GW CAPITAL
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6214-6212
6114-6112
DAWSON
FOREST
ATLANTA, GA
100 GREEN FOREST DRIVE DAWSONVILLE, GA 30534
268
UNITS
1998
YEAR BUILT

DAWSON FOREST
APARTMENT HOMES
100

GW CAPITAL

Param Baladandapani

CEO GW Capital

Param Baladandapani is a Radiologist in Southern California who while working full time and raising two young kids built a multimillion dollar real estate portfolio that helped her become **Financially Independent at 41.** She is **Founder & CEO of GW Capital and GenerationalWealthMD** where she has helped thousands of physicians accelerate towards financial freedom by building a real estate portfolio that works for them. Over the last decade, she has invested in Single family & Multifamily Apartments as well as development projects in multiple domestic and international markets with over 1000 doors under management. Physicians in the community have acquired over $200 million of real estate and are building the life of their dreams.

Legal Disclosures

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TABLE OF CONTENTS

- Executive Summary
- Financial Analysis
- Property Description
- Location Overview
- Portfolio & Performance

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Executive Summary

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INVESTMENT SUMMARY

Introducing Dawson Forest, an exceptional 268-unit apartment community located in Atlanta's Expanding GA-400 Northern Corridor, presented by GW Capital & partners. Strategically positioned in Dawson County, one of Georgia's fastest-growing counties, Dawson Forest is in the "path of progress" from Atlanta to Alpharetta.

This B asset is nestled in an A area, surrounded by the vibrant growth and economic prosperity of the region. The area's expansion is driven by the presence of Fortune 500 companies like Google, Microsoft, and JP Morgan, creating a robust job market and driving tenant demand.

Built in 1998, Dawson Forest offers investors a value-driven opportunity with the potential for average premiums of $250 or more. Despite the development of four new Class-A properties in 2018 boasting significantly higher monthly rents, Dawson Forest remains a more affordable option in the market. Its strategic location is enhanced by its proximity to high-end retail at the North Georgia Premium Outlets, including Kate Spade, Gucci, West Elm, and Pottery Barn.

Moreover, the property is strategically zoned for esteemed schools, including Robinson Elementary, Dawson County Middle, and Dawson County High, boasting an impressive "8/10" rating. With strong tenant demand from the manufacturing and education sectors, coupled with the shortage of multifamily residences, significant value-add potential, and numerous amenities, Dawson Forest is an outstanding investment opportunity in a rapidly growing and desirable area.

OFFERING SUMMARY

CAP RATE (T-3)	**6.0%**
EXPENSE RATIO (T-12)	**37%**
PHYSICAL OCCUPANCY	**96%**
DSCR YR 1	**1.65X**
DSCR AVG.	**1.75X**
PURCHASE PRICE	**$52,000,000**
HOLD PERIOD	**5 YEARS**
EQUITY	**$24,847,663**
CLASS A	**$1,384,766**
CLASS B	**$9,000,981**
RESERVE CLASS	**$3,461,916**
PREF EQUITY	**$11,000,000**

PROPERTY SUMMARY

Dawson Forest Apartments

Atlanta, GA

100 GREEN FOREST DRIVE
DAWSONVILLE, GA 30534

268 UNITS

1998 YEAR BUILT

282,618 RENTABLE SF

1,055 AVG UNIT SF

11.7 ACRES

22.9 UNITS PER ACRE

BUILDINGS: **23** 22 RESIDENTIAL + 1 CLUBHOUSE

PARKING: ON-SITE & **15** DETACHED GARAGES

INVESTMENT HIGHLIGHTS

Asset

- 8' Ceilings 11.7 Acres / 22.9
- Units Per Acre 15 Detached
- Garages Swimming Pool
- New Pool Lounge Area
- Outdoor Kitchens Cyber
- Cafe Playground Dog Park
- Car Wash Detached Storage
- Areas Detached and Private
- Garages

Financial

- New leases are 3% higher than in-place rents, roughly $132 increase on average
- Renewals are in line with in-place rents
- Average rent In Dawsonville for one-bedrooms is $1,890 (6% decrease YoY), and for two-bedrooms Is $2,352 (6% Increase YoY)
- Minimal concessions ($192 on T12 and $567 on T3) less than 0.01%

Value-add

- A true value-add asset, Dawson Forest will use $17,000 for 93 classic units renovations, and $9,000 for the partially renovated 89 units. 68% units are primed for renovations.

Economies of Scale

- GW Capital and partners own 9 other properties in ATL area, creating operational economies of scale.
- Optionality to sell as a portfolio along with other GW ATL properties. Thus increasing exit liquidity, including an exit to an institutional investors.

CONSIDERABLE ORGANIC RENT GROWTH PROGRESSION

VALUE-ADD UPSIDE

100 GREEN FOREST DRIVE DAWSONVILLE, GA 30534

UNIT MIX

Description	# Units	% Mix	Avg SF	Rent	Rent/SF
1 BR / 1 BA	84	31%	778	$1,284	$1.65
2 BR / 2 BA	144	54%	1,126	$1,507	$1.34
3 BR / 2 BA	40	15%	1,378	$1,854	$1.35
Total / Avg.	**268**	**100%**	**1,055**	**$1,489**	**$1.41**

Property Summary

Year Completed	**1998**
Total Units	**268**
Average Unit Size (SF)	**1,055**
Physical Occupancy	**96%**
Avg. Effective Rents	**$1,489**
New Move-Ins (30 days)	**$1,628**
Units Primed for Upgrade	**182 - (89 partials, 93 classics)**

= $139 per unit immediately

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Three-Tiered Return Options

A three-tiered return structure gives investors options when placing their equity. Investors have the ability to invest in either tier of equity Class A, Class B, Reserve Class, or a combination of Class A and Class B. Diversifying in both A and B classes allows for a risk-adjusted, blended return.

Three-Tiered Equity Structure

Allows Investors to Match Investment Goals

Class A

- **Prioritized Cash Flow**
- **10% Preferred Return**
- **No Profit Share**

Minimum investment
$50,000

Class B

- **7% Preferred Return**
- **70/30 Profit Share**

Minimum investment
$50,000

Reserve Class

- **8% Preferred Return**
- **80/20 Profit Share**

Minimum investment
$500,000

INVESTMENT OFFERING

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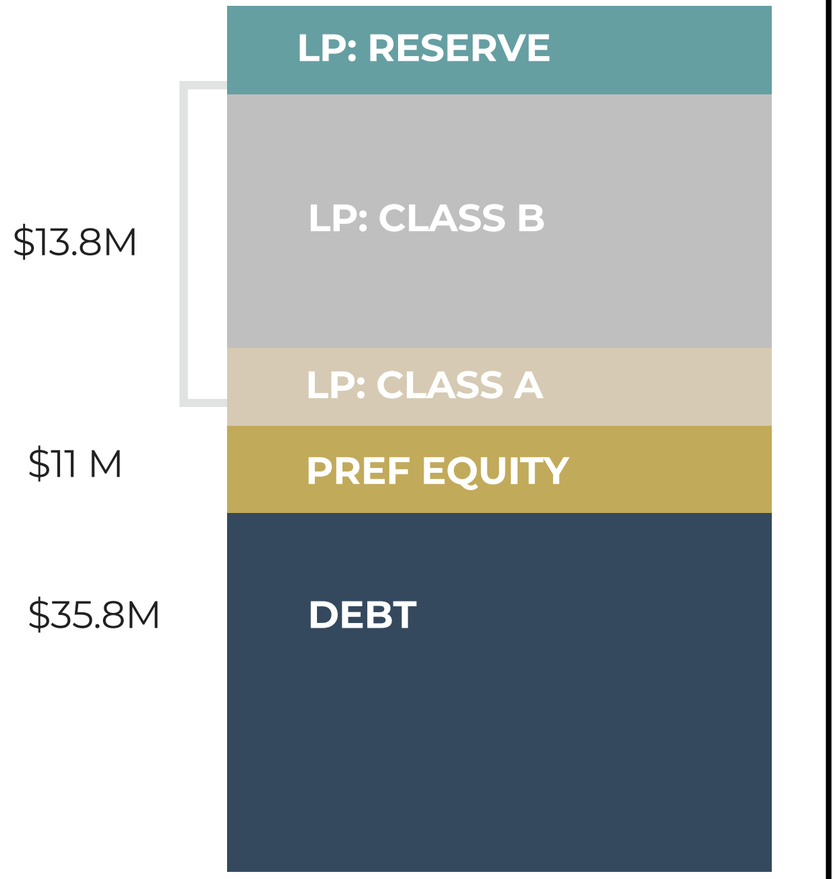
CAPITAL STRUCTURE



	Class A	Class B	Reserve
LP Equity	$1,384,766	$9,000,981	$3,461,916
Pref.	10%	7%	8%
Hold Period	5 Years	5 Years	5 Years
Equity Multiple	1.5x	1.9x-2.1x	2.1x-2.3x
Avg. CoC	10%	5.7%	5.7%
IRR	10%	16%	17%

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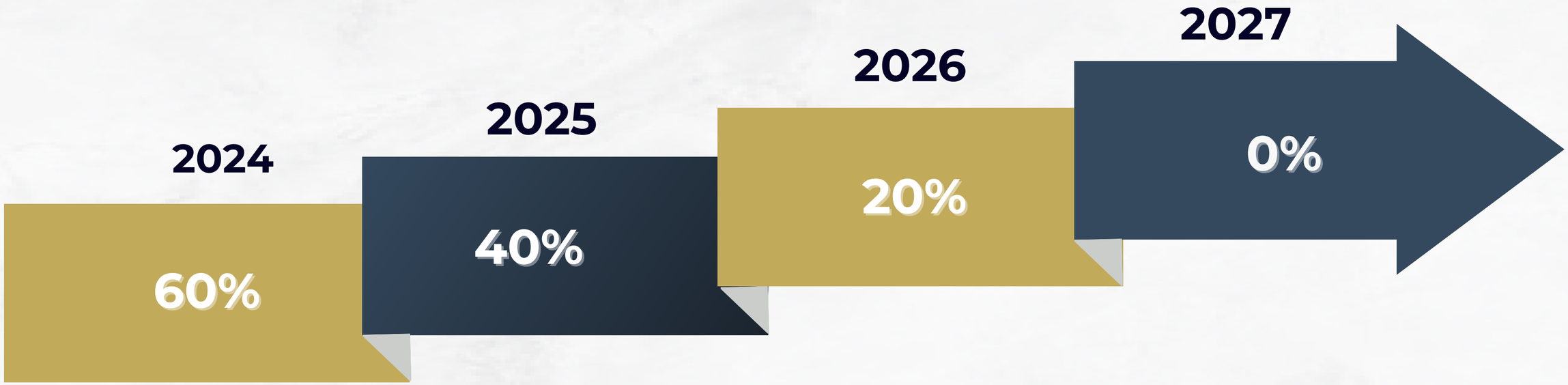
INVESTOR RETURNS: $100,000 INVESTMENT

