



GW CAPITAL



GENERATIONALWEALTHMD



CROSSINGS AT MCDONOUGH

252 UNITS | PREMIER APARTMENT HOMES

Confidential Investment Summary



GENERATIONALWEALTHMD







GW CAPITAL



GENERATIONALWEALTHMD

Param Baladandapani is a Radiologist in Southern California who while working full time and raising two young kids built a multi million dollar real estate portfolio that helped her become Financially Independent at 41. She is Founder & CEO of GenerationalWealthMD and GW Capital where she has helped thousands of physicians accelerate towards financial freedom by building a real estate portfolio that works for them. Over the last 9 years, she has invested in Single family & Multifamily Apartments as well as development projects in multiple domestic and international markets with over 500 doors under management. Physicians in the community have acquired over \$100 million of real estate in the last year and are building the life of their dreams.



Dr. Param Baladandapani

Founder & CEO – GenerationalWealthMD & GW Capital

Legal Disclosures

The following information is an investment summary provided to prospective investors. This information is not a formal offering to sell either a security or a solicitation to sell a security. At the request of a recipient, the Company will provide a private placement memorandum, subscription agreement and the Limited Liability Company Operating Agreement. The Managing Member in no way guarantees the projections contained herein. Real estate values, income, expenses and development costs are all affected by a multitude of forces outside the Managing Member's control. This investment is illiquid and only those persons that are able and prudence in your decision is strongly suggested. Please consult your attorney, CPA and/or professional financial advisor regarding the suitability of an investment by you.



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Executive Summary



CROSSINGS AT
McDONOUGH
APARTMENT HOMES

Investment Summary

The Crossing at McDonough comprises eight 2, 3 and 4-story residential buildings, one clubhouse and 4 garage structures, located in the heart of the rapidly growing South Atlanta Industrial Submarket, the second largest market in the Atlanta MSA. Easily accessible, the property is well-situated between major interstate I-75 and Route 23.

Through strategic management, we aim to raise Crossings at McDonough's \$1,565 in-place average rents to \$1,689 per unit. We will also look to renovate the partially renovated and classic units to the elite standard. The market has proven a demand for higher quality interior and previous owner has proven this out, earning \$219-\$600 in premiums and comps indicate market surety of these rates. These renovations will compliment our efficient operations which leverage our best-in-class third party management team.



Offering Summary

Cap <small>(T-3/T-12)</small>	4.73%
Expense Ratio <small>(T-12)</small>	41%
Physical Occupancy <small>(Nov 2022)</small>	94%
DSCR Yr 1	1.55
DSCR avg.	1.8
Purchase Price	\$57,250,000
Hold Period	5 years
Equity	\$30,600,000
LP Class A	\$4,300,000
LP Class B	\$19,900,000
Reserve Class	\$6,400,000



Investment Highlights



Asset

- ✓ 9' Ceilings
- ✓ Large 1,147 SF Units
- ✓ 2005 Built
- ✓ Well-maintained by institutional seller
- ✓ Sunrooms and porches in all units
- ✓ Amenities include a business center, jogging trail, gym overlooking resort style pool, covered grilling station, playground and detached garages



Financial

- ✓ 27% New Lease Trade Out Since January (+\$373)
- ✓ 8.3% Lease Renewal Since January (+\$108)
- ✓ 24% Market Rent Growth from Sept. 2021 to Sept. 2022
- ✓ Minimal Concessions on Property



Value-add

- ✓ 168 Units (67%) in need of Upgrade
- ✓ Sellers Renovations have achieved \$276+ Monthly Rent Premiums
- ✓ Business Plan is to Upgrade Classic and Partial to Premier Level
- ✓ Washer/Dryer installation can earn a \$45 monthly premium in all units (\$2.7M of Value)
- ✓ Total projected annual upside is \$359,280

Considerable Organic Rent Growth Progression



100 Crossing Blvd., McDonough, GA 30253


Property Summary

Year Completed	2005
Total Units	252
Average Unit Size (SF)	1,147
Physical Occupancy (Nov 2022)	94%
Avg. Effective Rents (Nov 2022)	\$1,565 \$1.36
New Move-Ins (Last 90 days)	\$1,629 \$1.42
2BR & 3 BR % of Unit Mix	84%
Units Primed for Upgrades	67%



Unit Mix (November 2022)

Description	# Units	% Mix	Avg SF	Rent	Rent/SF
1 BR	40	16%	908	\$1,390	\$1.21
2 BR	176	70%	1,152	\$1,529	\$1.33
3 BR	36	14%	1,390	\$1,950	\$1.70
Total/Avg.	252	100%	1,147	\$1,565	\$1.36





Three-Tiered Return Options



A three-tiered return structure gives investors options when placing their equity. Investors have the ability to invest in either tiers 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 returns.

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

\$1,000,000

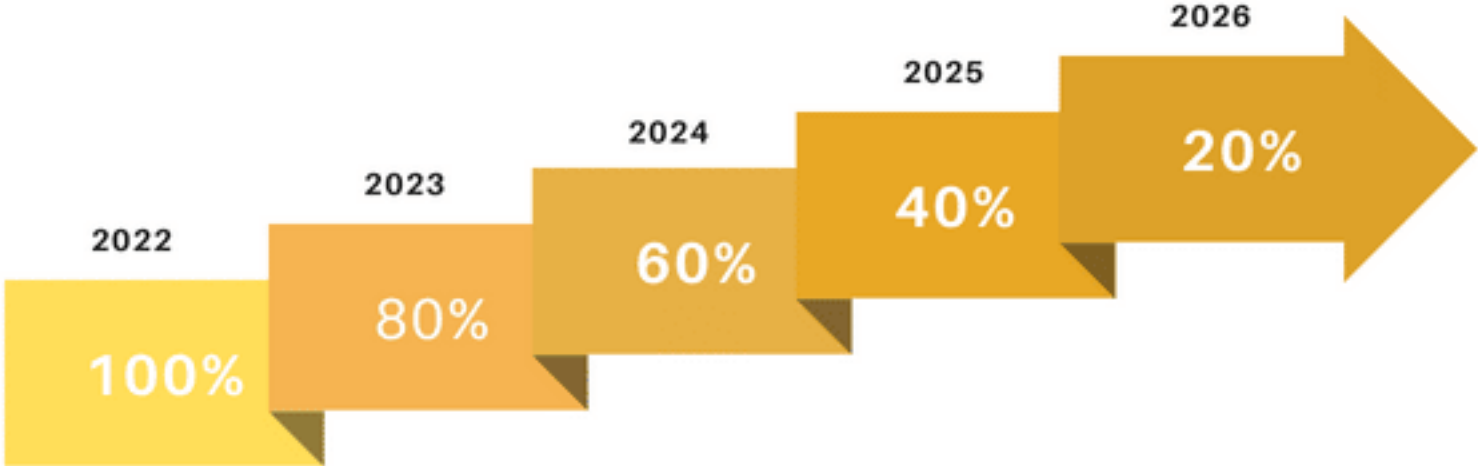
Investor Returns: \$100,000 Investment

		Year 1	Year 2	Year 3	Year 4	Year 5
Class A	Annual Percent Return	10.0%	10.0%	10.0%		
	LP Annual Return	\$10,000	\$10,000	\$10,000		
	LP Return At Exit			\$100,000		
	Total Projected Return			\$130,000		
Class B	Annual Percent Return	3.50%	4.00%	5.00%	7.00%	7.00%
	LP Annual Return	\$3,500	\$4,000	\$5,000	\$2,082	\$2,082
	LP Return At Exit			\$78,264		\$80,072
	Total Projected Return					\$175,000
Reserve Class \$1MM	Annual Percent Return	3.50%	4.00%	5.00%	7.00%	7.00%
	LP Annual Return	\$35,000	\$40,000	\$50,000	\$26,189	\$26,189
	LP Return At Exit			\$782,642		\$984,981
	Total Projected Return					\$1,950,000

*From Operations

NEED BONUS DEPRECIATION IN 2022?

