



# ANNA MYERS

CHIEF OPERATING OFFICER

UGRO | grocapitus

**ACHIEVED RETURNS:  
32.7% IRR OVER 9 EXITS**

- 900+ investors have invested in Grocapitus projects, with \$300M equity invested\*
- 2,000+ investors registered
- 32 projects (9 sold) diversified across 10 states over 17 metro areas
- Current portfolio valued ~\$1B
- Approximately 5,000 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

## ABOUT ANNA

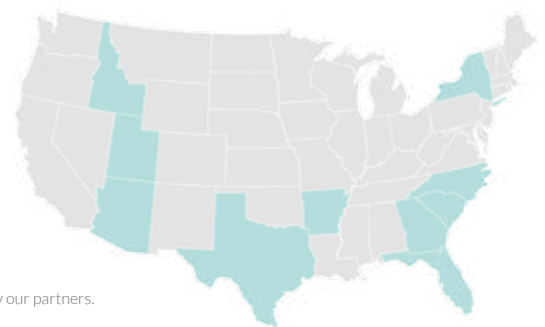
Anna Myers serves as COO at UGro and Grocapitus, two commercial real estate investment companies. Anna holds a B.A. degree with highest honors from UC Berkeley, and an MBA degree from San Francisco State with an associated MS in Information Systems. Anna is also a third-generation commercial real estate 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	6 buildings Flex Industrial, Salt Lake City, UT**
151 unit Multifamily, Dalton GA	128 unit Multifamily, Austin TX**
174 unit Multifamily, Atlanta GA	56 unit Multifamily, Houston TX**
138 unit Multifamily, Jacksonville FL	120 unit Multifamily, Greenville SC
114 unit Multifamily, Tucson AZ	72 unit Multifamily, San Antonio TX**
217 unit Multifamily/Mixed Use, Buffalo NY**	320 unit Multifamily, Phoenix AZ**
116 unit Multifamily, St George UT*	66 unit Multifamily, Idaho Falls, ID**
210 unit Multifamily, Provo UT^	132 unit Multifamily, New Braunfels TX**
46 unit Townhomes, Durham NC**	128 unit Multifamily, Austin TX*
96 unit Multifamily, San Antonio TX**	137 unit Multifamily, Killeen TX
194 unit Multifamily, Atlanta GA	1,450 unit Portfolio, TX**
240 unit Multifamily, Mesa AZ**	180 unit Multifamily, Dalton GA
873 unit Self-Storage, West Memphis AR	210 unit Multifamily, San Marcos TX
32 unit Multifamily, Houston TX**	121 unit Multifamily, Tallahassee FL
180 unit Multifamily, Dalton GA	130 unit Multifamily, Atlanta GA
210 unit Multifamily, San Marcos TX**	



\* Total investor equity includes some equity raised by our partners.

\*\*Under construction.

^Opportunity Zone, under construction.





# PROPERTY PORTFOLIO (PARTIAL)

## COYOTE CREEK

NEW CONSTRUCTION, ST GEORGE UT



**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

**SOLD**



**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 IDAHO FALLS**  
NEW FOURPLEXES, IDAHO FALLS ID

**SOLD**



**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

ACHIEVED  
RETURNS

16.9%

OVERALL PROJECTED IRR

32.7%

OVERALL ACHIEVED IRR

9

TOTAL PROJECTS SOLD



### 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



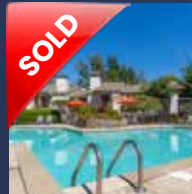
### EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

17.3%  
PROFORMA IRR

51.4%  
PROJECTED IRR

Jun-22  
DATE SOLD



### EQUINOX AT KNIGHT

194-Unit Multifamily: Value-Add | Atlanta GA

15.6%  
PROFORMA IRR

26.8%  
PROJECTED IRR

Dec-23  
DATE SOLD



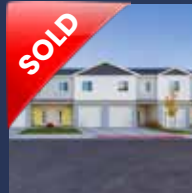
### STORAGE DEPOT

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

20.6%  
PROFORMA IRR

49.6%  
PROJECTED IRR

Jul-22  
EXPECTED SALE DATE



### EQUINOX IDAHO FALLS

66-Unit Multifamily: New Construction | Idaho Falls ID

17.0%  
PROFORMA IRR

31.9%  
PROJECTED IRR

Jan-24  
EXPECTED SALE DATE