



ANNA MYERS

CHIEF OPERATING OFFICER

ABOUT ANNA

Anna is 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. As a tech geek and systems architect, Anna is known as the "Chief Plate Spinner" at Grocapitus. She collaborates with her business partner, Neal Bawa, to implement systems and processes that strive for efficiency and scalability both within the company as well as throughout their portfolio.

As the head of acquisitions for the company, Anna teaches underwriting and deal analysis for MultifamilyU in quarterly Boot Camps. MultifamilyU is an apartment investing education company owned by the principal, Neal Bawa. Also via MultifamilyU, Anna hosts weekly webinar events featuring top speakers in real estate. As the head of asset management for the Grocapitus portfolio, Anna brings a data-driven approach to track and insert optimizations to the properties to help drive property performance and investor returns. Anna regularly speaks on podcasts, webinars and at conferences covering topics including Asset Management, Deal Analysis, Real Estate Trends, Opportunity Zones, How to 1031 into a Multifamily Syndication, and much more.



- 400+ investors have invested in Grocapitus projects, with \$100M+ equity invested
- 2,000+ investors registered
- 17 projects diversified across 9 states
- Current portfolio valued at \$345M+
- Over 3,000 units/beds

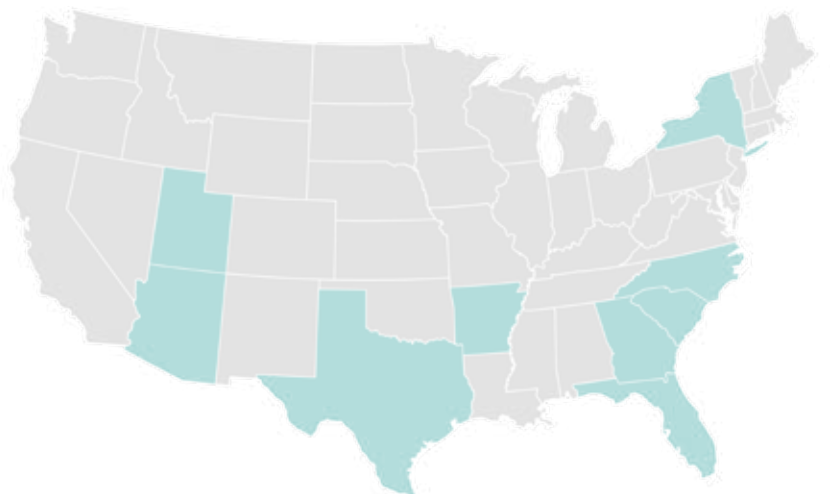
PROPERTY PORTFOLIO MANAGED, CO-OWNED WITH INVESTORS

- | | |
|---|--|
| 2x 16 Plex Multifamily, Houston TX* | 210 unit Multifamily, Provo UT** |
| 216 unit Multifamily, Atlanta GA | 46 unit Townhomes, Durham NC* |
| 151 unit Multifamily, Dalton GA | 194 unit Multifamily, Atlanta GA |
| 174 unit Multifamily, Atlanta GA | 240 unit Multifamily, Mesa AZ* |
| 138 unit Multifamily, Jacksonville FL | 873 unit Self-Storage, West Memphis AR* |
| 114 unit Multifamily, Tucson AZ | 6 buildings Flex Industrial, Salt Lake City, UT* |
| 217 unit Multifamily / Mixed Use, Buffalo NY* | 14 Quadplexes Multifamily, Houston TX* |
| 116 unit Multifamily, St George UT* | 120 unit Multifamily, Greenville SC |
| 96 unit Multifamily, San Antonio TX* | |



Multifamily University

- 10,000+ active community members in our meetups and Facebook groups
- 5,000+ students attend webinars
- Hundreds of students attend MultifamilyU bootcamps



*Under construction.
**Opportunity Zone, under construction.



PROPERTY PORTFOLIO



RTP₁ Townhomes

NEW CONSTRUCTION, DURHAM NC

MILL RACE PHASE 1A
NEW CONSTRUCTION



PROVO, UT

PARK CANYON
CLASS B+ VALUE-ADD



DALTON, GA

FAIRVIEW
CLASS B VALUE-ADD



GREENVILLE, SC

WINDWARD FOREST (SOLD)
CLASS C VALUE-ADD



ATLANTA, GA

THE GRID
NEW CONSTRUCTION



BUFFALO, NY

LAKWOOD OAKS
CLASS C VALUE-ADD



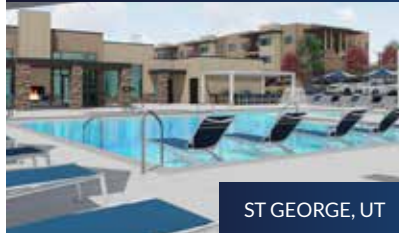
JACKSONVILLE, FL

EQUINOX AT KNIGHT
CLASS B VALUE-ADD



ATLANTA, GA

COYOTE CREEK
NEW CONSTRUCTION



ST GEORGE, UT

CHELSEA PLACE
CLASS C VALUE-ADD



ATLANTA, GA

EQUINOX ON PRINCE
CLASS C VALUE-ADD



TUCSON, AZ

STORAGE DEPOT
VALUE-ADD + NEW CONSTRUCTION



W. MEMPHIS, AR

UNIVERSITY OAKS
NEW CONSTRUCTION



HOUSTON, TX

WOODS CROSS FLEX
NEW INDUSTRIAL CONSTRUCTION



SALT LAKE CITY, UT

PARK LANE HOUSTON
NEW CONSTRUCTION



HOUSTON, TX

BOTANICA OAK HILLS
NEW CONSTRUCTION



SAN ANTONIO, TX

FALLS AT CRISMON COMMONS
NEW CONSTRUCTION



MESA, AZ