BONUS DEPRECIATION PHASE OUT



Debt Financing*



Loan Principal Balance	\$32,842,000
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Loan to Value	57%
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Interest Rate (Fixed)	3.6%
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Interest Only (Years)	0
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Term (Years)	3.5
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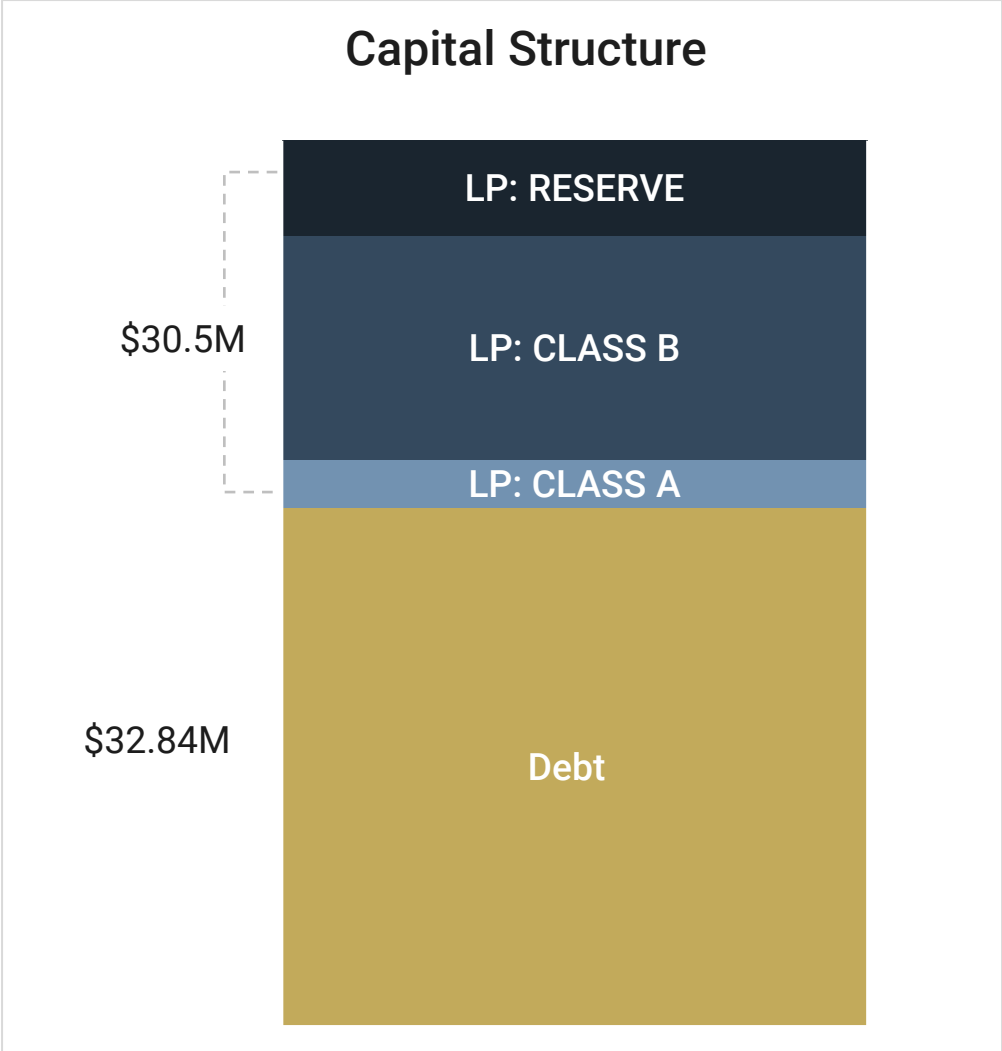
Fixed or Adjustable	Fixed
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Amortizing Period (Years)	30
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Prepayment Penalty	Yield Maintenance
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**Subject to change before closing*

Investment Offering



	Class A	Class B	Reserve Class
LP Equity	\$4,300,000	\$19,900,000	\$6,400,000
Pref.	10%	7%	8%
Hold Period	5 Years	5 Years	5 Years
IRR	10%	12 - 16%	13 - 18%
Equity Multiple	1.5x	1.6 - 1.9x	1.8 - 2.1x
Avg. CoC	10%	7%	8%

Sensitivity Analysis

Cap Rates	Sale Price	Deal Level IRR	Equity Multiple	AAR
	\$85,779,946	17.77%	1.89x	17.81%
4.30%	\$99,694,095	23.21%	2.33x	26.66%
4.40%	\$97,428,320	22.40%	2.26x	25.22%
4.50%	\$95,263,246	21.60%	2.19x	23.84%
4.60%	\$93,192,306	20.81%	2.13x	22.53%
4.70%	\$91,209,491	20.03%	2.06x	21.25%
4.80%	\$89,309,294	19.26%	2.00x	20.05%
4.90%	\$87,486,655	18.50%	1.94x	18.89%
5.00%	\$85,779,946	17.77%	1.89x	17.81%
5.10%	\$84,055,806	17.00%	1.84x	16.71%
5.20%	\$82,439,348	16.26%	1.78x	15.68%
5.30%	\$80,883,889	15.52%	1.73x	14.69%
5.40%	\$79,386,039	14.79%	1.69x	13.74%
5.50%	\$77,942,656	14.06%	1.64x	12.82%
5.60%	\$76,550,823	13.34%	1.60x	11.93%
5.70%	\$75,207,836	12.62%	1.55x	11.08%
5.80%	\$73,911,140	11.90%	1.51x	10.25%