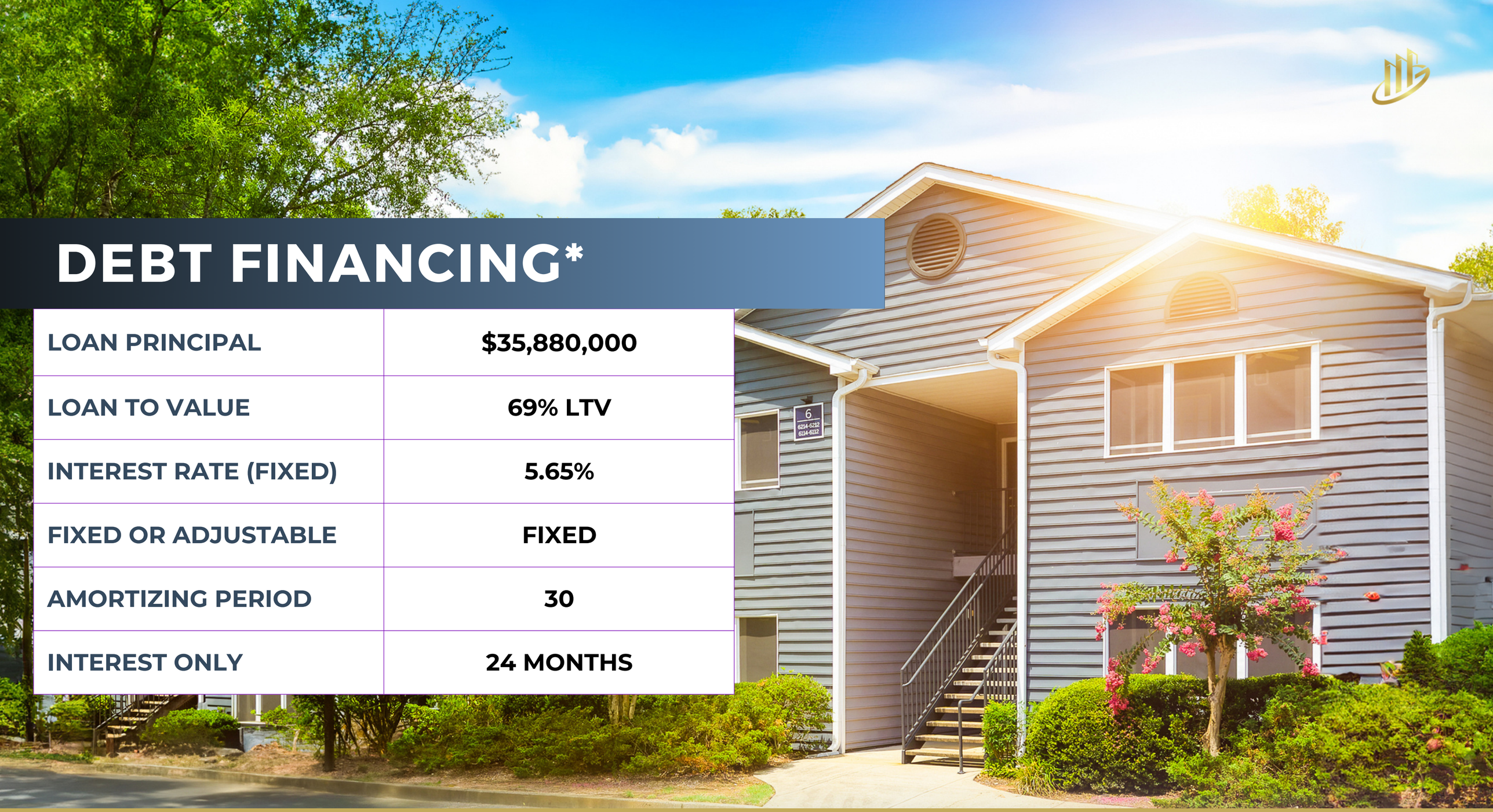
		Year 1	Year 2	Year 3	Year 4	Year 5
Class A $100k	**Annual Percent Return**	10%	10%	10%	10%	10%
	Annual Distribution	$10,000	$10,000	$10,000	$10,000	$10,000
	Equity Split					$0
	Total Expected Return Including Return of Principal ($100k)					**$150,000**
Class B $100k	**Annual Percent Return**	4.5%	5%	6%	6%	7%
	Annual Distribution	$4,500	$5,000	$6,000	$6,000	$7,000
	Equity Split (70/30)					$72,500
	Total Expected Return Including Return of Principal ($100k)					**$200,000**
Reserve Class $500k	**Annual Percent Return**	4.5%	5%	6%	6%	7%
	Annual Distribution	$22,500	$25,000	$30,000	$30,000	$35,000
	Equity Split (80/20)					$457,500
	Total Expected Return Including Return of Principal ($500k)					**$1,110,000**

TAX BENEFITS BONUS DEPRECIATION



DEBT FINANCING*

LOAN PRINCIPAL	$35,880,000
LOAN TO VALUE	69% LTV
INTEREST RATE (FIXED)	5.65%
FIXED OR ADJUSTABLE	FIXED
AMORTIZING PERIOD	30
INTEREST ONLY	24 MONTHS



SENSITIVITY ANALYSIS (CLASS B)

Cap Rate	Projected Sale Price	Deal Level IRR	Equity Multiple	AAR
5.00%	$90,785,545	19.87%	2.31x	26.27%
5.10%	$89,005,436	19.12%	2.24x	24.88%
5.20%	$87,293,793	18.37%	2.18x	23.55%
5.30%	$85,646,741	17.64%	2.11x	22.26%
5.40%	$84,060,690	16.91%	2.05x	21.02%
5.50%	**$82,532,314**	**16.19%**	**1.99x**	**19.83%**
5.60%	$81,058,522	15.48%	1.93x	18.68%
5.70%	$79,636,443	14.69%	1.87x	17.44%
5.80%	$78,263,401	13.71%	1.80x	15.94%
5.90%	$76,936,902	12.73%	1.72x	14.49%
6.00%	$75,654,621	11.74%	1.65x	13.09%

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Financial Analysis

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PROFORMA

INCOME	1		2		3		4		5	
Gross Potential Income	5,203,769		5,519,647		5,843,005		6,096,867		6,300,214	
- Loss to Lease	(159,505)	-3.1%	(55,196)	-1.0%	(58,430)	-1.0%	(60,969)	-1.0%	(63,002)	-1.0%
- Vacancy	(317,633)	-6.1%	(331,179)	-6.0%	(350,580)	-6.0%	(332,597)	-5.5%	(315,011)	-5.0%
- Concessions	(8,794)	-0.2%	(16,559)	-0.3%	(17,529)	-0.3%	(18,291)	-0.3%	(18,901)	-0.3%
- Models, Office, Employee Units	(19,500)	-0.4%	(20,663)	-0.4%	(21,873)	-0.4%	(22,824)	-0.4%	(23,585)	-0.4%
- Bad Debt	(56,709)	-1.1%	(20,057)	-0.4%	(14,608)	-0.3%	(15,242)	-0.3%	(15,751)	-0.3%
Effective Gross Rental Income	**4,641,629**		**5,075,994**		**5,379,985**		**5,646,945**		**5,863,965**	
Other Income	698,536		719,783		741,675		764,234		787,479	
Washer/Dryer	14,448		60,956		64,366		66,324		68,341	
Total Net Income	**5,354,613**		**5,856,733**		**6,186,026**		**6,477,503**		**6,719,785**	
Renovations										
Units renovated	50		60		47		19		0	
Renovation Premiums earned	11,000		13,200		9,950		3,325		0	
EXPENSES		**/unit**		**/unit**		**/unit**		**/unit**		**/unit**
Real Estate Taxes	429,855	1,604	434,173	1,620	438,535	1,636	442,940	1,653	447,390	1,669
Insurance	230,283	859	234,931	877	239,673	894	244,511	912	249,446	931
Contract Services	32,874	123	33,537	125	34,214	128	34,905	130	35,609	133
Electric	60,817	227	62,044	232	63,296	236	64,574	241	65,877	246
Gas	2,452	9	2,502	9	2,552	10	2,604	10	2,656	10
Water and Sewer	318,535	1,189	324,965	1,213	331,524	1,237	338,216	1,262	345,042	1,287
Trash Removal	35,046	131	35,753	133	36,475	136	37,211	139	37,962	142
Other Utilities	9,046	34	9,228	34	9,414	35	9,604	36	9,798	37
Management Fee	160,638	599	175,702	656	185,581	692	194,325	725	201,594	752
Repairs and Maintenance	187,949	701	191,742	715	195,612	730	199,561	745	203,589	760
General/Admin	101,595	379	103,646	387	105,738	395	107,872	403	110,050	411
Advertising and Leasing	28,892	108	29,475	110	30,070	112	30,677	114	31,296	117
Payroll	406,382	1,516	414,584	1,547	422,952	1,578	431,489	1,610	440,199	1,643
Total Expenses	**2,004,363**	7,479	**2,052,283**	7,658	**2,095,637**	7,820	**2,138,489**	7,979	**2,180,508**	8,136
	37.4%		35.0%		33.9%		33.0%		32.4%	
%EGI										
Net Operating Income (NOI)	**$3,350,250**		**$3,804,450**		**$4,090,389**		**$4,339,014**		**$4,539,277**	

