development situated near Texas State University and one of the largest premium Outlet malls in the country. San Marcos rents are increasing quickly as renters seek more affordable communities within driving distance of Austin. Due to its modular construction, the community will be completed, and investors will begin receiving cash flow, in a much smaller time frame than traditional stick-built construction. Casata's community design includes many community events, pool, community gardens, and much more. The concept was received exceptionally well in their pilot community in Austin, which was 83% preleased 90 days before the community opened. Fully Subscribed.

Property Overview

| | |
|----------------------------|------------------|
| State | TX |
| Project Type | New Construction |
| Status | Closed |
| Completion Date (Expected) | 2024 |
| Date Acquired | Feb-2022 |

Investment Metrics

| | |
|-----------------------------|----------|
| Land Price | \$2.25M |
| Total Units | 210 |
| Loan Type | TBD |
| 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% |

Unit Mix





Country Place

Killeen, Texas

Country Place is a 137 unit, 2 bedroom community in the rapidly growing central Texas area. Killeen is one of the fastest growing markets in the country. Acquired in January 2022, and the newest property in the area, rents have accelerated quickly with our business plan. Newly renovated units are currently at rents that are three times our initial projections and occupancy remains high as this property's main tenant base comes from the nearby Army base, Fort Hood. Some renovations were started by previous ownership taking about half the units up to a gold package. We are nearly completed with renovations on the other half of the units, and the property rebrand. We are currently working on exterior upgrades to the building's, and extensive changes to the common areas such as the bark park, grilling gazebo/picnic area, and pool area which will be completed in Fall 2023. We anticipate a strong annualized return. Fully Subscribed.

Property Overview

| | |
|---------------------------|-----------|
| State | TX |
| Project Type | Value-Add |
| Class | B |
| Date Acquired | Jan-2022 |
| Year Built | 1996 |
| Occupancy Rate (Mar 2023) | 92.0% |

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 | \$875,00 |
| Preferred Return | 7% |
| AAR (Projected) | 18.00% |
| IRR (Projected) | 14.60% |

Unit Mix





Botanica Oak Hills

UGRO | grocapitus

San Antonio, Texas

Launched December 2020, Botanica Oak Hills is our third new construction boutique affordable-luxury fourplex community. This unique development with highly desirable features merges cutting-edge coronavirus resistant health & wellness initiatives with striking green wall and boxwood design. Classified as Class A low-rise multifamily housing, the project is located in the most sought-after submarket in San Antonio - nestled inside the 900 acre South Texas Medical Center and the acclaimed, 170 acre Oak Hills Golf & Country Club. The area has direct access to upscale residential communities, retail, leisure and businesses. The location is within minutes of San Antonio's largest employers with a staggering 800,000 high income jobs within a 30 minute driving radius. Income growth in the area is also stunning at almost 11% in the last 3 years, allowing rents to be raised as incomes increase. Construction will complete in 2023. The project is fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Land Acquired | Dec-2020 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|---------------------------------------|
| Land Price | \$3.9M |
| Total Units | 96 Units |
| Loan Type | Construction Loan, Sell 12 to Pay Off |
| Reg D Type | 506c |
| Investor Split | 37.5 + 22.5 / 40 |
| Hold Time | 3 years* |
| All-In Acquisition | \$24.3M |
| All-In Per Door | \$252.9K |
| Cost per Square Foot | \$252 |
| Preferred Return | 10% |
| AAR (Projected) | 26.3% |
| Equity Multiple (Projected) | 1.81x |

*We have multiple exit options available to us. With our preferred exit option at 3 years, we project paying back debt after construction, giving us equity level returns at debt level of risk.





Park Lane Houston

UGRO | grocapitus

Houston, Texas

Our second boutique fourplex project launched Sept 2020: Park Lane Houston is a collection of bayou and park-frontage, branded, designer Class-A multifamily residences, in the heart of one of Houston's fastest urban growth corridors, University Oaks. These exceptional health & wellness focused luxury apartments are only 5 minutes south-east of Houston's vibrant EADO, midtown and city center. Designed to be an iconic architectural masterpiece, Park Lane is set to become the future benchmark for boutique multifamily values, merging cutting-edge coronavirus resistant health & wellness initiatives with striking green wall and boxwood design. Park Lane Houston, in one of the fastest growing cities in the U.S. is a COVID-19 resistant opportunity that has multiple exits and a very large tenant and buyer pool. Plus it is in very close proximity to world class education and health care, including the world's largest medical center. Project is fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Acquired | Sep-2020 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|--------------------------------------|
| Land Price | \$2.4M |
| Total Units | 14 Fourplexes / 56 Units |
| Loan Type | Construction Loan, Sell 7 to Pay Off |
| Reg D Type | 506c |
| Investor Split | 40 + 20/40 |
| Hold Time | 3 years* |
| All-In Acquisition | \$13.3M |
| All-In Per Door | \$237.8K |
| Cost per Square Foot | \$232 |
| Preferred Return | 8% |
| AAR (Projected) | 28.10% |
| Equity Multiple (Projected) | 1.84x |

*We have 3 different exit options available to us. With our preferred exit option at 3 years, we project paying back debt after construction, giving us equity level returns at debt level of risk.