Crossings at McDonough



 McDonough, GA

 **2005**
Year Built

 **252**
Units

 **94%**
Occupancy

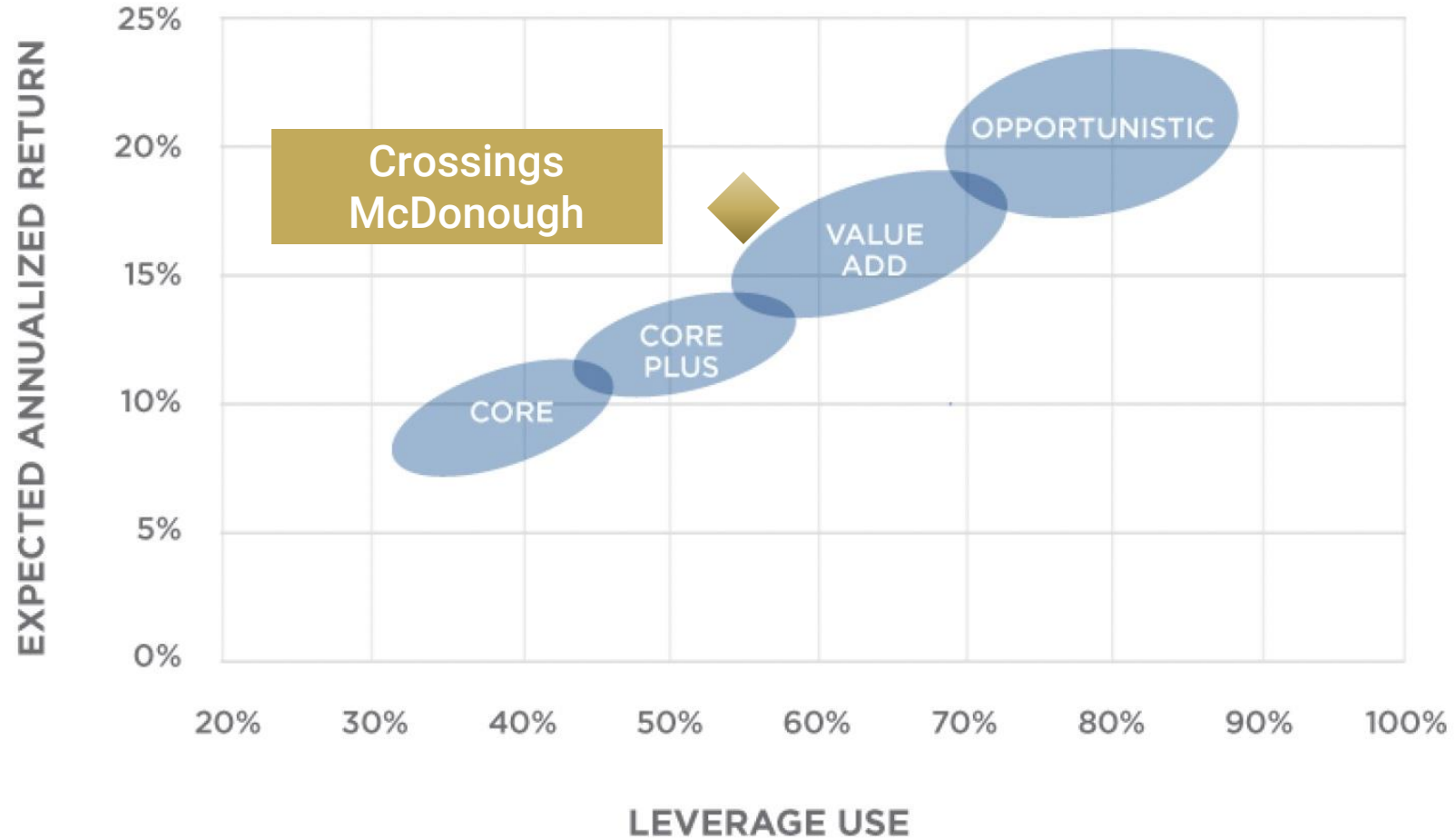
 **\$1,565**
Avg. Eff. Rent

 **21**
Acres

 **\$1,689**
Avg. Market Rent

 **1,147**
Avg. Unit SF

EXPECTED RETURNS AND LEVERAGE BY TYPE OF REAL ESTATE



Value-Add Business Strategy



Our business plan is to raise current below market rents to the market. We will upgrade the property's exterior and strategically enhance the classic unit interiors.

Our aim is to achieve optimal rents and attract high-quality tenants to increase McDonough revenue and maximize value .









Property Description

Property Description

Crossings at Mc Donnough's

Location	1 mile east of I75 in Henry County
Access Road(s)	Henry Parkway, N. McDonough Rd./SR-155
Year Built	2005
Developer	Davis Development, Inc
Acres	21.395
No. of Buildings	1 Clubhouse, 16 residential, 7 Garage
No. of Stories	2 and 3 stories
No. of Elevators	N/A
Ceiling Height	9' or Vaulted Ceilings
Exterior Materials	Brick/ Hardie/ Wood Trim
Corridors	Open, Non-Conditioned Breezeways w/ Concrete Stairs and Metal Railings
Wiring	Copper
Plumbing	CPVC

Parking / Garage /Storage	
Surface Spaces	522
Attached Garages	0
Detached Garages	36
Garage for Mgmt	7
Storage Units	24
Parking Charge	\$0
Garage Rental Charge	\$85
Storage Unit Fee	\$35

Washer / Dryer	
Connections	All Units
Stackable Sets Provided	No
Full Size Sets Provided	No
Laundry Contract	CSC Service Works

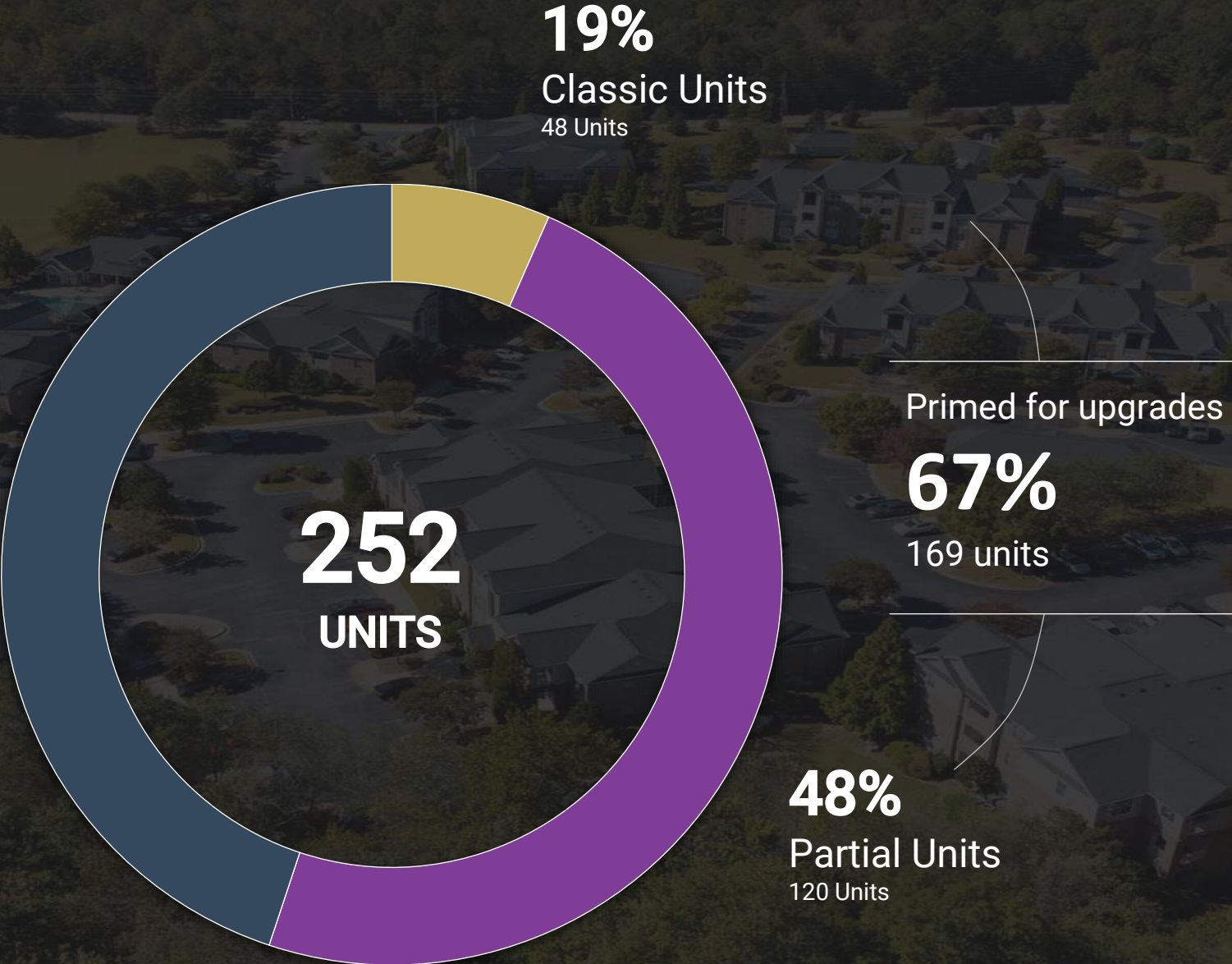
Utilities	
Heat	Electric
Water Heater Type	Electric/Individual
Water Meter	Individually Metered
Charges to Residents	
Electric	Paid Directly to Provider
Water/Sewer	Based on Consumption
Trash Fee	\$13.00
Pest Fee	\$4.00
Alarm Fee	\$15.00 (Except Building 800)
Service Providers	
Electric	Georgia Power
Gas	N/A
Water/Sewer	Henry County
Trash Removal	Waste Management
Valet Trash	N/A
Billing Company	YES Energy
Cable/Internet	Spectrum/Ditaro