$1.2M NOI GROWTH

$22M Increase In value

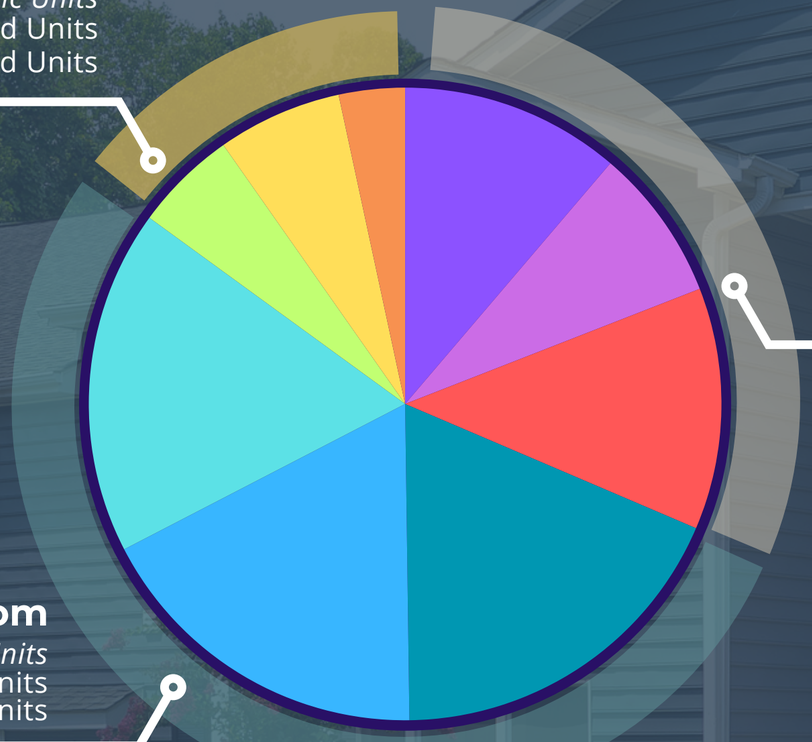
VALUE-ADD UPSIDE

68% Units Primed for Upgrades

3 Bedroom / 2 Bathroom
12 Classic Units
19 Renovated Units
9 Partially Renovated Units

1 Bedroom / 1 Bathroom
29 Classic Units
22 Renovated Units
33 Partially Renovated Units

2 Bedroom / 2 Bathroom
48 Classic Units
51 Renovated Units
45 Partially Renovated Units



CONSIDERABLE ORGANIC RENT GROWTH PROGRESSION

VALUE-ADD UPSIDE

1 Bedroom

29 Classic Units

22 Renovated Units

33 Partially Renovated Units

$205/ Unit Upside

2 Bedroom

48 Classic Units

51 Renovated Units

45 Partially Renovated Units

$215/ Unit Upside

3 Bedroom

12 Classic Units

19 Renovated Units

9 Partially Renovated Units

$226/ Unit Upside

VALUE-ADD UPSIDE

GW CAPITAL & PARTNERS WILL IMPLEMENT OUR VALUE ADD BUSINESS PLAN ON 73% OF UNITS.

Fully renovated units at Dawson Forest include granite countertops, stainless steel appliances, white painted cabinetry, subway tile backsplash, silver hardware, faux wood flooring, and other top-of-the-market features.

$548,000
Unit Renovation Upside

+

$103,800
Washer/Dryer Premiums

=

$652,000
Total Annual Upside

Classic Units — 93 UNITS

35%

Formica Countertops
Wood Cabinets
White Appliances
Silver Plumbing Fixtures
Vinyl Flooring

Classic + — 89 UNITS
PARTIALLY RENOVATED

33%

Formica Countertops
Painted Wood Cabinets
White/Black Appliances
Silver Plumbing Fixtures
Faux Wood Flooring

Elite Units — 86 UNITS
FULLY RENOVATED UNIT

32%

Granite Countertops
Painted White Cabinets
Stainless Steel Appliances
Silver Plumbing Fixtures
Faux Wood Flooring

$250
RENT PREMIUM FOR CLASSIC TO ELITE UNITS

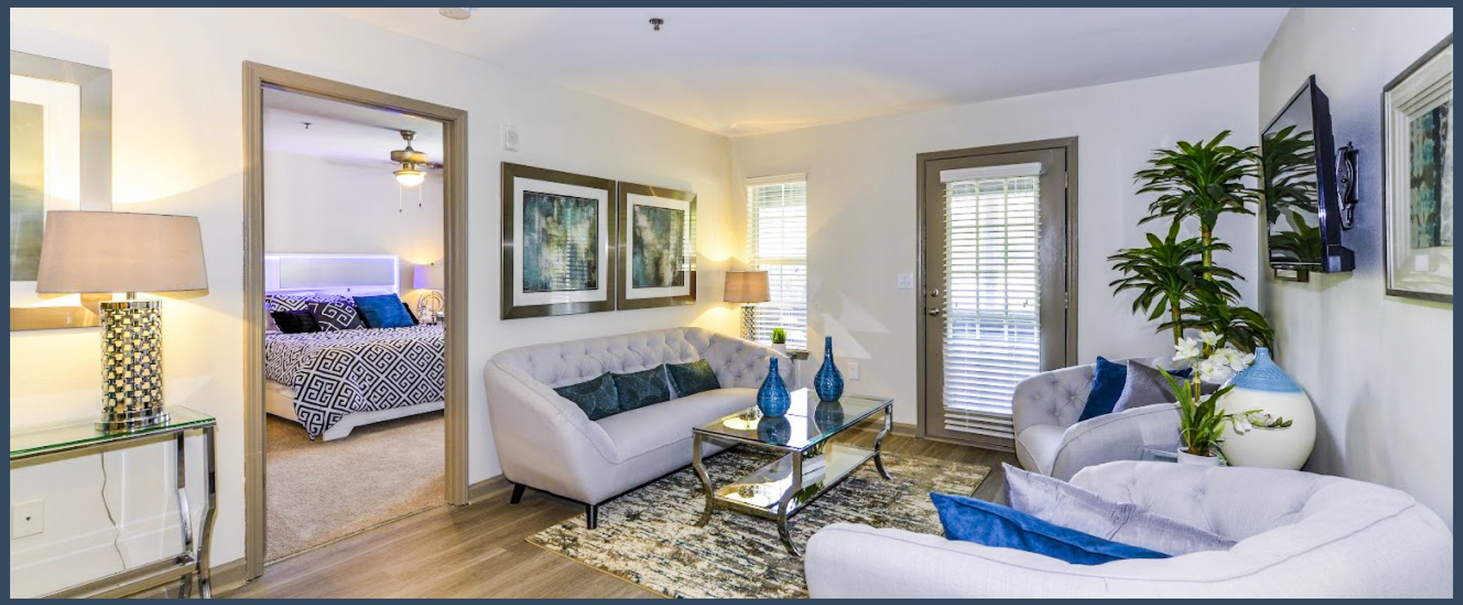
$175
RENT PREMIUM FOR PARTIAL TO ELITE UNITS

$17K FOR CLASSIC TO ELITE
$9K FOR PARTIAL TO ELITE
PROJECTED COST FOR INTERIOR UPGRADES

CLASSIC UNIT & CLASSIC + UNIT

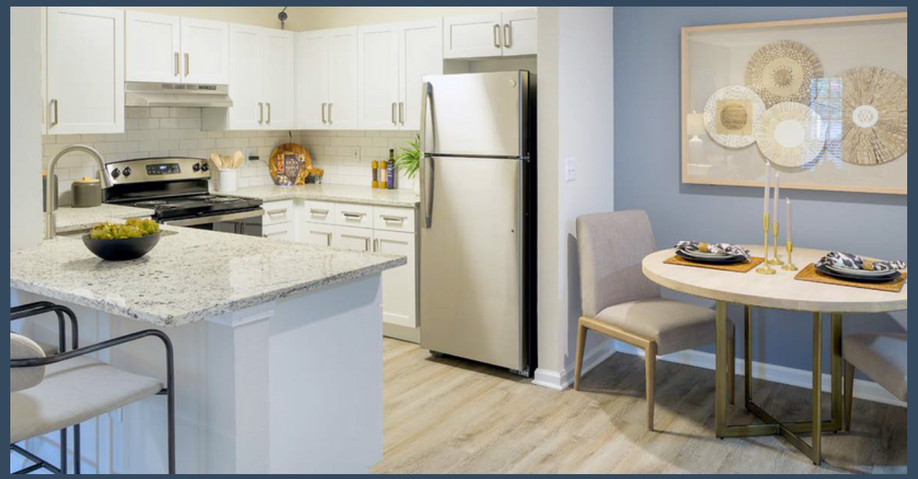
TOTAL 182 UNITS (68%)

The “Classic” and “Classic+” units are either completely untouched or lightly enhanced by a previous owner before 2014



RENOVATED UNIT

CURRENT RENOVATION 86 UNITS: **32%**



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Property Description

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Dawson Forest

Atlanta, GA

268
UNITS

1998
YEAR BUILT

1,055
AVG UNIT SF

282,618
RENTABLE SF

22.9
UNITS PER ACRE

11.7
ACRES

$1.41
AVG. EFFECTIVE RENT / SF

$1,489
AVG. EFFECTIVE RENT

DESIRABLE LOCATION

Dawson Forest is a B asset located in an A area. Situated across from the North Georgia Premium Outlets, providing excellent access to premium retail amenities. The property fronts over 700k square feet of recently delivered premium retail including Target, Walmart, Home Depot, Kroger, and prominent outlet stores, establishing the area as a dominant retail hub.

QUALITY ASSET

The property is well-maintained and has had recent upgrades including new roofs, a full exterior repaint, pool area enhancements, and a new playground. The asset is in good physical condition.

CLEAR VALUE-ADD STRATEGY

Opportunity to renovate 182 of the 268 units to achieve $250 rental premiums per unit. With 68% of units untouched or lightly updated, the investment presents a clear upside through renovating units. Significant premiums over classic units already demonstrated.

STRONG SUBMARKET GROWTH

Within the Dawsonville submarket, average effective rents at new deliveries are $400 above in-place rents at Dawson Forest demonstrating strong rental growth potential. Within a 3-Mile radius of Dawson Forest, **average household income exceeds $129k,** far outpacing average incomes for similar northern Atlanta metros.