Botanica Chase Hill

San Antonio, Texas

UGRO | grocapitus

Launched March 2021, Botanica Chase Hill is our fourth new construction boutique affordable-luxury fourplex community. Classified as Class A low-rise multifamily housing, the project is nestled between the 600 acre campus of University of Texas San Antonio (UTSA) and 2 million square feet of upscale Shops at La Cantera. Located within minutes of some of San Antonio's largest employers, Botanica Chase Hill is located in a highly appreciating, most sought-after suburban location in San Antonio. The area has direct access to some of the wealthiest residential communities in Texas along with immediate proximity to nature, retail, entertainment and business. This premier neighborhood is also home to several of the city's main leisure attractions including multiple golf courses, Top Golf, Six Flags theme park, White Water Bay, iFly, and the latest indoor/outdoor amenity complex Chicken 'N Pickleball. The project is fully subscribed.

Property Overview

| | |
|----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Land Acquired | Mar-2021 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|---------------------------------------|
| Land Price | \$6.2M |
| Total Units | 72 Units |
| Loan Type | Construction Loan, Sell 10 to Pay Off |
| Reg D Type | 506c |
| Investor Split | 60 / 40 |
| Hold Time | 2.5 years* |
| All-In Acquisition | \$18.1M |
| All-In Per Door | \$251.7K |
| Cost per Square Foot | \$264 |
| Preferred Return | 10% |
| AAR (Projected) | 25.8% |
| Equity Multiple (Projected) | 1.62x |

*We have multiple exit options available to us. With our preferred exit option at 1.5 years, we project paying back debt after construction, giving us equity level returns at debt level of risk.





Botanica Southpark

Austin, Texas

UGRO | grocapitus

Launched May 2021, Botanica Southpark is our fifth new construction boutique affordable-luxury fourplex community, and our first in Austin. Classified as Class A+ low-rise multifamily housing, the project is nestled within Southpark Meadows, a 98% occupied premium retail development known as the largest shopping district in Central Texas, with over 1.6 million square feet of highly rated retail, delicious dining choices, craft coffee, and entertainment options. Residents can enjoy direct access to 300+ acres of green space and The Grove Amphitheater, an outdoor music venue where seasonal live music performances and comedy shows are free for all to enjoy. Considered one of the most sought-after suburban locations in South Austin, the neighborhood is highly appreciating with population growth of 39.5% in the last five years (within half a mile). The project is fully subscribed.

Property Overview

| | |
|-----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Range (Expected) | 2023 |
| Date Land Acquired | Aug-2021 |

Unit Mix



Investment Metrics

| | |
|-----------------------------|---------------------------------------|
| Land Price | \$6.8M |
| Total Units | 128 Units |
| Loan Type | Construction Loan, Sell 18 to Pay Off |
| Reg D Type | 506c |
| Investor Split | 60 / 40 |
| Hold Time | 3 years |
| All-In Acquisition | \$33.9M |
| All-In Per Door | \$264.5K |
| Cost per Square Foot | \$263 |
| Preferred Return | 8% |
| AAR (Projected) | 24.5% |
| Equity Multiple (Projected) | 1.73x |



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 35.3% and AAR of 47.2%. 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.

AVAILABLE INVESTMENTS:

- EQUINOX NEW BRAUNFELS
- AVONDALE COMMONS
- VALUE-ADD MULTIFAMILY INCOME FUND

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 New Braunfels

New Braunfels, Texas



OPEN FOR SUBSCRIPTION.
CLICK HERE TO SCHEDULE
A CALL TO DISCUSS

Our first Build-to-Rent community in New Braunfels Texas, Equinox Townhomes is 111 townhomes located in a highly appreciating, desirable residential neighborhood with explosive population growth and 42% higher median household income relative to the national average. This community features spacious living, a school district rated A+ by AreaVibes, and is conveniently located within 8 minutes drive from Downtown New Braunfels and 19 minutes from Central Texas Tech Center with plenty of shopping, services, transportation arteries, restaurants, cafes, and recreational options within reach. In fact across the street is a vibrant mall featuring abundant shopping, services and restaurants, and the city is building a new park that will wrap around the site featuring walking trails and butterfly gardens. In 2020, New Braunfels was named No. 3 Fastest Growing Population in the nation by the U.S. Census Bureau. Phase 1 is fully subscribed and construction is underway with 30% of units estimated to be completed in late 2023, and the rest in 2024. Phase 2 is open for investment. This project is not 1031 Eligible.