Amenities

- ✔ Pool with Extended Pool Deck
- ✔ Poolside BBQ and Picnic Pavilion
- ✔ Fire Pit
- ✔ Pet Friendly Bark Park
- ✔ Fitness Center with Cardio and Yoga
- ✔ Scenic Walking Trail
- ✔ Community Resident Lounge
- ✔ Gated Entrance
- ✔ Private Garages and Storages Available
- ✔ Playground
- ✔ Car Care Center
- ✔ Package Locker
- ✔ Tennis Courts



Value-Add Upside



Classic Units

48 UNITS



- Laminate countertops
- White appliances
- Original lighting
- Original fixtures
- Original brown cabinets
- Faux-wood or tile flooring in wet areas only

Partial Units (P)

120 UNITS



- New laminate countertops
- Painted cabinets with new hardware
- Black appliances
- Faux-wood flooring
- Upgraded lighting

Elite Units (E)

84 UNITS



- Quartz countertops
- Painted cabinets with new hardware
- Stainless-steel appliances
- Faux-wood flooring
- Upgraded lighting



SOUTH POINT SHOPPING CENTER

1.7M+ SF Retail
~4,500 Employees
2.7 miles, 6 min drive
Academy Sports, JC Penney,
Ulta, Kohl's, Macy'sFive Guys,
Chipotle, Jim n' Nicks BBQ

HARTSFIELD-JACKSON ATLANTA
INTERNATIONAL AIRPORT

25 min. Drive



PIEDMONT HENRY HOSPITAL

259 Beds
1,600+ Employees
10 miles | 12 min. Drive

DOWNTOWN ATLANTA

35 min. Drive

TESLA SUPERCHARGER STATION

RESIDENTIAL NEIGHBORHOODS

Hwy I-75
163,000 VPD



RETAIL COMPLEX

280,000+ SF Retail
~500 Employees
Industrial Services
Fusion Restaurant &
Bar, Red Orchid Thai
Cuisine



CROSSINGS AT McDONOUGH APARTMENT HOMES

Access Road
Henry Pkwy

GA 155 - N McDonough Rd
20,000 VPD

MCDONOUGH INDUSTRIAL PARK

40M+ SF
~6,900 Employees



**CROSSINGS AT
McDONOUGH**
APARTMENT HOMES

MCDONOUGH, GA

9 miles | 16 min. Drive



PIEDMONT HENRY HOSPITAL

259 Beds
1,600+ Employees
1.5 miles | 3 min. Drive

Eagle's Landing Pkwy
34,500 VPD

Hwy I-75
163,000 VPD

Hwy I-75
163,000 VPD

**EAGLE'S LANDING COUNTRY CLUB
PRIVATE GOLF COURSE**



BP GAS STATION

**INDUSTRIAL WAREHOUSE
PARK**

200k+ SF
~500 Employees

STOCKBRIDGE QUARRY

Vulcan Materials Company: S&P500
2017: \$50M investment into plant upgrades

Rock Quarry Rd
9,100 VPD

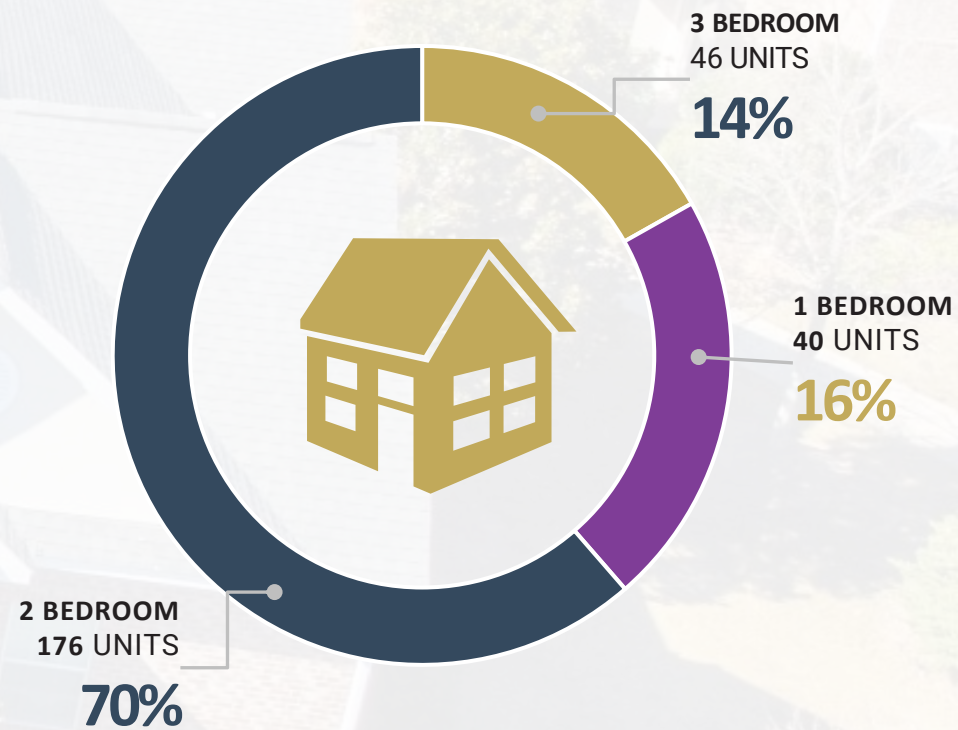
Property Metrics

Description	# Units	% Mix	Avg SF	Rent ¹	Rent/SF ¹
1BR/1BA	7	3%	908	\$1,147	\$1.26
	14	6%	908	\$1,458	\$1.61
	19	8%	908	\$1,431	\$1.58
2BR/2BA	36	14%	1,152	\$1,413	\$1.23
	54	21%	1,152	\$1,637	\$1.42
	86	34%	1,152	\$1,511	\$1.31
3BR/2BA	5	2%	1,390	\$1,605	\$1.15
	16	6%	1,390	\$2,153	\$1.55
	15	6%	1,390	\$1,848	\$1.33
Total / Avg	252	100%	1,147	\$1,565	\$1.36