MODERN FITNESS CENTER

RESIDENTIAL CLUBHOUSE

COMMUNITY POOL

PROPERTY INFORMATION

Property & Location

Location	100 Green Forest Drive
Access Road	Beartooth Pkwy off GA-400
Year Completed	1998
Units	268
Building Style	Garden
Density (Unit/Acre)	22.9 Units Per Acre
Developer	ECI Group
Acres	23
No. Residential Buildings	22
No. Stories	2 and 3
Ceiling Height	8'
Roof	Plywood Sheeting & Fiberglass Asphalt Singles
Framing	Wood
Foundation	Concrete Slabs on Grade
Exterior	Vinyl Siding & Stone Veneer
Wiring	Copper
Pumbling	CPVC

Parking/Garage/Storage

Surface Spaces	543
Parking Ratio (Per Unit)	2.03
Parking Ratio (Per Bedroom)	1.11
Detached Garages	15
Garage Rental Charge	$100

Washer & Dryer

Connections	All Units
Sets Provided	118 Units

Utilities

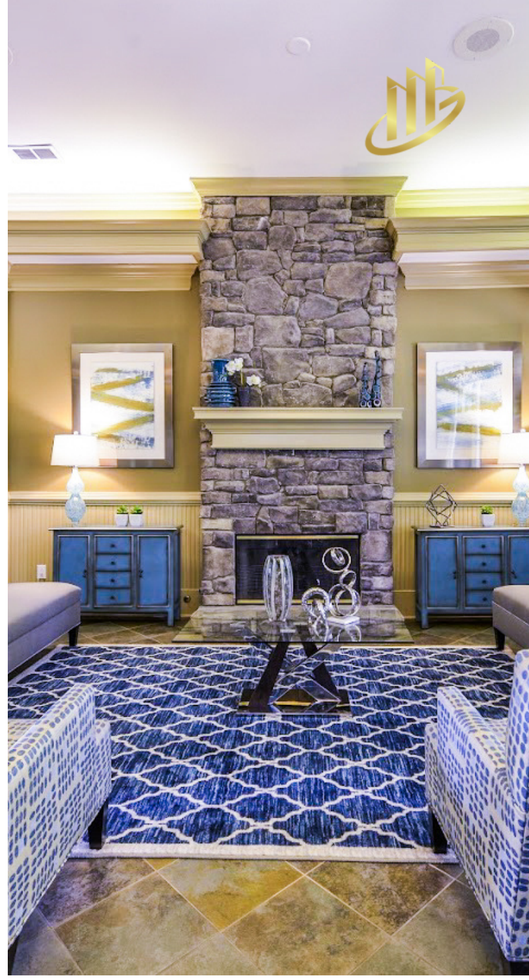
Heat	Electric
Water Heater Type	Electric
Water Meter	Individually Monitored & Billed to Residents
Cooking	Electric

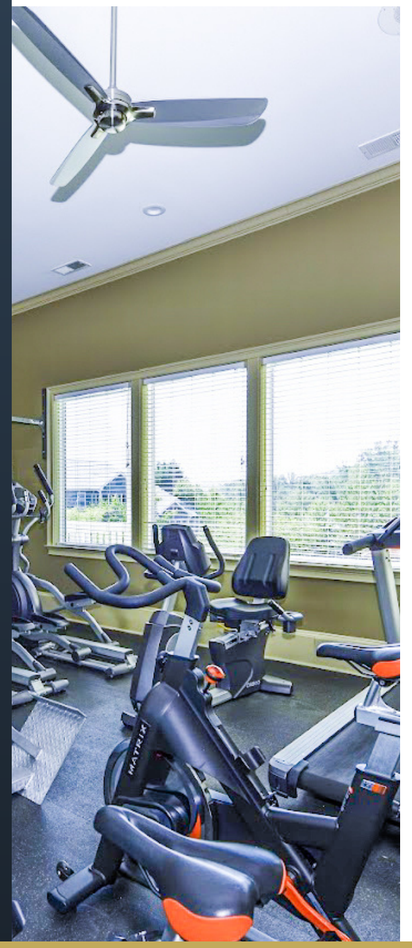
Charges to Residents

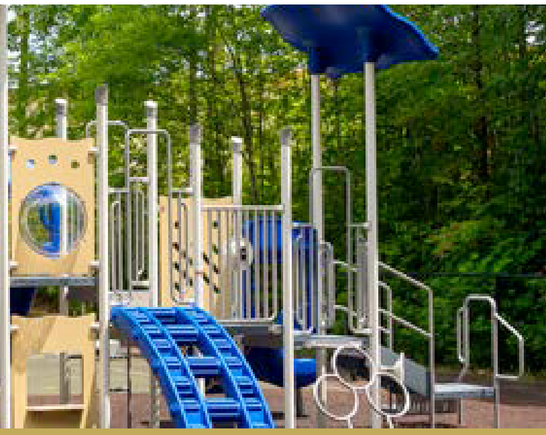
Electric
Water/Sewer
Trash
Pest
Parcel

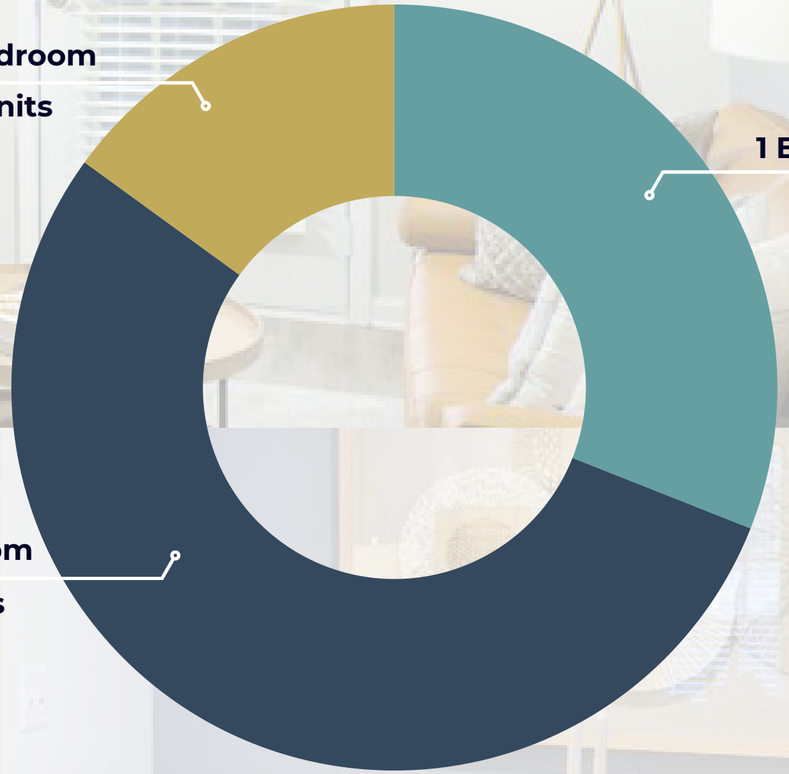
COMMUNITY AMENITIES

- Clubhouse/Leasing Center
- Detached & Private Garages Available
- Dog Park/Play Area
- Fitness Center
- Outdoor Kitchens
- On-Site Parking
- Package Lockers
- Playground
- Rentable Storage Areas
- Cyber Cafe
- Swimming Pool
- Car Wash








3 Bedroom
40 Units
15%
1 Bedroom
84 Units
31%
2 Bedroom
144 Units
54%

UNIT MIX

UNIT AMENITIES

- Screened Porches with Ceiling Fans
- Fireplaces (All Top Floor Units)
- Exterior Storage
- Balconies
- Ceramic Tile Foyers
- Garden Tubs
- Pantries in Each Unit
- Washer/ Dryer Connections (All Units)
- Washer/ Dryer Provided (118 Units)

SITE PLAN

CLUBHOUSE
POOL
MAIL
Bradford Place
Green Forest Drive
Red Maple Lane
Bayberry Court
Crepe Myrtle Court
Pecan Lane
Green Forest Drive
Elmwood Court
Leyland Trail
Willow Way
Alder Circle
CAR CARE CENTER
Green Forest Drive
Fernwood Circle
Orchard Lane
Ashwood Glen
Mulberry Way
Beechwood Place
PLAYGROUND
TENNIS COURT
Birchwood Close
Ashwood Glen
Dawson Forest
Thompson Creek

FLOOR PLANS

1 BED 1 BATH

778 SQ. FT.

2 BED 2 BATH

1,109 SQ. FT.

2 BED 2 BATH

1,144 SQ. FT.

3 BED 2 BATH

1,378 SQ. FT.

