



# Anna Myers

CHIEF OPERATING OFFICER

grocapitus



**achieved returns:**  
33.3% IRR OVER 9 EXITS

- 1,000+ investors have invested in Grocapitus projects, with \$200M equity invested\*
- 2,000+ investors registered
- 25 projects (9 sold) diversified across 11 states over 17 metros
- Current portfolio valued \$660M
- Approximately 4,400 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 Grocapitus and Mission 10K, 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 1,000+ 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 \$660 million for both development and acquisitions of Multifamily, Mixed-Use and Self-Storage and Build-to-Rent fourplex and townhome communities, resulting in over 25 assets under management.

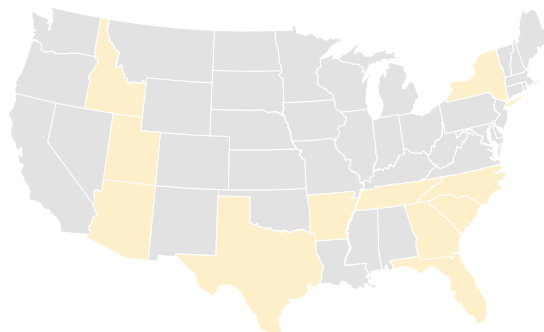
Anna is also a bi-coastal Nomad, and spends summers in Seattle and winters in South Florida so that she and her husband can spend time with family on both coasts. Following on from her success as the COO and "Chief Plate Spinner" for Grocapitus, Anna is thrilled to be taking on her role as COO of Mission 10K, 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\*\*  
 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\*\*  
 120 unit Multifamily, Greenville SC  
 320 unit Multifamily, Phoenix AZ\*\*  
 66 unit Multifamily, Idaho Falls, ID\*\*  
 122 unit Multifamily, New Braunfels TX\*\*  
 137 unit Multifamily, Killeen TX  
 180 unit Multifamily, Dalton GA  
 210 unit Multifamily, San Marcos TX  
 120 unit Multifamily, Tallahassee FL  
 130 unit Multifamily, Atlanta GA  
 193 unit Multifamily, Chattanooga TN  
 92 unit Multifamily, Idaho Falls ID



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

# Property portfolio



**Mill Race Phase 1A**  
NEW CONSTRUCTION, PROVO UT



**Park Canyon**  
VALUE-ADD, DALTON GA



**Fairview**  
VALUE-ADD, GREENVILLE SC



**Windward Forest**  
VALUE-ADD, ATLANTA GA



**The Grid**  
NEW CONSTRUCTION, BUFFALO NY



**Lakewood Oaks**  
VALUE-ADD, JACKSONVILLE FL



**Falls at Crismon Commons**  
NEW CONSTRUCTION, PROVO UT



**Equinox at Knight**  
VALUE-ADD, ATLANTA GA



**Nova RTP Townhomes**  
NEW CONSTRUCTION, DURHAM NC



**Chelsea Place**  
VALUE-ADD, ATLANTA GA



**Equinox on Prince**  
VALUE-ADD, TUCSON AZ



**Storage Depot**  
VALUE-ADD + NEW, WEST MEMPHIS AR



**University Oaks**  
NEW FOURPLEXES, HOUSTON TX



**Woods Cross Flex**  
NEW INDUSTRIAL, SALT LAKE CITY UT



**Equinox at Midtown**  
VALUE ADD, CHATTANOOGA TN



**Monarch Villas**  
VALUE-ADD, SANDY SPRINGS GA



**Park Avenue Villas**  
VALUE-ADD, TALLAHASSEE FL



**Avondale Commons**  
NEW CONSTRUCTION, PHOENIX AZ



**Equinox Idaho Falls**  
NEW FOURPLEXES, IDAHO FALLS ID



**Equinox Townhomes**  
NEW FOURPLEXES, NEW BRAUNFELS TX



**Equinox on Lincoln**  
NEW CONSTRUCTION, IDAHO FALLS ID



**Country Place**  
CLASS B+ VALUE-ADD, KILLEEN TX



**Park Canyon Round 2**  
CLASS B+ VALUE-ADD + NEW UNITS



**Casata San Marcos**  
NEW MICRO HOMES, SAN MARCOS TX




**Coyote Creek**  
NEW CONSTRUCTION, ST GEORGE UT



# Track record

EXITS EXCEED PROJECTIONS

grocapitus



**Park Canyon**

180-UNIT MULTIFAMILY VALUE-ADD + NEW UNITS

DALTON, GA

**16.3%** PROFORMA IRR

**37.8%** REALIZED IRR

**Feb-22** SALE DATE



**Windward Forest**

216-UNIT MULTIFAMILY VALUE-ADD

ATLANTA, GA

**18.0%** PROFORMA IRR

**22.0%** REALIZED IRR

**Sep-20** SALE DATE



**Lakewood Oaks**

138-UNIT MULTIFAMILY VALUE-ADD

JACKSONVILLE, FL

**17.6%** PROFORMA IRR

**19.5%** REALIZED IRR

**Oct-21** SALE DATE



**Chelsea Place**

174-UNIT MULTIFAMILY VALUE-ADD

ATLANTA, GA

**14.9%** PROFORMA IRR

**12.7%** REALIZED IRR

**Jun-21** SALE DATE



**Fairview 360**


120-UNIT MULTIFAMILY VALUE-ADD

GREENVILLE, SC

**16.0%** PROFORMA IRR

**60.0%** REALIZED IRR

**May-22** SALE DATE



**Equinox on Prince**

114-UNIT MULTIFAMILY VALUE-ADD

TUCSON, AZ

**17.3%** PROFORMA IRR

**59.5%** REALIZED IRR

**Jun-22** SALE DATE



**Storage Depot**

873-UNIT SELF STORAGE VALUE-ADD + NEW UNITS

WEST MEMPHIS, AR

**20.6%** PROFORMA IRR

**49.6%** REALIZED IRR

**Jul-22** SALE DATE



**Equinox at Knight**


174-UNIT MULTIFAMILY VALUE-ADD

ATLANTA, GA

**15.6%** PROFORMA IRR

**26.8%** REALIZED IRR

**Dec-23** SALE DATE



**Equinox Idaho Falls**

66-UNIT MULTIFAMILY FOURPLEXES

IDAHO FALLS, ID

**17.0%** PROFORMA IRR

**31.9%** REALIZED IRR

**Jan-24** SALE DATE

## achieved returns

# 16.9%

OVERALL PROJECTED IRR

# 33.3%

OVERALL ACHIEVED IRR

# 9

TOTAL PROJECTS SOLD