¹ Actual rents of occupied units, vacants at market rent



GENERATIONALWEALTHMD



Unit Mix



Competitive Rental Set

Stockbridge



Crossings at Eagles Landing
700 Rock Quarry Rd
Stockbridge, GA 30281



Assembly Eagles Landing
860 Rock Quarry Rd
Stockbridge, GA 30281

The Abbey at Eagles Landing
1107 Rock Quarry Rd
Stockbridge, GA 30281



Halston McDonough
745 GA-42
McDonough, GA 30281



100 South
100 Woodlawn Park DR
McDonough, GA 30281



Lovejoy

The Preston
100 Preston Creek DR
McDonough, GA 30253



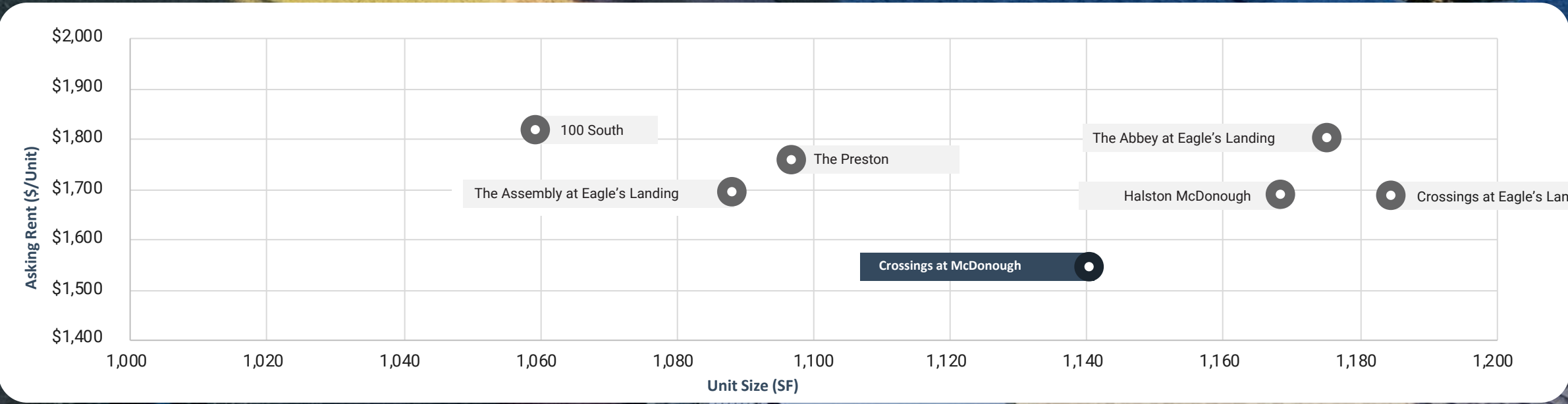
McDonough

Crossings at McDonough
100 Crossing Blvd
McDonough, GA 30253



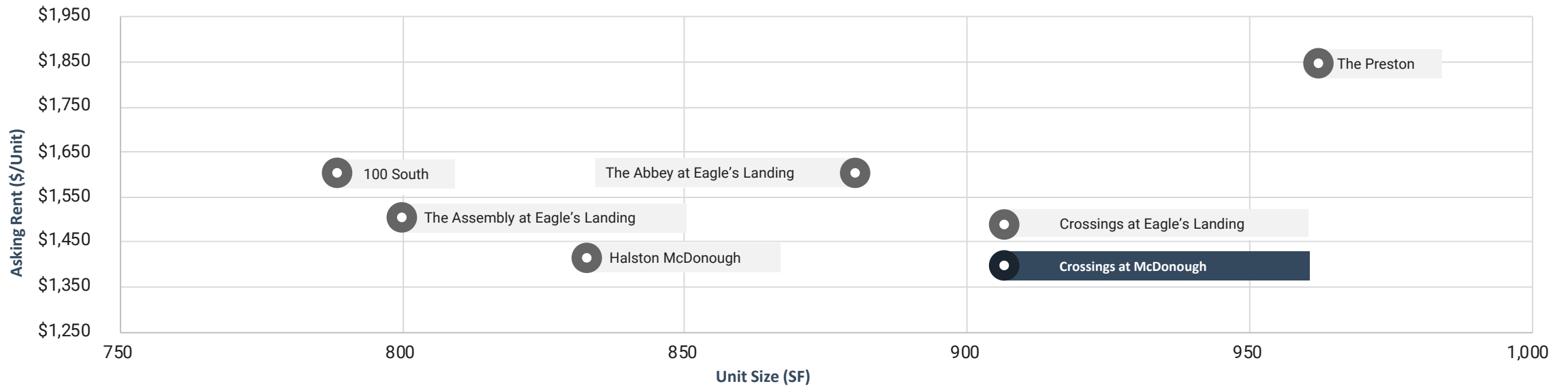


Overall Competitive Rental Analysis



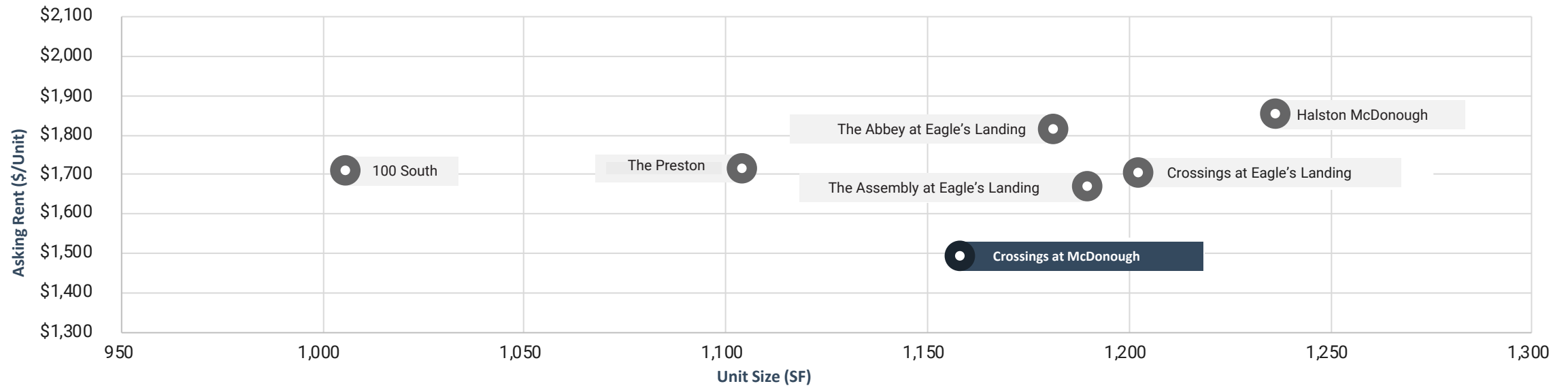
Overall						
Property	Year Built	# Units	Avg Sf	Avg Rent	Rent/Sf	
100 South	2004	240	1,057	\$1,816	\$1.72	
The Abbey at Eagles Landing	2004	244	1,175	\$1,802	\$1.53	
The Preston	2002	334	1,111	\$1,758	\$1.58	
Halston McDonough	2005	263	1,161	\$1,704	\$1.47	
Assembly Eagles Landing	2000	490	1,090	\$1,673	\$1.54	
Eagle's Landing	2006	167	1,185	\$1,686	\$1.43	
Total/Avg			6,741	\$1,717	\$1.53	
Crossings at McDonough	2005	252	1,147	\$1,549	\$1.34	