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Rent Comparison Overview

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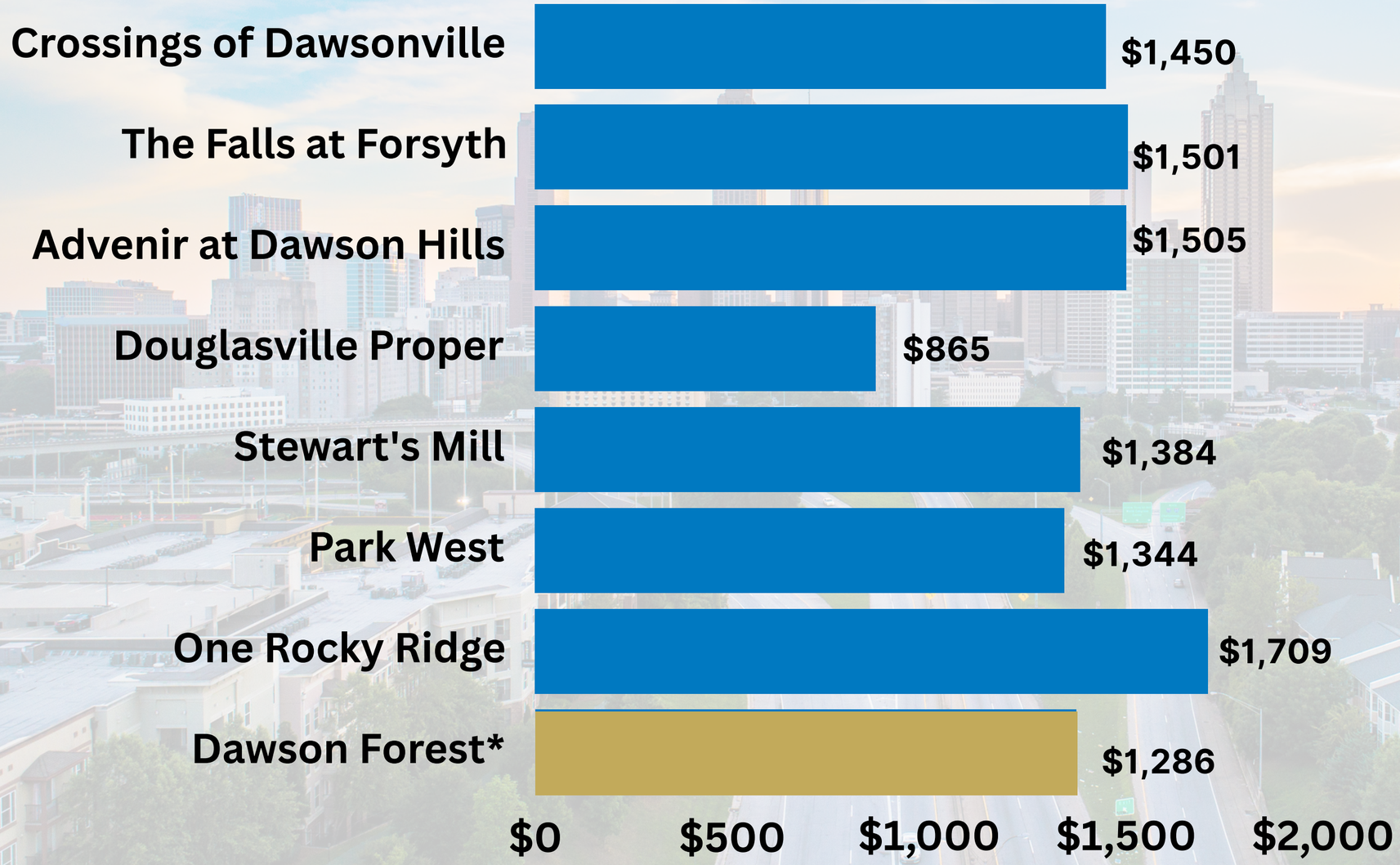
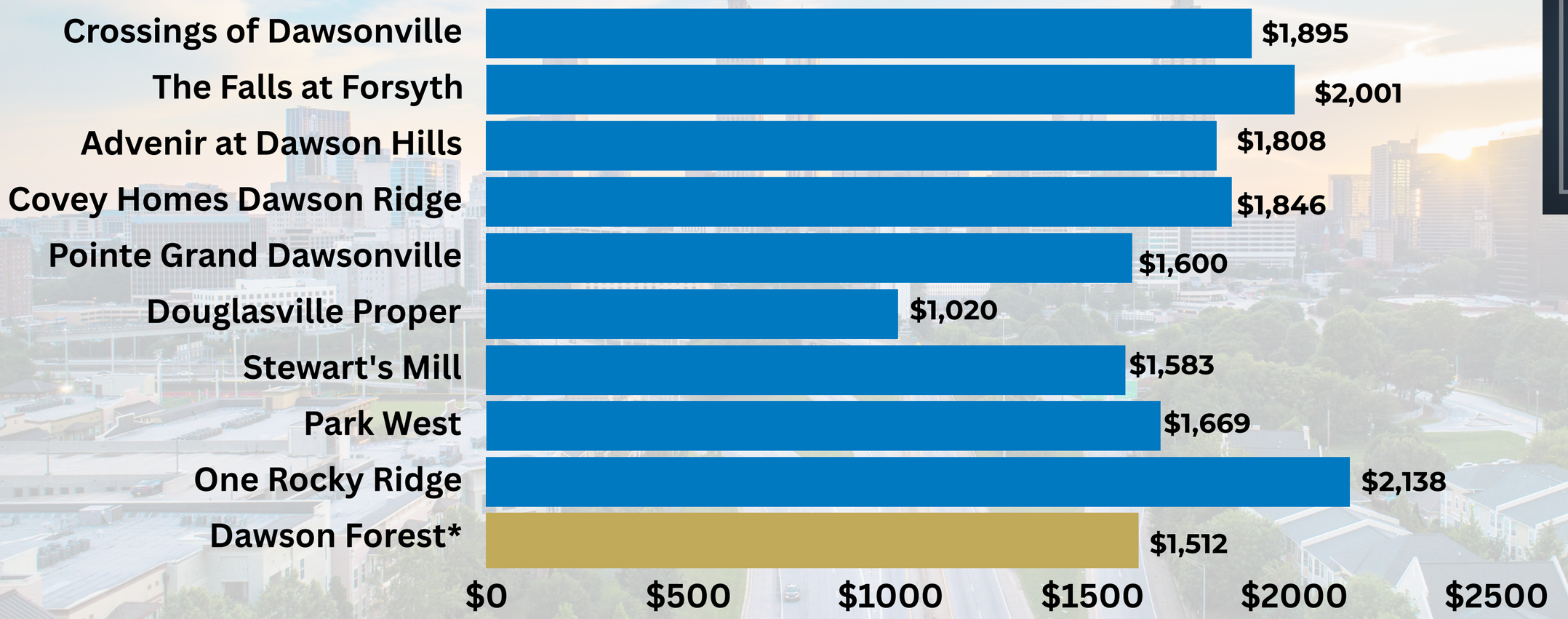
RENT COMPARABLES
One Bedrooms