Property Overview

| | |
|-----------------------------|-----------------------|
| State | TX |
| Project Type | New Construction |
| Status | Open for Subscription |
| Completion Range (Expected) | 2023 |
| Date of Land Acquisition | Jul-2021 |

Unit Mix



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

Investment Metrics

| | |
|---|-----------|
| Land Price | \$2.5M |
| Total Units | 122 Units |
| 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% |

*Join us for phase 2 of this extremely late stage project with the first 36 units delivering in 2023. Class B funds have a 4-year investment horizon. Each class (B1, B2, B3) has a different minimum investment amount and offers a different pref based on that minimum. Class B returns shown above are the average of Class B returns.





OPEN FOR SUBSCRIPTION.
CLICK HERE TO SCHEDULE
A CALL TO DISCUSS

Avondale Commons

Avondale, Arizona

1031 ELIGIBLE FOR SYNDICATION INVESTMENTS

This 320 unit new construction apartment complex in Avondale is a modern, contemporary development situated within the keystone business community in Metropolitan Phoenix's flourishing West Valley. As part of a larger mixed-use site named Avondale Commons, this project is completely separate from the future medical and retail piece of the mixed-use development. Located in the #1 Fastest Growing County in the nation four years in a row, Avondale is on strong footing and has benefited greatly from a resilient labor market and positive migration. Phase 1 of the project is fully subscribed. Phase 2 currently is open for subscription, and is 1031 eligible. Construction loan closed in September 2022, and construction began at that time. This is a very late stage project which is a unique opportunity for incoming Phase 2 investors. Over 90% subscribed.

Property Overview

| | |
|----------------------------|-----------------------|
| State | AZ |
| Project Type | New Construction |
| Status | Open for Subscription |
| Completion Date (Expected) | 2024 |
| Date Acquired | May-2021 |

Unit Mix



| | |
|-------------------|-----|
| 1BDR / 1BA | 30% |
| 1BDR / 1BA CORNER | 10% |
| 2BDR / 2BA | 50% |
| 3BDR / 2BA | 10% |

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% |





VALUE-ADD MULTIFAMILY INCOME FUND

Our fund focuses on Class A and B properties with excellent opportunity to create value through improvements to both increase income and decrease expenses. We look for underperforming multifamily properties with an ideal size of approximately 100-unit in highly desirable submarkets based on our neighborhood data methodologies. These multifamily communities are located in growth markets of major Sun Belt Markets such as Texas, Florida, North Carolina, Tennessee, Georgia, Arizona and Utah. The targeted capitalization per property is 20 million to 50 million.



3-5

PROJECTS



\$11.6M

FUNDS RAISED

as of Jan 2023





Monarch Villas

| | |
|-------|-------------------|
| City | North Atlanta, GA |
| Type | Multifamily |
| Units | 130 |



TBA



TBA



TBA

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
- EQUINOX IDAHO FALLS DUPLEX
- 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](#)





CLICK HERE TO BOOK A CALL TO LEARN
HOW TO OWN YOUR OWN FOURPLEX



CLICK HERE TO BOOK A CALL
TO DISCUSS 1031 PROJECTS

University Oaks

Houston, Texas

1031 ELIGIBLE FOR 100% OWNERSHIP

OPPORTUNITY ZONE INVESTMENT

Our first post-Corona project, University Oaks is a stunning class A boutique affordable luxury apartment project with million dollar-home inclusions and finishes in a stylish neighborhood located within close proximity to the University of Houston, world-class Texas Medical Center, UH medical campus, Downtown Houston and Rice University. It is the perfect addition to an area that has a bustling, innovative urban core with robust economic development with a focus on wellness. We did experience permitting delays due to COVID as did many projects. The project has received funding from the lender at 4.75%. Both project sites are nearing completion and site 1 is leasing as of Q1 2023 with site 2 not far behind. We pre-sold five of the eight fourplexes, which allowed us to keep our overall construction loan low. Now that we are close to completion, we have three fourplexes available to sell. For Investors interested in purchasing fourplexes and own them outright at CO, they have two unique tax advantages: they are in an Opportunity Zone so can be used to offset your capital gains, or can be purchased via 1031 exchange. Both sites will be completed in 2023.

