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INVESTMENT  
OVERVIEW

**CRE** CAPITAL  
MANAGEMENT

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**DRAFT**

This summary is being furnished to prospective investors on a confidential basis in connection with their consideration of an investment. The summary is intended to present general information on the investment and is not intended to be an offer, solicitation, or recommendation. The information contained herein is believed to be accurate but is not guaranteed.

# DEBT REQUEST SUMMARY

## DEBT REQUEST

<b>Loan to Cost</b>	64%
<b>Interest Rate</b>	5.75%
<b>Loan Term</b>	5 Years
<b>Amortization</b>	25 Years
<b>Interest Only</b>	0 Year

Contract Price	\$1,580,000
Closing Costs, Working Capital, Immediate CapEx & Reserves*	\$314,000
<b>Hard Cost Basis</b>	<b>\$1,894,000</b>

\* The numbers are based on preliminary assumptions and may deviate by closing.

Requested Loan Amount	\$1,120,000
Total Equity	\$774,000
<b>Total Deal Cost</b>	<b>\$1,894,000</b>

## Debt-Service Coverage Ratio (DSCR)

	Y1	Y2	Y3	Y4	Y5
<b>DSCR</b>	0.27	1.30	2.20	2.29	2.38

## SOURCES

Senior Debt	\$1,120,000
Equity	\$774,000
<b>Total</b>	<b>\$1,894,000</b>

## USES

Purchase Price	\$1,580,000
Closing Costs	\$143,000
CapEx (Y1-Y5)	\$15,000
TI & Leasing Costs (Y1-Y5)	\$84,000
Operation Deficit Reserve	\$70,000
Project/Construction Management	\$2,000
<b>Total</b>	<b>\$1,894,000</b>

## RESERVES

(Non-financed)

- **At Close:** \$170,000 cash
- **Ongoing Annual Reserve:** \$7,500 per year

**\$1,120,000**

Requested Loan Amount

**5/26/2026**

Closing Date

# DEAL EXECUTIVE SUMMARY

## FINANCIAL SNAPSHOT

Purchase Price	\$1,580,000 (\$117/SF)
Closing Costs, Working Capital, Immediate CapEx & Reserves	\$314,000 (\$23/SF)
<b>Total Investment</b>	<b>\$1,894,000 (\$140/SF)</b>
<b>Total Equity</b>	\$774,000
<b>Hold Period</b>	5 Years

Deal Level	Low	Base	High*
ROI	110.0%	149.5%	201.2%
IRR	16.9%	21.0%	25.7%
Equity Multiple	2.10x	2.49x	3.01x

\* Favorable market forces (cap rate compression)

	Year 1	Year 5
NOI	\$30,000	\$206,000
Cash on Cash	0.0%	14.1%
Total Return *	2.7%	17.5%

\* CoC plus principal paydown

## DEAL HIGHLIGHTS

### Premium Location

Strategically located along the I-985 and I-85 corridor, providing efficient transportation access. Buford's strong economy, skilled workforce, competitive labor costs, proximity to the nation's best suburbs, and above-average population growth make it attractive to current and future tenants.



### Strong Submarket Fundamentals

Vacancy: 3.0%

YoY Rent Growth: 4.8%

Recent Delivery | Upcoming Supply: 0 SF | 0 SF



**149.5%**

ROI  
(Base Scenario)

**21.0%**

IRR  
(Base Scenario)

## INVESTOR RETURNS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Potential returns on a \$50,000 investment	(\$50,000)*	\$0	\$1,200	\$6,100	\$6,600	\$93,900**

\*Initial investment amount and base scenario

\*\*Reflects returns net of GP fees

# PROPERTY SUMMARY



## 1037 Parkway Ct, Buford, GA 30518

<b>Market</b>	Atlanta
<b>Submarket</b>	I-985/Gainesville
<b>Asset Type</b>	Light Distribution
<b>Total Size</b>	13,500 SF   1.7 Acres
<b>Year Built</b>	1998
<b>Occupancy</b>	100%
<b>In-place Rents   Lease Structure</b>	\$10.00/SF   FS
<b>Weighted Average Lease Term (remaining)</b>	Mth-to-mth lease
<b>No. of Units</b>	6
<b>No. of Tenants</b>	3
<b>Parking</b>	18
<b>Construction   Roof</b>	Masonry   Metal