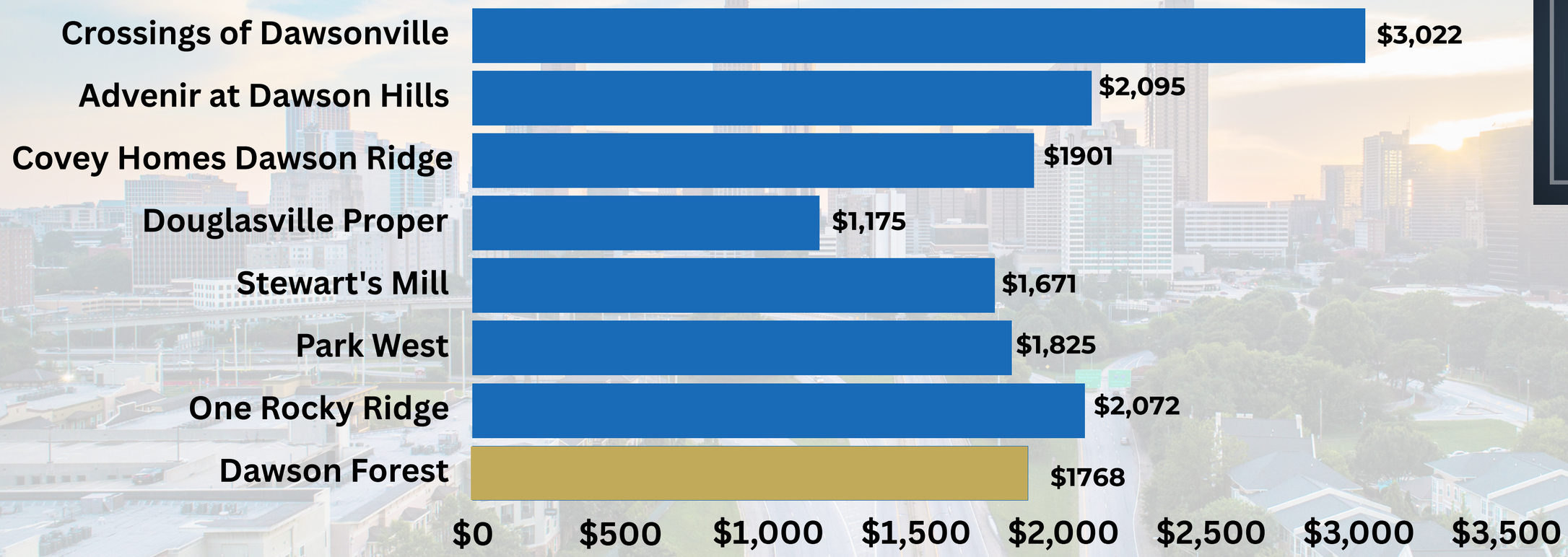
$204 Headroom for Rent Increases

RENT COMPARABLES
Two Bedrooms



$265 Headroom for Rent Increases

RENT COMPARABLES
Three Bedrooms



$223 Headroom for Rent Increases

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Location Overview

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AVERAGE HOUSEHOLD INCOME

THREE MILE	FIVE MILE
$92,231	$96,086

EXPECTED INCOME GROWTH BY 2027

ONE MILE	THREE MILE	FIVE MILE
11.89%	11.66%	11.60%

% OF POPULATION WITH COLLEGE EDUCATION

DAWSONVILLE	DAWSON COUNTY	GEORGIA
37.3%	35.5%	33.6%

WHITE COLLAR EMPLOYMENT

DAWSONVILLE	DAWSON COUNTY	GEORGIA
81.9%	74.9%	76.7%

MEDIAN AGE

ONE MILE	THREE MILE
38	41

Dawsonville, Georgia Population

30,903

TOTAL HOUSEHOLDS

11,451

1,273
POPULATION UNDER 25 YEARS

1,232
POPULATION AGED 25-44

613
POPULATION AGED 45-64

476
POPULATION AGED 65+

#3

RANK FOR TOP GROWTH COUNTIES IN THE UNITED STATES

GEORGIA HAD 6TH HIGHEST RENT GROWTH IN THE U.S. LAST YEAR

Georgia

PERCENTAGE CHANGE IN MEDIAN RENT (2023–2024): +16.1%

TOTAL CHANGE IN MEDIAN RENT (2023–2024): +$243

MEDIAN RENT (2024): $1,753

MEDIAN RENT (2023): $1,510

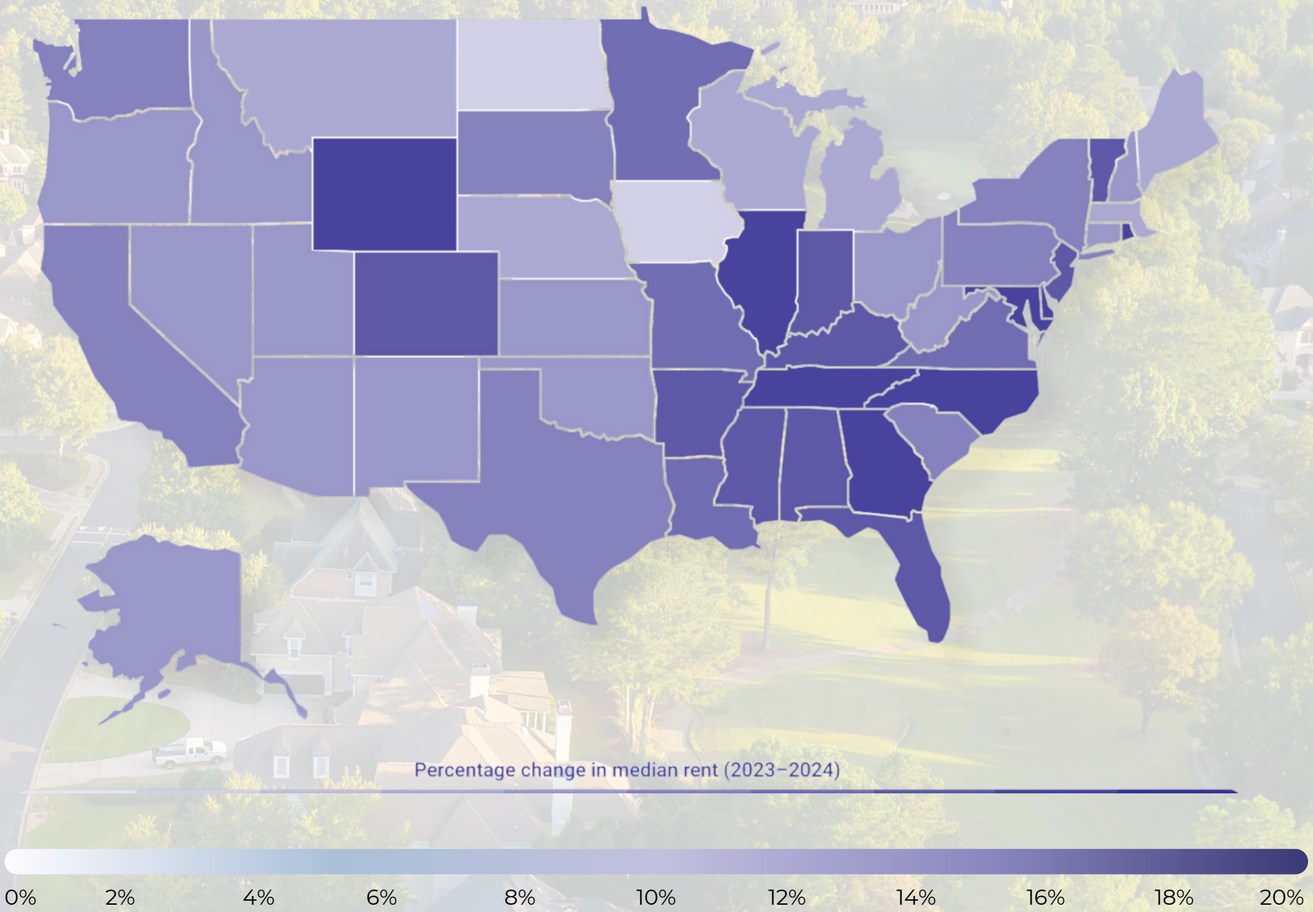
Entire United States

PERCENTAGE CHANGE IN MEDIAN RENT (2023–2024): +12.6%

TOTAL CHANGE IN MEDIAN RENT (2023–2024): +$201

MEDIAN RENT (2024): $1,793

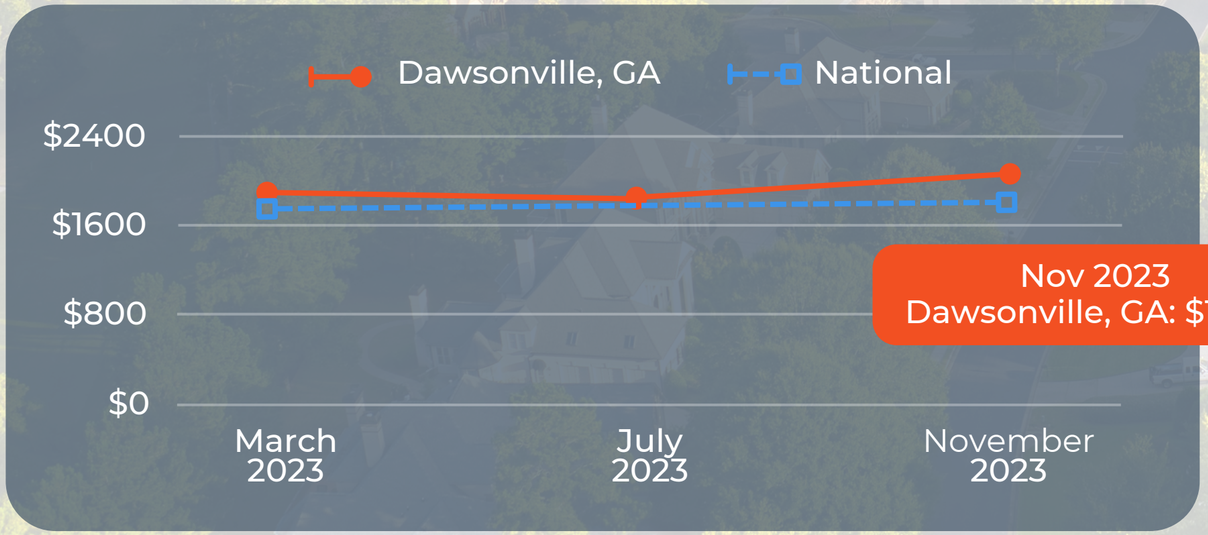
MEDIAN RENT (2023): $1,592



HOW DAWSONVILLE COMPARES TO OTHER ATLANTA SUBMARKETS

APARTMENT RENT RANGES

26% $2,000+
74% $1,501 -$2,000



CITY	AVG RENT
Atlanta	**$1,813**
Augusta	$1,152
Gainesville	$1,541
Lawrenceville	$1,657
Marietta	$1,637
Douglasville	**$1,486**
McDonough	**$1,706**
Dawsonville	**$1,830**
Duluth	$1,725

19%

RENTER OCCUPIED HOUSING

$129,000

AVG. HOUSEHOLD INCOME

82%

WHITE COLLAR JOBS

STRONG SUBMARKET DEMOGRAPHICS

5-MILE RADIUS

FAVORABLE DEMOGRAPHICS
Highly-Regarded School System

SUPERIOR DEMOGRAPHIC BASE

With an average income within a 3-Mile radius is **approximately $130k**, Dawson Forest's income significantly outpaces Gainesville ($85k) and Cumming ($94k).

Demographics	3-Mile Radius	Cumming	Gainesville	Metro Atlanta
Avg. Household Income	$129,487	$94,324	$84,773	$115,594

Supported by robust demographics, Dawson Forest is zoned for highly-rated schools boasting an impressive "8/10" rating.

ZONED SCHOOLS
+ ROBINSON ELEMENTARY
+ DAWSON COUNTY MIDDLE
+ DAWSON COUNTY HIGH

PREMIER HIGHER EDUCATION
Minutes from Dawson Forest

UNIVERSITY OF NORTH GEORGIA

Less Than 20 Minutes from Dawson Forest

+ **7,300 FULL-TIME STUDENTS**
+ **60 UNDERGRADUATE PROGRAMS**
+ **ON CAMPUS HOUSING**

University of North Georgia
by the Numbers

+ **18,000** Total Students
+ **5** Full Time Campuses
+ **140** Academic Programs (certificate, associate, bachelor's, master's and doctoral levels)
+ **$720M** annual economic impact to northeast Georgia

GAME-CHANGING INFLUX OF LUXURY LIVING
NEW DELIVERIES IN 2018

PRE- 2018

- *Only **890** units delivered in the Northern 400 Corridor*
- *Yielding **very little competition** since 1998*

2018- 2023

- ***1,449** units delivered since 2018*
- *Skyrocketing average rents to **$1827***
- ***$400** leap over Dawson Forest's existing rents*

Falls at Forsyth - Delivered 2018

Advenir at Dawson Hills - Delivered 2023

Pointe Grand Dawsonville - Delivered 2023

LOCATIONN OVERIEW
Nearby Attractions

Walmart, Home Depot, Publix, Kroger, Hobby Lobby, PetSmart, and Marshalls are all new to the area. These new deliveries have transformed the area and established the retail **region as a powerhouse within the GA-400 corridor.**