Property Overview

| | |
|----------------------------|--------------------|
| State | TX |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Acquired | May-2020 |

Unit Mix



● 2BDR 2BA 100%

Investment Metrics

| | |
|-----------------------------|--------------------------------------|
| Land Price | \$593K |
| Total Units | 16-Plexes |
| Loan Type | Construction Loan, Sell 3 to Pay Off |
| 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 |



*We have 4 different exit options available to us. With our preferred exit option at 5 years, we project paying back debt after construction, giving us equity level returns at debt level of risk.



Equinox Idaho Falls

Idaho Falls, Idaho

1031 ELIGIBLE FOR 100% OWNERSHIP

Launched May 2021, Equinox Idaho Falls is our first new construction build-to-rent townhome community based in Idaho Falls, named No. 1 Best Performing Small City in the nation by Milken Institute. Initially a personal project of Neal and Anna, Equinox Townhomes is a Class B, 66 unit fourplex and duplex community located in a highly appreciating, desirable residential neighborhood, next to shopping, schools, services & employment centers. Neal and Anna will hold 25%+ of this community personally and intend to hold long term. With 60 units sold, we are working with investors who are interested in purchasing the last three duplexes now. All buildings have Certificate of Occupancy and leasing units is well under way. The duplex purchases are eligible for 1031 exchange.

Property Overview

| | |
|-----------------------------|--------------------|
| State | ID |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Range (Expected) | 2023 |
| Date Land Acquired | May-2021 |

Unit Mix



Investment Metrics

| | |
|--------------------------------------|----------|
| Land Price | \$916.2K |
| Total Units | 66 Units |
| 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% |





CLICK HERE TO BOOK A CALL TO LEARN
HOW TO OWN YOUR OWN TOWNHOME



CLICK HERE TO SCHEDULE
A CALL TO DISCUSS BUYING
3-BEDROOM TURNKEY
RENTAL TOWNHOME WITH
PROVEN \$3,300/MO RENTS

Nova RTP1 Townhomes

Durham, North Carolina

1031 ELIGIBLE FOR 100% OWNERSHIP

Our most unique project, Nova RTP1 is a venture to build and sell 46 contemporary townhomes in Durham, North Carolina. Construction on the project started behind schedule due to the city's addition of unexpected requirements in a late stage of the building permit review and approval process, followed by city delays related to the pandemic. All of the units in the project are under construction with some units completed and sold. The real estate market continues to be very strong in Durham, NC - recently selected number one by the PWC Urban Land Institute - so while we have had many delays and challenges on this project, our original sales were very strong for the townhomes. The increased interest rate environment has introduced new challenges for townhome sales and we may hold the remaining dozen townhomes that are not under contract to rent out until the market returns. The project will complete construction in Q3 2023.

Property Overview

| | |
|----------------------------|--------------------|
| State | NC |
| Project Type | New Construction |
| Status | Under Construction |
| Completion Date (Expected) | 2023 |
| Date Acquired | Sep-2019 |

Unit Mix



3BDR

100%

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 |





UGRO

TEXAS PREMIER BUILD-TO-RENT FUND

Wellness by Design

UGRO TEXAS PREMIER BUILD-TO-RENT FUND

Our fund focuses on purely Class A+ build-to-rent projects built in hyper-growth central Texas metros such as Northwest San Antonio, Austin, and Fredericksburg. Starting 6 months after investing, Class A-1 investors will receive 6% cash flow and Class A-2 investors will receive 8% cash flow. All projects are new construction, but will be fully zoned before they are added to the fund. Rents and sub-market will be confirmed by a 3rd party market study.



8

PROJECTS



1,450

UNITS



\$70M

FUNDS RAISED





Botanica Goodnight

| | |
|-------|-------------------|
| City | Austin, Texas |
| Type | Luxury Residences |
| Units | 160 |



Botanica Oak Hills II

| | |
|-------|--------------------|
| City | San Antonio, Texas |
| Type | Fourplexes |
| Units | 176 |



Botanica Fredericksburg

| | |
|-------|----------------------------|
| City | Fredericksburg, Texas |
| Type | 55+ Active Adult Community |
| Units | 148 |



Botanica Dominion

| | |
|-------|--------------------|
| City | San Antonio, Texas |
| Type | Fourplexes |
| Units | 266 |



Botanica Oakland Estates

| | |
|-------|--------------------|
| City | San Antonio, Texas |
| Type | Fourplexes |
| Units | 64 |



Botanica Fair Oaks

| | |
|-------|----------------------------|
| City | San Antonio, Texas |
| Type | 55+ Active Adult Community |
| Units | 200 |



TBA



TBA



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NEAL BAWA'S REAL ESTATE BACKGROUND

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