**100%**

Occupancy

**ATLANTA**

Buford, GA

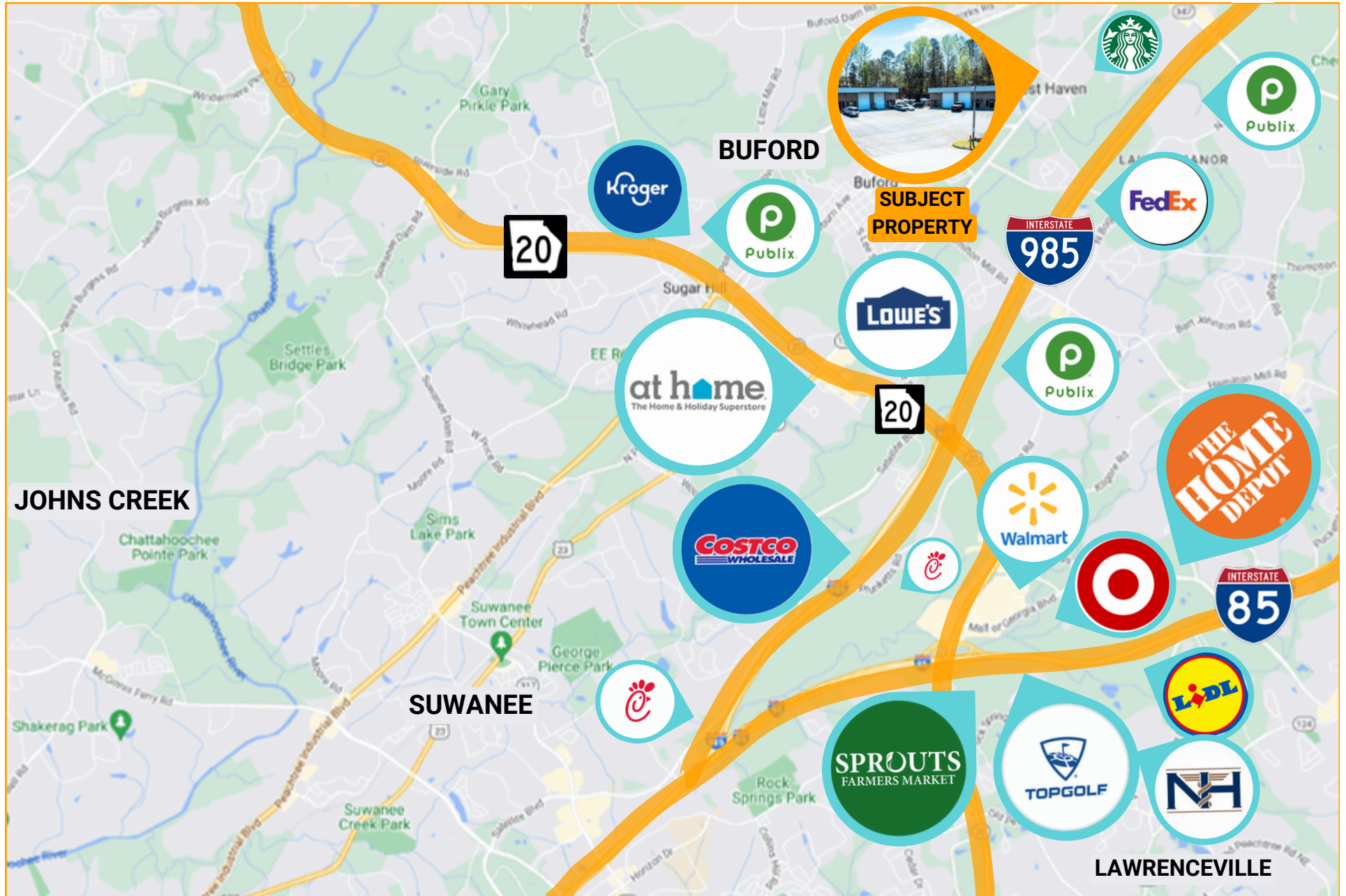
**I-985**

Immediate Access

**1998**

Built

# LOCATION



# LOCATION



**PRIOR ACQUISITION**



**PRIOR ACQUISITION**

# PICTURES



# PICTURES



# MARKET RESEARCH

**GREAT** = ✓

**ALRIGHT** = (OK)

**POOR** = ✗

Market Size	✓
Net Positive Domestic Migration	✓
Population Growth	✓
Employment Growth	✓
Income Growth	✓
Employment Diversity	✓
Broader Environmental Issues	✓
Business Friendly Government	✓
Supply (in the same asset class)	✓
Submarket Vacancy Trend	✓
Submarket Rent Growth Trend	✓
Net Absorption	✓

NOTE: The primary sources of research include but are not limited to CoStar, local brokers' intel, surveys and interviews, Bureau of Labor Statistics, and local governments.



