





# PROPERTY PORTFOLIO



## RTP1 TOWNHOMES NEW CONSTRUCTION, DURHAM NC

**MILL RACE PHASE 1A**  
NEW CONSTRUCTION, PROVO UT

**PARK CANYON**  
CLASS B+ VALUE-ADD, DALTON GA

**SOLD**

**FAIRVIEW**  
CLASS B VALUE-ADD, GREENVILLE SC

**UNDER CONTRACT**

**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

**COYOTE CREEK**  
NEW CONSTRUCTION, ST GEORGE UT

**CHELSEA PLACE**  
CLASS C VALUE-ADD, ATLANTA GA

**SOLD**

**EQUINOX ON PRINCE**  
CLASS C VALUE-ADD, TUCSON AZ

**UNDER CONTRACT**

**STORAGE DEPOT**  
VALUE-ADD + NEW, W. MEMPHIS, AR

**UNDER CONTRACT**

**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

**BOTANICA CHASE HILL**  
NEW FOURPLEXES, SAN ANTONIO TX

**AVONDALE COMMONS**  
NEW CONSTRUCTION, PHOENIX AZ

**EQUINOX TOWNHOMES**  
NEW FOURPLEXES, IDAHO FALLS ID

**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



## PARK CANYON

180-Unit Multifamily: Value-Add + New Units | Dalton GA

**16.3%**  
PROFORMA IRR

**37.8%**  
REALIZED IRR

**Feb 2022**  
DATE SOLD



## WINDWARD FOREST

216-Unit Multifamily: Value-Add | Atlanta GA

**18.0%**  
PROFORMA IRR

**22.0%**  
REALIZED IRR

**Sep 2020**  
DATE SOLD



## LAKEWOOD OAKS

138-Unit Multifamily: Value-Add | Jacksonville FL

**17.6%**  
PROFORMA IRR

**19.5%**  
REALIZED IRR

**Oct 2021**  
DATE SOLD



## CHELSEA PLACE

180-Unit Multifamily: Value-Add | Dalton GA

**14.9%**  
PROFORMA IRR

**12.9%**  
REALIZED IRR

**Jun 2021**  
DATE SOLD

**7**

TOTAL EXITS

**4**

PROJECTS SOLD

**3**

UNDER CONTRACT

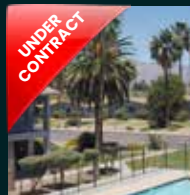
## ACHIEVED RETURNS

**17.2%**

OVERALL PROJECTED IRR

**36.1%**

OVERALL ACHIEVED IRR



## EQUINOX ON PRINCE

114-Unit Multifamily: Value-Add | Tucson AZ

**17.3%**  
PROFORMA IRR

**61.0%**  
PROJECTED IRR

**Jun 2022**  
EXPECTED SALE DATE



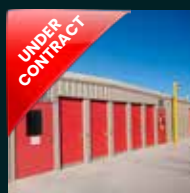
## FAIRVIEW

120-Unit Multifamily: Value-Add | Greenville SC

**16.0%**  
PROFORMA IRR

**50.0%**  
PROJECTED IRR

**Apr 2022**  
EXPECTED SALE DATE



## STORAGE DEPOT

873-Unit Self Storage: New + Value-Add | West Memphis AR

**20.6%**  
PROFORMA IRR

**49.6%**  
PROJECTED IRR

**May 2022**  
EXPECTED SALE DATE