



NEAL BAWA

CEO / FOUNDER

ABOUT NEAL

Neal Bawa is a technologist who is universally known in the real estate circles as the *Mad Scientist of Multifamily*. Besides being one of the most in-demand speakers in commercial real estate, Neal is a data guru, a process freak, and an outsourcing expert. Neal treats his \$508 million-dollar portfolio as an ongoing experiment in efficiency and optimization. The Mad Scientist lives by two mantras. His first mantra is that *We can only manage what we can measure*. His second mantra is that *Data beats gut feel by a million miles*. These mantras and a dozen other disruptive beliefs drive profit for his 440+ investors.

Neal serves CEO / Founder at Grocapitus, an iconic, data-driven commercial real estate investment company. Grocapitus' 28 person team acquires and builds multifamily & commercial properties across the U.S. With more than 440 active investors and over 2,000 reviewing our projects, the Grocapitus portfolio currently spans across 10 states with 22 projects (1 sold) and 3,300 units/beds. The powerful Grocapitus brand has a cult-like following of data driven investors. The result - Completed equity raises of \$146 million* for Multifamily, Mixed-Use and Industrial acquisitions in the last 18 months, over 3,000 units purchased. Grocapitus is on track to close another 1,500 units in the next 12 months.

Neal loves public speaking and is an energetic and humorous speaker. He also serves as CEO at MultifamilyU, an apartment investing education company. He is a top-rated, in demand presenter at conferences and events across the country. Over 5,000 students attend his multifamily seminar series each year and hundreds attend his Magic of Multifamily Boot Camps. Tens of thousands listen to his podcast appearances and he has been featured in over 50 top rated podcasts and radio shows. Neal's asset management and revenue optimization techniques for multifamily are considered unique in the industry.

The Mad Scientist engages very frequently and deeply with his vast investor and RE Pro community, with tens of thousands of active connections and conversations across Facebook, LinkedIn, Meetup.com, Youtube and other channels. Neal is a backyard tomato farmer and a protein diet health nut. He believes in positivity and Karma. He is passionate about the sport of Cricket and about the enormous potential of self-driving electric vehicles to solve the global climate crisis.



- 440+ investors have invested in Grocapitus projects, with \$146M equity invested*
- 2,000+ investors registered
- 22 projects (1 sold) diversified across 10 states
- Current portfolio valued at \$508M
- Approximately 3,300 units/beds

PROPERTY PORTFOLIO MANAGED, CO-OWNED WITH INVESTORS

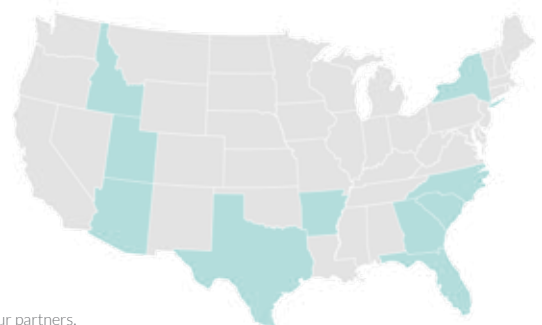
- 216 unit Multifamily, Atlanta GA
- 151 unit Multifamily, Dalton GA
- 174 unit Multifamily, Atlanta GA
- 138 unit Multifamily, Jacksonville FL
- 114 unit Multifamily, Tucson AZ
- 217 unit Multifamily/Mixed Use, Buffalo NY**
- 116 unit Multifamily, St George UT*
- 210 unit Multifamily, Provo UT^
- 46 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
- 2x16 plexes Multifamily, Houston TX**
- 6 buildings Flex Industrial, Salt Lake City, UT**
- 128 unit Multifamily, Austin TX**

- 14 fourplex Multifamily, Houston TX**
- 120 unit Multifamily, Greenville SC
- 72 unit Multifamily, San Antonio TX**
- 320 unit Multifamily, Phoenix AZ**
- 5-sixplex & 9-fourplex Multifamily, Idaho Falls, ID**
- 33 fourplexes Multifamily, New Braunfels TX**
- 22 unit triplex Multifamily, Chicago IL (wholly owned)
- 13 unit Single Family, CA (wholly owned)



Multifamily University

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



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



PROPERTY PORTFOLIO



BOTANICA SOUTHPARK
NEW FOURPLEX CONSTRUCTION



AUSTIN, TX

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
CLASS C VALUE-ADD

ATLANTA, GA

THE GRID
NEW CONSTRUCTION

BUFFALO, NY

LAKEWOOD OAKS
CLASS C VALUE-ADD

JACKSONVILLE, FL

FALLS AT CRISMON COMMONS
NEW CONSTRUCTION

MESA, AZ

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 CONST.

W. MEMPHIS, AR

UNIVERSITY OAKS
NEW FOURPLEX CONSTRUCTION

HOUSTON, TX

WOODS CROSS FLEX
NEW INDUSTRIAL CONST.

SALT LAKE CITY, UT

PARK LANE
NEW FOURPLEX CONSTRUCTION

HOUSTON, TX

BOTANICA OAK HILLS
NEW FOURPLEX CONSTRUCTION

SAN ANTONIO, TX

BOTANICA CHASE HILL
NEW FOURPLEX CONSTRUCTION

SAN ANTONIO, TX

AVONDALE COMMONS
NEW CONSTRUCTION

PHOENIX, AZ

EQUINOX TOWNHOMES
NEW FOURPLEX CONSTRUCTION

IDAHO FALLS, ID

EQUINOX TOWNHOMES
NEW FOURPLEX CONSTRUCTION

NEW BRAUNFELS, TX



grocapitus



Multifamily University

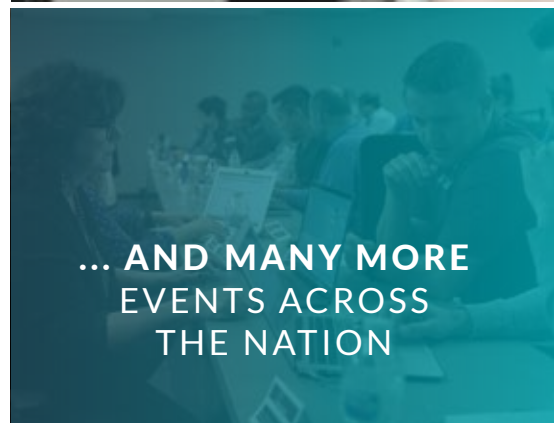
**NEAL
BAWA**



**LOCATION MAGIC
WORKSHOPS**



**APARTMENT
MAGIC
BOOTCAMPS**



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