1 Bedroom Competitive Rental Analysis



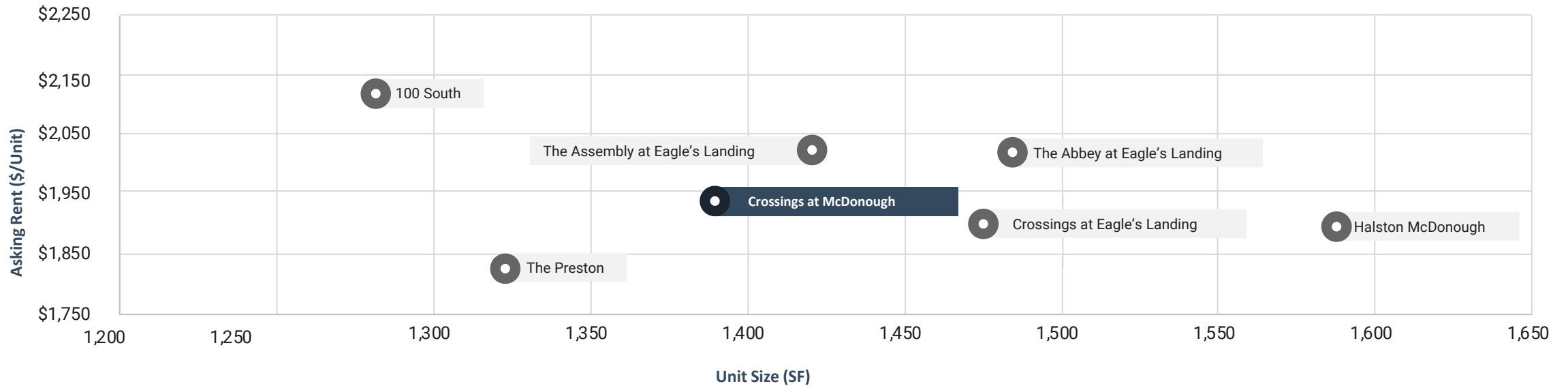
1 Bedroom						
Property	Year Built	# Units	Avg Sf	Avg Rent	Rent/Sf	
The Preston	2002	86	962	\$1,851	\$1.92	
The Abbey at Eagles Landing	2004	56	880	\$1,604	\$1.82	
100 South	2004	40	787	\$1,582	\$2.01	
Assembly Eagles Landing	2000	180	801	\$1,520	\$1.90	
Halston McDonough	2005	92	831	\$1,419	\$1.71	
Crossings at Eagles Landing	2006	36	908	\$1,477	\$1.63	
Total/Avg			5,169	\$1,563	\$1.82	
Crossings at McDonough	2005	40	908	\$1,399	\$1.54	

2 Bedroom Competitive Rental Analysis



2 Bedroom						
Property	Year Built	# Units	Avg Sf	Avg Rent	Rent/Sf	
Halston McDonough	2005	123	1,239	\$1,840	\$1.48	
The Abbey at Eagles Landing	2004	140	1,188	\$1,809	\$1.52	
100 South	2004	120	1,005	\$1,703	\$1.69	
The Preston	2002	184	1,107	\$1,689	\$1.53	
Assembly Eagles Landing	2000	222	1,193	\$1,659	\$1.39	
Crossings at Eagles Landing	2006	103	1,202	\$1,698	\$1.41	
Total/Avg			6,884	\$1,700	\$1.49	
Crossings at McDonough	2005	176	1,152	\$1,500	\$1.30	

3 Bedroom Competitive Rental Analysis



3 Bedroom

Property	Year Built	# Units	Avg Sf	Avg Rent	Rent/Sf
100 South	2004	80	1,271	\$2,103	\$1.65
Assembly Eagles Landing	2000	88	1,421	\$2,021	\$1.42
The Abbey at Eagles Landing	2004	48	1,479	\$2,014	\$1.36
Halston McDonough	2005	48	1,591	\$1,901	\$1.20
The Preston	2002	64	1,323	\$1,833	\$1.39
Crossings at Eagles Landing	2006	28	1,479	\$1,912	\$1.29
Total/Avg			8,564	\$1,964	\$1.39
Crossings at McDonough	2005	36	1,390	\$1,957	\$1.41

Price Per Unit - \$272k vs \$227k (20% Discount)

Compared to recent sales Crossings at McDonough was purchased at a 20% Discount



CUSHMAN & WAKEFIELD SOLD

McDonough, GA
LOCATION

\$81,500,000
SALE PRICE

2008
YEAR BUILT

300
UNITS

CLOSED 09/29/22

MANDALAY VILLAS

Laramar Group BUYER
NorthRock Companies SELLER

VIKING PURCHASE \$52M 2021 → \$80M APPRAISAL 2022



Viking Capital's proven value-add business plan on Marbella Place a neighboring asset 13 Miles from Crossings at McDonough.







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



Location Overview


Current Tenant Profile

Top 10 Employment Industries

Value	Count	Percent
Healthcare Practitioners & Medical	31	9.54%
Logistics	23	7.64%
Education	16	6.22%
Retired	15	6.22%
Government	13	5.39%
Administration/Office Support	12	4.98%
Customer Service and Call Center	12	4.98%
Retail	8	3.32%
Food Service	7	2.90%
IT & Telecommunications	7	2.90%
Other	97	40.25%



Our extensive due diligence reporting after reviewing every lease on property, revealed a high concentration of Health Care Professionals, Educators, Logistics Experts, and Upscale Renters by Choice



Well Positioned to Benefit from South Atlanta's Surge of Activity

Logistical/Industrial Job Centers along I-75



ATLANTA GROWTH ENGINE

#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



ECONOMIC CAPITAL OF THE SOUTHEAST & GLOBAL BUSINESS HUB

#2

Quality Engineering Universities
WalletHub 2021



#2

City to Live & Work as a Moviemaker
Moviemaker.com 2021



#3

Metro for STEM Professionals
WalletHub 2021



#4

Metro Area for Corporate Headquarters
Business Facilities 2021



#1

Best State for Doing Business
Site Selection 2022

ATLANTA | Leading Job Providers

01

Delta Air Lines (34,500)

02

Emory University & Emory Healthcare (32,091)

03

The Home Depot (16,510)

04

Northside Hospital (16,000+)

05

Piedmont Healthcare (15,900)

06

Publix Super Markets (15,591)

07

WellStar Health System (15,353)

08

The Kroger Co. (15,000+)

09

AT&T (15,000)

10

UPS (14,594)



Catalyst for South Atlanta's Growth



Expected to reap the benefits of the state's most significant, and ever-expanding economic driver

Ideally Positioned Near Hartsfield-Jackson



Air Cargo Volume Continues to Increase

#10

in nation for cargo

#5

Future ranking after plans to triple cargo capacity by 2030

\$200M

cost to add 1 MSF of cargo space

+13%

cargo traffic up in last two year with 705,000 metric tons



\$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. The opening of the International Terminal, an economic stimulant for Georgia and the entire southeastern U.S., has positioned it as America's new global gateway and is perfectly timed to meet the growing demand for international air service. Hartsfield-Jackson is working to increase cargo capacity with more than \$200 million worth of projects to be completed in 2021.



