



# 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

# Investor Testimonials



## You'll be in great company

Here is what our investors have to say about working with us.

“

Grocapitus is not just your average passive real estate syndication. It's a dynamic powerhouse of investments with outperforming returns. **I've partnered in 6 projects and have already exited on one of them with a 2.16x equity multiple in less than 3 years.** With timely communications via monthly updates, quarterly webinars and ad-hoc comms, **I am always in the know on every project.**”

**MUNAF K.**

”

“

I have worked with Neal and his team at Grocapitus for **4 years** as a passive partner in his deals which have come full circle to completion. Neal's data-centric approach gives him a near **oracle-like insight** into the vagaries of not just commercial real estate. His ethics are beyond reproach and his interests are clearly aligned with his passive partners. **He is what you want in a partner.**”

**GURPREET P.**

”

“

Neal does wonders with investor money.

**The ROI beats all my projects with other firms.** Neal manages each project with unbeatable efficiency. I have worked with the same team for **4 years**. Bottom line: Neal is a disruption force in his field, he has everything down to a science. He always seeks the truth. **If you are with Neal, you're on the fastest train!**”

**JENNIFER F.**

”

grocapitus



Multifamily University

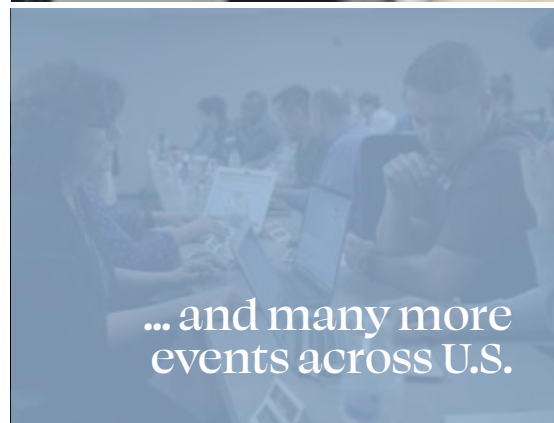
Neal  
Bawa



Location magic  
workshops



Apartment  
magic  
bootcamps



... and many more  
events across U.S.