SINCE 2015, THE RETAIL CORRIDOR THAT DAWSON FOREST FRONTS HAS EXPERIENCED SUBSTANTIAL TRANSFORMATION

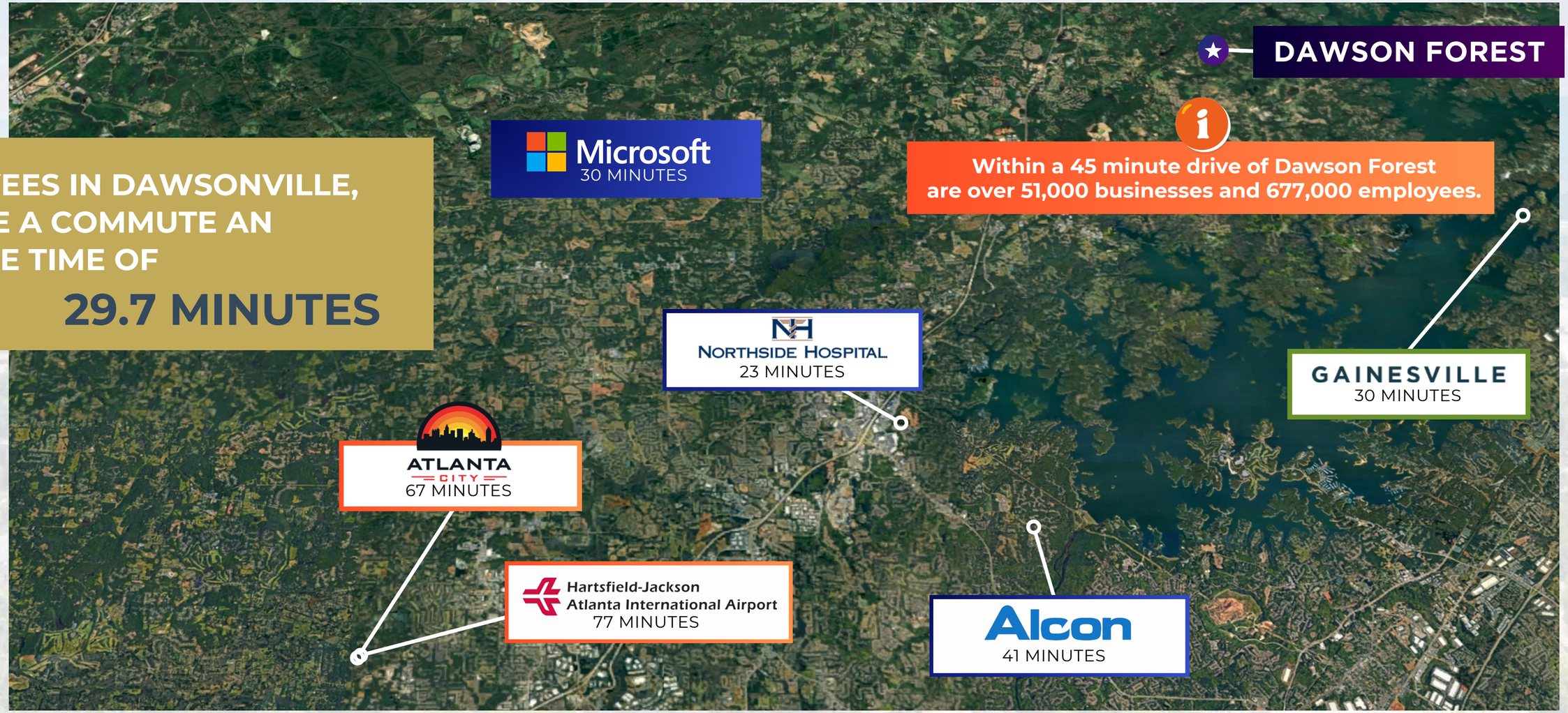
STAGGERING RETAIL GROWTH

Dawson Forest

DRIVING TIME
TO MAJOR JOB HUBS

EMPLOYEES IN DAWSONVILLE, GA HAVE A COMMUTE AN AVERAGE TIME OF

29.7 MINUTES



1 Busiest Airport in the World

World Airport Traffic 2022

#1 Metro Tech Hub & Growth Leader

Business Facilities 2021

#1 Metro Area for Tech Diversity Index

Comp TIA 2021

#2 Largest Black Tech Workforce

Comp TIA 2021

ATLANTA

Global Business Hub

#2 Quality Engineering Universities

#2 City to Live & Work as a Moviemaker

#3 Metro for STEM Professionals

#4 Metro Area for Corporate Headquarters

#1 Best State for Doing Business

STRONG ECONOMIC DRIVERS

AS OF APRIL 2023, **ATLANTA'S UNEMPLOYMENT RATE HAD FALLEN BELOW 3%** TO REACH AN ALL-TIME LOW, EVEN AS THE LABOR FORCE HAS MORE THAN FULLY RECOVERED POST-PANDEMIC.

ATLANTA HOME TO

DELTA AIRLINES

GOOGLE

MICROSOFT

JP MORGAN

COCA COLA

NORTHSIDE HOSPITAL

UPS

THE HOME DEPOT

AGGREGATE REVENUES OF MORE THAN $429 BILLION.

LEADING JOB PROVIDERS

DELTA AIRLINES

Delta Air Lines is one of the major airlines of the United States and a legacy carrier. One of the world's oldest airlines in operation, Delta is headquartered in Atlanta, Georgia.

COCA-COLA

Dr. John S. Pemberton, the inventor of Coca-Cola, served the beverage for the first time at Jacobs' Pharmacy in Downtown Atlanta. Nearly 130 years later, The Coca-Cola Company remains headquartered just over 1 mile from where the iconic beverage was first enjoyed.

EMORY UNIVERSITY & EMORY HEALTHCARE

Emory Healthcare is part of Emory University and is the largest healthcare system in the state. It comprises 11 hospitals, the Emory Clinic and more than 250 provider locations.

NORTHSIDE HOSPITAL

The Northside Hospital System is a hospital network in the Atlanta area of Georgia in the United States. Its specialties include oncology, gynecology, neurology, orthopedic surgery, and gastroenterology.

THE HOME DEPOT

The Home Depot, Inc., is an American multinational home improvement retail corporation that sells tools, construction products, appliances, and services, including fuel and transportation rentals.

UPS

UPS is a transportation company focusing on package delivery, specialized logistics services, and global commerce enablement. Headquartered in Atlanta, GA.

ATTRACTIONS AND TOURISM

Georgia Aquarium

Georgia Aquarium is a public aquarium in Atlanta, Georgia, United States. It exhibits hundreds of species and thousands of animals across its seven major galleries, all of which reside in more than 11 million US gallons of water.

CNN CENTER

The CNN Center in Atlanta, Georgia, is the international headquarters of the Cable News Network. The main newsrooms and studios for several of CNN's news channels are located in the building.

FOX THEATRE

The Fox Theatre, a former movie palace, is a performing arts venue located at 660 Peachtree Street NE in Midtown Atlanta, Georgia, and is the centerpiece of the Fox Theatre Historic District.

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new $1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium.

Hartsfield-Jackson Atlanta International Airport is the world's busiest airport, making the city a hub for business and tourism travelers alike.

ATLANTA HAWKS | STATE FARM ARENA

ATLANTA BRAVES | TRUIST PARK

ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

ATLANTA FALCONS | MERCEDES-BENZ STADIUM

Ideally Positioned Near Hartsfield-Jackson Airport

$70.9 B
TOTAL ECONOMIC IMPACT

275,000
PASSENGERS PER DAY

63,000
EMPLOYEES

2,700
FLIGHTS EACH DAY

As Georgia’s largest employer with 63,000 jobs, Hartsfield-Jackson Atlanta International Airport generates an economic impact of $70.9 billion in the state of Georgia and $34.8 billion in metro Atlanta.

TRILITH STUDIOS

Home to Avengers: Endgame

Trilith Studios is an American film and television production studio located in Atlanta, Georgia. Originally known as Pinewood Atlanta Studios, the studio has been used to produce many films and television programs, particularly those produced by Marvel Studios.

TRILITH STUDIOS

ANNUAL ECONOMIC IMPACT OF $4.4B

New insights on Georgia's rapidly growing entertainment industry reveal how industry investment boosts rural and suburban economic development, provides workforce opportunities for Georgia's diverse labor markets, and reinforces the goal of building Georgia's status as a global digital entertainment capital.

Source: Georgia State University

METRO ATLANTA SNAPSHOT

PORSCHE NORTH AMERICA, INC.

Opened its $100M North American HQ in 2015 next to Hartsfield-Jackson International Airport and added 400 jobs.

1

ATLANTA CONTINUES TO OUTPERFORM

Atlanta, the largest city in the No. 1 ranked state for business climate, has proven particularly attractive to tech companies looking to capitalize on its deep and diverse talent pool and entrepreneurial spirit.

2

STRONG ECONOMIC DRIVERS

Fortune 500, 100, and 1000 companies have their headquarters in Atlanta. Including; Delta Airlines, UPS, and Home Depot. Coca-Cola is headquartered here and employs over 9,000 employees in Georgia, with most in Atlanta.

3

FAVORABLE APARTMENT MARKET

Of the 150 largest U.S. cities by population in the contiguous U.S., the ATL has been ranked as the second “most desired” city among renters in November 2023.

4

THRIVING LOCATION

Atlanta is home to the world’s busiest airport. It has the nation’s fastest growing port and is infused with a high volume of importing and exporting due to it’s highway infrastructure and prime location. Atlanta is within a 2-day drive to 80% of the US.

5

AFFORDABILITY

By its affordability metrics, the City of Atlanta (not the metro) is No. 15 most affordable among big U.S. cities—that is, those with populations of more than 300,000.

HIGHER EDUCATION

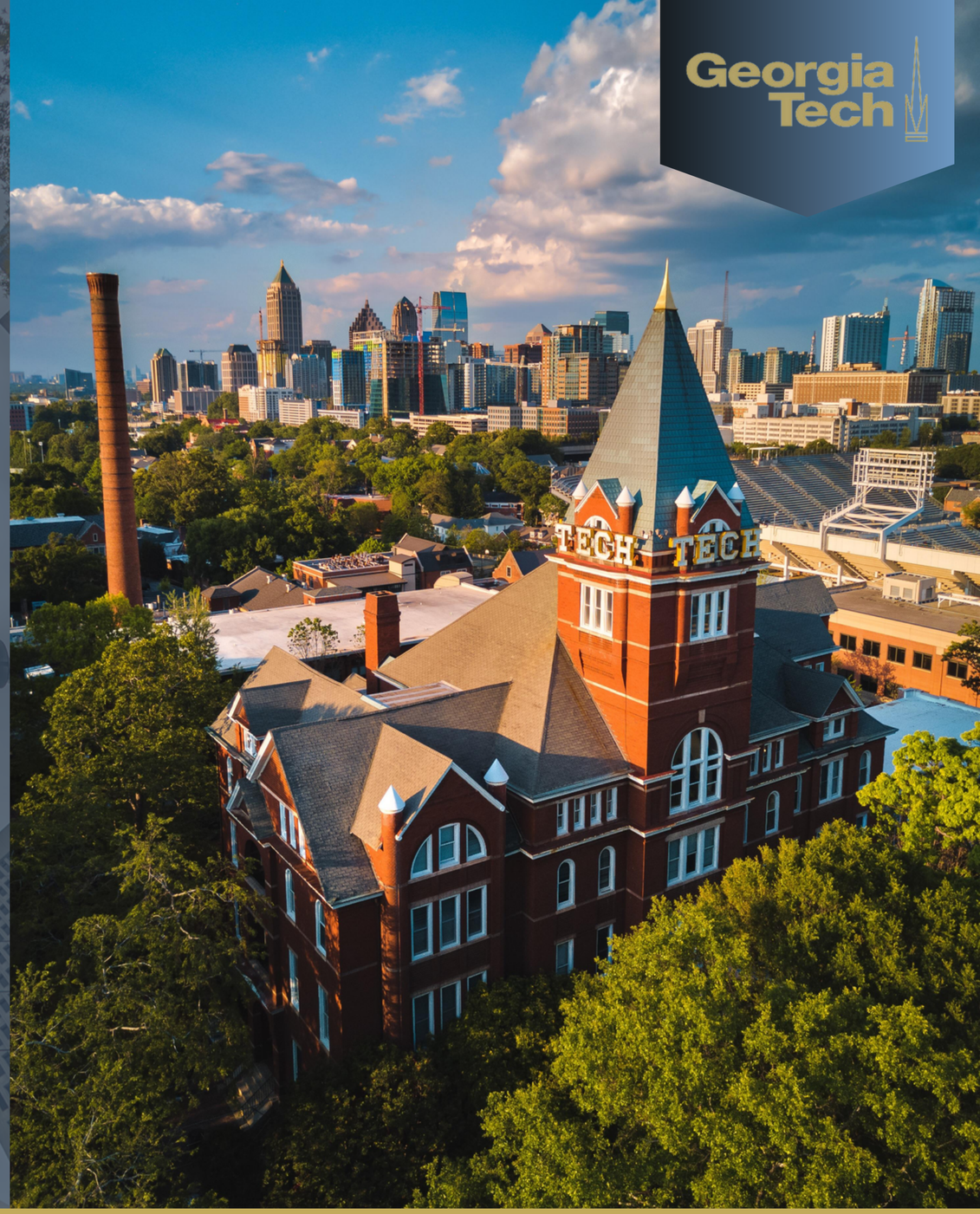
GEORGIA INSTITUTE OF TECHNOLOGY

EMORY UNIVERSITY

SPELMAN COLLEGE

MOREHOUSE SCHOOL OF MEDICINE

GEORGIA STATE UNIVERSITY



Georgia ranks as the #1 State for Leading Workforce Development Programs with over 292,000 students.