\$6 Billion Expansion and Modernization

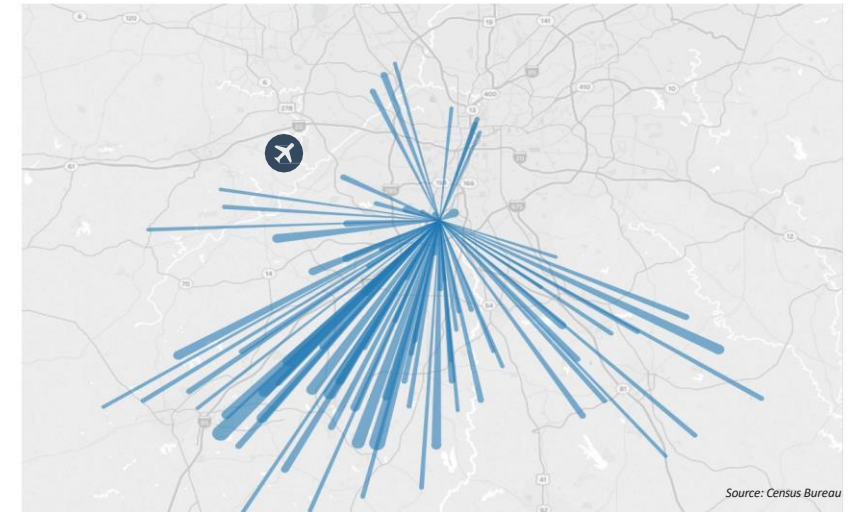
ATLNEXT

- ✓ Construction of a 6th runway
- ✓ Installation of canopies at entrances completed in 2020
- ✓ Replacing and constructing new parking decks
- ✓ A new 4-star hotel with 60K of office space
- ✓ Adding 1 million SF of warehouse space for air cargo

Robust Employment Living Near the Airport



Most Common Home Locations Of Employees At/Near The Airport



Delta Airlines' Headquarters, located at the airport, boosts the area's total employment count with more than 5,000 people working at its home office.

Record Industrial Warehouse Demand in Henry County

“On-Demand” World and Rapid Growth of E-Commerce Bolstering Big-Box Warehouse Demand, Especially in Atlanta.

- 5th largest industrial market in the U.S.
- Makes up nearly 27% of Atlanta’s Total Industrial Stock
- Atlanta remains Top 5 industrial market for rent growth
- Net absorption has topped 100M SF since 2013, and almost 70M SF of new industrial space has delivered



Logistical/Industrial Job Centers along I-75



McDonough is a Hotbed for New Developments

The Bridges At Jodeco



The Bridges at Jodeco, a \$400 million 158-acre, mixed-use project in south Atlanta, is underway in Henry County and being called “Avalon II”. The property encompasses the largest tract of undeveloped land south of Atlanta and will be the site of an ambitious effort to bring the ever growing live/work/play atmosphere to Southside Atlanta.



Purple Innovation

Premium mattress manufacturer Purple Innovation announced that it is expanding its McDonough presence by 325,000 SF and more than doubling its workforce. This expansion will give Purple Innovation a total of 850,000 SF of space in McDonough with a workforce of 360 employees.



Feit Electric

Smart home and lighting company Feit Electric announced plans to open a \$25M distribution center in McDonough that will house 120 employees. This will be the first east coast distribution facility for the California-based company.



Today, the hospital serves more than 90,000 patients in the emergency department in addition to approximately 13,000 inpatient and 60,000 outpatient visitors each year.

In the last few years, Piedmont Henry has added a new 20- bed observation unit, a transitional care unit, a dedicated obstetric emergency department for expecting mothers and a state-of-the-art interventional radiology suite.

In the last few years, Piedmont Henry has added a new 20- bed observation unit, a transitional care unit, a dedicated obstetric emergency department for expecting mothers and a state-of-the-art interventional radiology suite.

Piedmont Henry's emergency department, one of the busiest in the Piedmont Healthcare system and in the state, has also undergone several renovations and expansions to help improve patient flow and reduce patient wait times.

Downtown Atlanta Resurgence



Downtown Home To 140,000 Jobs

According to the U.S. Census Bureau data, the south downtown census tract that includes City Hall has employees who mostly commute from further south, whereas the downtown census tract that includes Coca-Cola HQ has more employees that commute from north to the office. Therefore, a large portion of Downtown employees are living in Fairburn, College Park, and Stockbridge.





Crossings at McDonough is about a 30 min. drive away from downtown Atlanta.

The downtown Atlanta area has seen incredible growth and investment in the last 10+ years.

Notably, the new Mercedes-Benz stadium that opened in 2017 has a \$100 million yearly economic impact and employs 2,000 people. The Turner Field/Summerhill redevelopment just south of the CBD is completely re-envisioning the old Atlanta Braves stadium into a walkable community of restaurants and residences. The project is estimated to cost \$300 million and was awarded the “Best Overall Real Estate Deal, 2017” by the Atlanta Business Chronicle.

Additionally, there are significant projects that are currently undergoing re-development, or have been recently completed that are bring jobs and capital directly to the downtown area:

- ✔ **State Farm Arena**, home to the NBA’s Atlanta Hawks and host to the biggest names in music every year - \$193 million renovation that is the second largest of an NBA facility ever.
- ✔ **Centennial Yards** - \$1.0 billion mixed-use development by CIM Group out of Los Angeles. Plans call for millions of square feet of high-quality office space, along with hotels and retail space.
- ✔ **Underground Atlanta** – a \$300 million investment that will transform the downtown area, adding 2.5 million square feet of mixed-use space over 12 acres.