(10 mile radius)  
I-985 / Gainesville

**1.4%**  
2025-2030 Pop Growth

**\$461,715**  
Median Home Value

**\$109,481**  
Median Household Income

**422,999**  
Population density

**0 SF**

Upcoming  
Supply

**4.8%**

YoY Rent  
Growth

**95%**

Submarket  
Occupancy

**STRONG**

Net Positive Domestic  
Migration

# MARKET TRANSACTIONS

## LEASE COMPS

ADDRESS	RENT PSF	LEASED SF	LEASED DATE	TERM (Yrs)	NOTES
3620 Burnette Park Dr	\$16.0	4,000	02/2026	3 Years	Comparable   NNN
1046 Parkway Ct	\$14.0	3,000	04/2026	3 Years	Comparable   NNN
1046 Parkway Ct	\$13.5	3,000	03/2026	3 Years	Comparable   NNN
1046 Parkway Ct	\$16.0	1,500	10/2025	3 Years	Comparable   NNN
1046 Parkway Ct	\$16.0	1,500	09/2025	5 Years	Comparable   NNN

\$15.0



## SALE COMPS

ADDRESS	PRICE PSF	RBA	OCCUPANCY	SALE DATE	NOTES
5346 Palmero Ct	\$249	5,200	-	08/2025	Superior
1025 Parkway Industrial Park Dr	\$200	5,504	0%	09/2025	Comparable
2703 Brickton North Dr	\$190	6,300	-	09/2025	Comparable
4963 Austin Park Ave	\$171	7,600	-	05/2025	Comparable
5222 Bellewood Ct	\$200	8,000	100%	12/2025	Superior

# UNDERWRITING

## Key Assumptions

Five Year Average Occupancy	78.27%
In-place Rent   Market Rent   Annual Escalations	\$10.0/SF FS   \$15/SF NNN   4.0%
2nd Gen Lease Term   Months to Lease	4 Years   10 months
Exit Cap Rate   Exit Price/SF	7.50%   \$203/SF (base case)
Taxes Increase   % Increase	\$5,226   44%
Annual Reserves	\$7,500   \$0.56/SF
Debt Terms: LTV   Rate   Term   Amort.   Interest Only	70%   5.75%   5 Years   25 Years   0 Years

## CapEx Strategy

Upfront TI & Leasing Cost	\$84,000
Upfront Capital Improvements	\$16,500
Operation Deficit Reserve (Y1-Y5)	\$70,000

NOTE: The numbers are based on preliminary assumptions and may deviate by closing.

## Debt-Service Coverage Ratio (DSCR)

	Y1	Y2	Y3	Y4	Y5
DSCR	0.27	1.30	2.20	2.29	2.38

## Exit Sensitivity

	6.5%	7.0%	7.5%	8.0%	8.5%
EXIT CAP RATE					
IRR	25.7%	23.3%	21.0%	18.9%	16.9%
Equity Multiple	3.01x	2.73x	2.49x	2.28x	2.10x

## Profit Allocation

(See an example in Exhibit 3)

### Cashflow from operations

- First, current & unpaid 7% preferred return
- Thereafter, 70% to investors, 30% to GP