TOP 5 EMPLOYMENT INDUSTRIES

HEALTH CARE AND SOCIAL ASSISTANCE

Employed: 325,121 (10.7% of total employment)

RETAIL TRADE

Employed: 316,482 (10.4% of total employment)

PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

Employed: 308,537 (10.2% of total employment)

EDUCATIONAL SERVICES

Employed: 268,425 (8.8% of total employment)

MANUFACTURING

Employed: 265,364 (8.7% of total employment)

ATLANTA

AWARDS AND ACCOLADES

- #1 Most Livable Towns and Cities in America, Outside 2021
- #1 Best City for Diversity in Tech Workforce, Beyond HQ 2022
- #1 World's Busiest Airport, Airports Council International, 2022
- #1 Top State for Doing Business, Area Development 2022
- #1 Trending Destination for 2022, Booking.com
- #1 Best Place to Live in the United States, Money 2022

Atlanta’s Growth Catalyst

#1 Busiest Airport in the World

Record Industrial Warehouse Demand

Port of Brunswick
Nation’s Busiest for Auto Imports

Highway Infrastructure
Over 80% of the U.S. is within a 2-day truck drive

Port of Savannah
Fastest Growing Port in the U. S.

Railroad Access
CSX’s Fairburn terminal is the company’s 9th largest

Portfolio & Performance

www.gwcapital.com
admin@gwcapital.com

GWCAPITAL

GWCapital was founded to provide our members with vetted & curated opportunities to invest in multifamily apartments with a focus on personalizing investing based on their goals and risk appetite.

Our goal for our investors is to:

- Preserve Capital
- Provide tax efficiencies
- Generate Highest risk adjusted returns
- Provide Sponsor and Market diversification

GWCapital and partners acquire tier-1 value-add assets throughout the sunbelt and in high growth markets. Our focus is on conservative, low-risk investments with high yielding value-add potential so we can preserve our investor's capital while maximizing growth.

We aim to provide value through our business plan, partnering with experienced operators whose interests are aligned with our investors.

GWCapital also focuses on educating our investor base and impact investing. GWGives is our charitable mission aimed at empowering children with disabilities in rural India.

GWCAPITAL

OUR MISSION

GWCapital aims to Help high income professionals accelerate to Financial Freedom through real estate investing.

Our goal is to help our investors **create a lifestyle of wealth, abundance, and freedom** while creating **meaningful impact in our communities and the world.**

GW CAPITAL PORTFOLIO

GWCAPITAL

ECONOMIES OF SCALE

GW CAPITAL AND PARTNERS OWN 9 OTHER PROPERTIES IN THE ATLANTA AREA, PROVIDING ECONOMIES OF SCALE.

STEWART'S MILL

Property Details — Atlanta MSA, GA

B	1988	188	$28.2M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

ELEVATE EAGLES LANDING

Property Details — Atlanta, GA

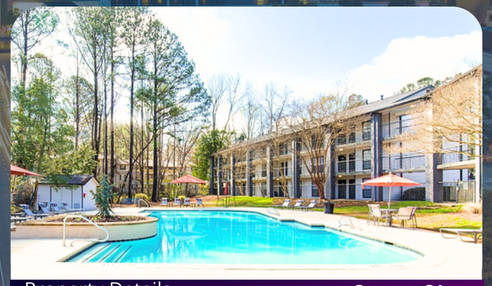
B+	2006	176	$39.25M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

ELEVATE GREENE

Property Details — Atlanta, GA

B	2005	252	$57.25M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

ELEVATE TWENTY-THREE



Property Details — Smyrna, GA

B	1986	222	$41.1M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

VERITAS AS EAST COBB

Property Details — Marietta, GA

B	1980	192	$25.8M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

MARBELLA PLACE

Property Details — Stockbridge, GA

B+	1999	368	$52.7M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

ELEVATE WOODSTOCK

Property Details — Atlanta, GA

B	1986	120	$19.6M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

ELEVATE AT THE POINTE

Property Details — Atlanta, GA

B	1969	181	$37M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

THE HYPE

Property Details — Atlanta, GA

B	1960	14	$12M
Asset Class	*Year Constructed*	*No. of Units*	*Purchase Price*

STEWART'S MILL

GW CAPITAL

Atlanta, GA
188 Units
Price: $28,200,000

THE PARK 33 PORTFOLIO

GW CAPITAL

Indiana
188 Units
Price: $33,250,000

CROSSINGS AT MCDONOUGH

GW CAPITAL

Atlanta, Georgia
252 Units
Price: $57,250,000

ELEVATE AT EAGLE'S LANDING

GW CAPITAL

Atlanta, Georgia
167 Units
Price: $39,250,000

PELHAM PLACE

GW CAPITAL

Greenville, South Carolina
281 Units
Price: $35,480,000

THE MESA PORTFOLIO

GW CAPITAL

Mesa, Arizona
135 Units
Price: $33,000,000

GW CAPITAL PARTNERSHIP WITH VIKING CAPITAL

GW CAPITAL

VIKING CAPITAL

Viking Capital Investments was founded by Drs. Vikram Raya and Ravi Gupta to acquire, hold and manage multifamily real estate assets.

They invest in tier 1, secondary/tertiary markets across the United States and have built a team of experts in acquisition, asset management, and disposition.

CURRENT & PREVIOUS PROJECTS

Property	Sold/Current	Market	Units	Purchase Price
Wildcreek	Sold 2018	Atlanta	242	$22,350,000
Villas of South Cobb I	Sold 2018	Atlanta	188	$17,782,494
Villas of South Cobb II	Sold 2018	Atlanta	152	$15,317,506
Ascent at Riverdale I	Sold 2019	Atlanta	118	$7,600,000
Ascent at Riverdale II	Sold 2019	Atlanta	62	$5,900,000
The Hills at East Cobb	Sold 2021	Atlanta	266	$35,000,000
Towne Oaks Townhomes	Sold 2021	Tyler, TX	90	$7,000,000
Reserve at Walnut Creek	Sold 2022	Austin	284	$36,300,000
The Avery	Sold 2022	Dallas	304	$41,000,000
Estates at Las Colinas	Sold 2022	Dallas	415	$61,750,000
Park Village Apartments	Current	Dallas	350	$31,350,000
The Hype	Current	Atlanta	16	$6,700,000
Veritas at East Cobb	Current	Atlanta	192	$25,800,000
The Griffin	Current	Washington, DC	49	$19,300,000
Marbella Place	Current	Atlanta	368	$55,000,000
Elevate Twenty-Three	Current	Atlanta	222	$41,000,000
Elevate on Main	Current	Indiana	400	$76,000,000
Elevate at the Pointe	Current	Atlanta	181	$37,000,000
Elevate at Huebner Grove	Current	San Antonio	210	$26,000,000
Kings Cove	Current	Houston	192	$34 ,000,000
Elevate Woodstock	Current	Atlanta	120	$19,600,000
Elevate Eagle’s Landing	Current	Atlanta	167	$39,250,000
Elevate Greene	Current	Atlanta	252	$57,250,000
Park 33	Current	South Bend	188	$33,250,000
Stewart’s Mill	Current	Atlanta	188	$28,200,000
TOTAL			**5,218**	**$800M +**

CURRENT ASSETS UNDER MANAGEMENT

Property	Units	Purchase Price	Equity Raise	Closing Date
Stewart’s Mill	188	$28,200,000	$16,500,000	Dec- 23
Park 33	188	$33,250,000	$15,300,000	Sept- 23
Elevate Greene	252	$57,250,000	$34,000,000	Mar-23
Elevate Eagle's Landing	167	$39,250,000	$22,400,000	Dec-22
Elevate Woodstock	120	$19,600,000	Fund Asset	Aug-22
Kings Cove	192	$34,000,000	Fund Asset	Apr-22
Elevate at Huebner Grove	210	$26,000,000	Fund Asset	Mar-22
Elevate at the Pointe	181	$37,000,000	$11,500,000	Dec-21
Elevate on Main	400	$76,000,000	$20,700,000	Sept-21
Elevate Twenty-Three	222	$41,000,000	$11,000,000	Jun-21
Marbella Place	368	$52,700,000	$19,110,000	Jan-21
The Griffin	49	$19,300,000	$7,716,000	Jul-20
Veritas at East Cobb	192	$25,800,000	$11,250,000	Dec-19

EXITS & PERFORMANCE

GW CAPITAL

Property	Hold Period	Units	Avg. Annualized Return to LP Investors
Wildcreek	3.25 Years	242	20%
Villas of South Cobb I	2.5 Years	188	19%
Villas of South Cobb II	2.5 Years	152	19%
Ascent at Riverdale I	2 Years	118	38%
Ascent at Riverdale II	2 Years	62	38%
The Hills at East Cobb	3 Years	268	10%*
Reserve at Walnut Creek	3 Years	284	35%
Estates at Las Colina's	3 Years	415	24%
The Avery	4.5 Years	304	20%
Total		**2,033**	**Avg. 24%**

* The Hills at East Cobb returns total 10% over 3 years

GW CAPITAL

START INVESTING IN DAWSON FOREST

CLICK HERE TO MAKE YOUR SOFT COMMITMENT NOW

CONTACT US

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(661) 495-3638