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Financial Analysis

Considerable Organic Rent Growth Progression



100 Crossing Blvd., McDonough, GA 30253



Property Summary

Year Completed	2005
Total Units	252
Average Unit Size (SF)	1,147
Physical Occupancy (Oct 2022)	94%
Avg. Effective Rents (Oct 2022)	\$1,565 \$1.36
New Move-Ins (Last 60 days)	\$1,629 \$1.42
2BR & 3 BR % of Unit Mix	84%
Units Primed for Upgrades	67%



Unit Mix (July 2022)

Description	# Units	% Mix	Avg SF	Rent	Rent/SF
1 BR	40	16%	908	\$1,396	\$1.54
2 BR	176	70%	1,152	\$1,500	\$1.30
3 BR	36	14%	1,390	\$1,957	\$1.41
Total/Avg.	252	100%	1,147	\$1,549	\$1.35

Investment Highlights



Asset

- ✓ 9' Ceilings
- ✓ Large 1,147 SF Units
- ✓ 2005 Built
- ✓ Well-maintained by institutional seller
- ✓ Sunrooms and porches in all units
- ✓ Amenities include a business center, jogging trail, gym overlooking resort style pool, covered grilling station, playground and detached garages



Financial

- ✓ 27% New Lease Trade Out Since January (+\$373)
- ✓ 8.3% Lease Renewal Since January (+\$108)
- ✓ 18.1% Market Rent Growth from July 2021 to June 2022
- ✓ Zero Concessions on Property



Value-add

- ✓ 168 Units in Need of Upgrade (67%)
- ✓ Sellers Renovations have achieved \$276+ Monthly Rent Premiums
- ✓ Business Plan is to Upgrade Classic and Partial to Elite Level
- ✓ Washer/Dryer can be installed at a \$45 monthly premium in all units (\$1.6M of Value)
- ✓ Total projected annual upside is \$359,280

Proforma



Income	Year 1	2	3	4	5
Gross Potential Income	5,264,357	5,634,933	5,969,633	6,220,523	6,426,322
Loss to Lease	(261,627)	(107,380)	(59,696)	(62,205)	(64,263)
Vacancy	(384,174)	(338,096)	(325,618)	(311,026)	(321,316)
Concessions	(19,815)	(16,905)	(17,909)	(18,662)	(19,279)
Models, Office, Employee Units	(45,748)	(51,384)	(54,436)	(56,724)	(58,600)
Bad Debt	(156,110)	(112,699)	(103,113)	(76,362)	(64,263)
Effective Gross Rental Income	4,396,884	5,008,470	5,408,861	5,695,545	5,898,601
Other Income	586,551	604,392	622,775	641,717	661,236
Total Net Income	4,396,884	5,612,862	6,031,636	6,337,262	6,559,836
Expenses					
Real Estate Taxes	792,965	832,131	840,481	848,925	857,453
Insurance	183,211	186,909	190,681	194,530	198,456
Contract Services	80,542	82,168	83,826	85,518	87,244
Electric	51,497	52,536	53,597	54,679	55,782
Gas	0	0	0	0	0
Water and Sewer	110,063	112,284	114,551	116,863	119,221
Trash Removal	33,415	34,089	34,777	35,479	36,195
Other Utilities	10,416	10,626	10,841	11,060	11,283
Management Fee	149,503	168,386	180,949	190,118	196,795
Repairs and Maintenance	152,848	155,933	159,081	162,292	165,567
General/Admin	70,055	71,469	72,912	74,384	75,885
Advertising and Leasing	50,949	51,978	53,027	54,097	55,189
Payroll	382,120	389,833	397,702	405,729	413,918
Total Expenses	2,067,584	2,148,342	2,192,424	2,233,672	2,272,990
% EGI	41.5%	38.3%	36.3%	35.2%	34.7%
Net Operating Income (NOI)	\$2,915,851	\$3,464,520	\$3,839,212	\$4,103,590	\$4,286,846

\$1.37M
in NOI Growth

=

\$24M
in Value Creation





Portfolio & Performance



GW Capital was founded to steadily increase our presence in the multifamily syndication realm and provide our members with vetted opportunities to invest in with a focus on complete transparency and accountability.

Our goals for our investors is to:

- Preserve Capital
- Cash Flow
- Provide tax efficiencies
- Generate Highest risk adjusted returns



GW CAPITAL



GENERATIONALWEALTHMD

We acquire tier-1 value-add assets throughout the sunbelt 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.

GW Capital was founded by Dr. Param Baladandapani to acquire, hold and manage multifamily real estate assets.



GW CAPITAL



Mission

GW Capital 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, spearhead groundbreaking environmental and green energy initiatives, and create meaningful impact in our communities and the world.

GW CAPITAL PORTFOLIO



Crossings at Eagle's Landing



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



Greenville, SC Portfolio



**Greenville, South
Carolina**

**281 Units
Price: \$35,480,000**

The Mesa Portfolio




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

GW CAPITAL PARTNERSHIP WITH VIKING CAPITAL




VIKING
CAPITAL

GW 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.



Vikram Raya
CEO, Co-Founder



Ravi Gupta
COO, Co-Founder



Judah Fuld
VP of Acquisitions



Matt Klejka
Director of Asset
Management



Chris Parrinello
Director of Investor
Relations



Amanda Loveless
Director of Operations



Art Cordova
Director of Finance



Colm McEvilly
Investor Relations
Manager



Amir Nassar
Investor Services
Manager



Nathan Loy
Senior Acquisition
Analyst



Amber Butler
Investor Concierge

Current & Previous Projects

Property	Sold / Current	Market	Units	Market Value
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	268	\$35,000,000
Town 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
Sky Ridge Apartments	Current	Atlanta	120	\$19,600,000
Total			4,423	\$620,000,000+

Exits & Performance

Property	Years Held	Units	Avg. Return (Annual LP)
Wildcreek	3.25	242	20%
Villas of South Cobb I	2.5	188	19%
Villas of South Cobb II	2.5	152	19%
Ascent at Riverdale I	2	118	38%
Ascent at Riverdale II	2	62	38%
The Hills at East Cobb	3	268	10%*
Reserve at Walnut Creek	3	284	35%
Estates at Las Colinas	3	415	24%
The Avery	4.5	304	20%
Total		2033	Avg. 24%

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



Current Assets Under Management

Property	Units	Purchase Price	Equity	Closing	Current Performance
Sky Ridge Apartments	120	\$19,600,000	Fund Asset	Aug-22	Recent Acquisition Distributions per proforma
Kings Cove	192	\$34,000,000	Fund Asset	Apr-22	Recent Acquisition. Distributions per proforma
Elevate at Huebner Grove	210	\$26,000,000	Fund Asset	Mar-22	Recent Acquisition. Distributions per proforma
Elevate at the Pointe	181	\$37,000,000	\$11,500,00	Dec-21	Distributions per proforma
Elevate on Main	400	\$76,000,000	\$20,750,00	Sept-21	Distributions per proforma
Elevate Twenty-Three	222	\$41,000,000	\$11,000,000	Jun-21	Distributions per proforma
Marbella Place	368	\$52,700,000	\$19,810,000	Jan-21	Distributions per proforma
The Griffin	49	\$19,300,000	\$7,716,000	Jun-20	Distributions per proforma
Veritas at East Cobb	192	\$25,800,000	\$11,250,000	Dec-19	Distributions per proforma

Marbella Place



Property Details

Asset Class	B+
Location	Stockbridge, GA
Year Constructed	1999
No. of Units	368
Purchase Price	\$52.7M



Background & Market

- ✓ Located in the Atlanta's Clayton County, top 10 rent growth county in the U.S..
- ✓ Institutional quality seller fully renovated the amenities and interiors in 2017 offering little remaining deferred maintenance.
- ✓ Local rent growth outpaced on-site rent renewals, resulting in 16+% loss to lease on site, providing Viking with the opportunity to increase rents significantly to market rate and increase both revenue and NOI at a lower renovation cost basis.



Business Plan

- ✓ Minor updates to the unit interiors, pool and exteriors and upgrade fitness center to ensure Marbella Place attracts top quality tenants.
- ✓ Immediately on acquisition, raise renewal rents and new leases to market rental rates.



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