



NEAL BAWA

CEO / FOUNDER

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 NEAL

Neal Bawa is CEO / Founder at UGRO and Grocapitus, two commercial real estate investment companies. Neal's companies use cutting edge real estate analytics technology to source and acquire OR build large Commercial properties across the U.S., for over 900 investors. Current portfolio over 4,800 units, with an AUM value (upon completion) of over \$1 Billion.

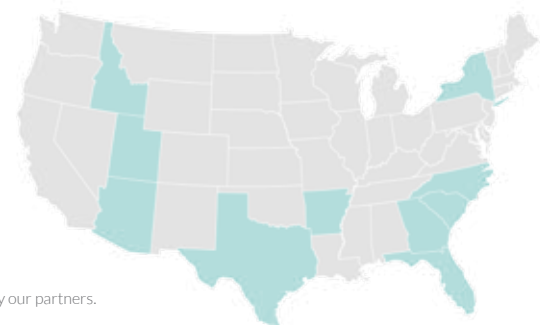
Neal shares his team's unique and cutting-edge real estate data methodologies to connect with geeky and nerdy (or just data driven) investors who share his vision - That Data beats gut feel by a million miles. Over 10,000 real estate investors have taken his free Real Estate Data Analytics course on udemy.com and the course has over 1,000 five-star reviews.

Neal speaks at dozens of real estate conferences across the country and virtually, on the Internet. Over 5,000 investors attend his multifamily webinar series each year and hundreds have attended his Magic of Multifamily boot camps. His facebook and meetup groups have tens of thousands of investors.

Neal believes that we are at a turning point, where traditional commercial real estate will combine with Proptech and Fintech technology disruptors, and will truly reach it's potential as a tradable, highly liquid asset class that will rival and eventually beat the stock market in its size and scope.

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**
- 873 unit Self-Storage, West Memphis AR
- 32 unit Multifamily, Houston TX**
- 180 unit Multifamily, Dalton GA
- 210 unit Multifamily, San Marcos 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**
- 180 unit Multifamily, Dalton GA
- 210 unit Multifamily, San Marcos TX
- 121 unit Multifamily, Tallahassee FL
- 130 unit Multifamily, Atlanta GA



* 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



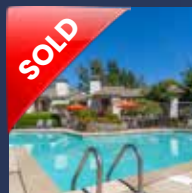
EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

17.3%
PROFORMA IRR

51.4%
PROJECTED IRR

Jun-22
DATE SOLD



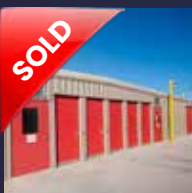
EQUINOX AT KNIGHT

194-Unit Multifamily: Value-Add | Atlanta GA

15.6%
PROFORMA IRR

26.8%
PROJECTED IRR

Dec-23
DATE SOLD



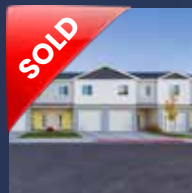
STORAGE DEPOT

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



grocapitus



Multifamily University

**NEAL
BAWA**



LOCATION MAGIC
WORKSHOPS



APARTMENT
MAGIC
BOOTCAMPS



... AND MANY MORE
EVENTS **ACROSS**
THE NATION