### Cashflow from a capital event (sale or refi.)

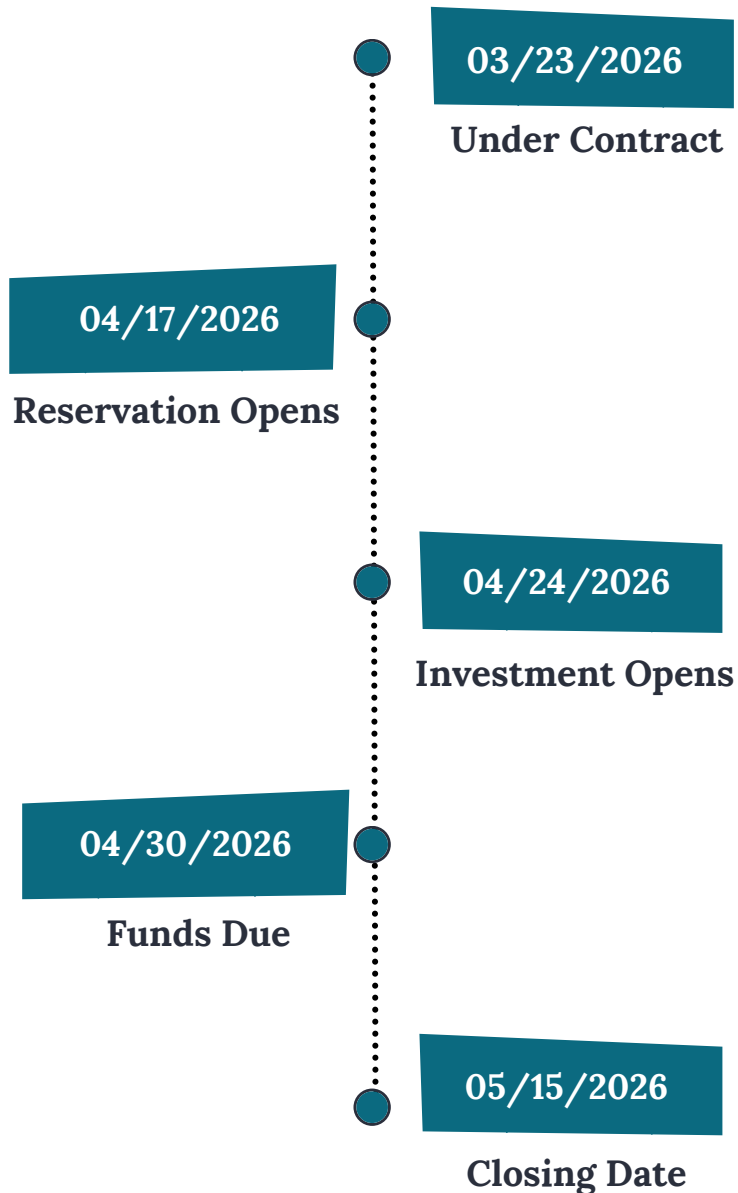
- First, current & unpaid 7% preferred return
- Thereafter, 70% to investors, 30% to GP

### Transactional & Organization Allocations

- Disposition: 1% of Sale Price
- Acquisition Allocation: \$50,000
- Financing Fee : \$25,000

# ACQUISITION TIMELINE

(Estimate)



## F.A.Q.

### WHAT IS A RESERVATION, AND HOW DOES IT WORK?

Reservation is a non-binding commitment for an investment offering. It will give you priority over those who don't make a reservation. Before we begin accepting investment requests, the investment opportunity will be in the 'Reservation' Phase.

### HOW OFTEN DO YOU ISSUE DISTRIBUTIONS?

We provide distributions **quarterly** (based on asset performance) within 30 days of the following quarter. Every deal differs based on the business plan, but most deals start distributing within 3-6 months of closing.

### HOW FREQUENTLY DO YOU PROVIDE UPDATES?

We provide transparent reporting at least on a **semi-annual** basis within 30 days of the end of the quarter.

### DO I NEED AN LLC TO INVEST?

From a risk management perspective, having an LLC is not obligatory. Investing as a Limited Partner (LP) offers inherent benefits due to its limited risk exposure nature. However, consulting with your tax advisor is advisable to determine whether investing through an LLC might have broader implications for your overall financial circumstances.

### CAN I USE MY IRA TO INVEST?

For W-2 employees, you will require either a checkbook IRA or an IRA LLC, and for self-employed individuals, you will need a Solo 401(k) to invest directly in a deal. Please consult with your financial and tax advisor for more details.

(See more F.A.Q in Exhibit 1)

# FIVE-YEAR P&L STATEMENTS

(Pro forma)

<i>in \$</i>	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Gross Income</b>	153,000	191,520	199,181	207,148	215,434
Total Vacancy	(96,125)	(63,564)	(9,959)	(10,357)	(10,772)
Other Income and Recoveries	18,810	32,584	48,982	50,451	51,965
<b>Total Income</b>	<b>75,685</b>	<b>160,541</b>	<b>238,204</b>	<b>247,242</b>	<b>256,627</b>
<b>Controllable Expenses</b>					
Administration	0	0	0	0	0
Professional Services	0	0	0	0	0
Management Fees (4%)	12,000	12,000	12,000	12,000	12,000
<b>Total Controllable Expenses</b>	<b>18,981</b>	<b>19,190</b>	<b>19,406</b>	<b>19,628</b>	<b>19,857</b>
<b>Non Controllable Expenses</b>					
Insurance	10,125	10,631	11,163	11,721	12,307
Taxes	17,007	17,517	18,043	18,584	19,141
Off Site Services	0	0	0	0	0
<b>Total Non Controllable Expenses</b>	<b>27,132</b>	<b>28,148</b>	<b>29,205</b>	<b>30,305</b>	<b>31,448</b>
<b>Total Expenses</b>	<b>46,113</b>	<b>47,339</b>	<b>48,612</b>	<b>49,933</b>	<b>51,306</b>
<b>Net Operating Income</b>	<b>29,572</b>	<b>113,202</b>	<b>189,592</b>	<b>197,309</b>	<b>205,321</b>
<b>Partnership Level Expenses</b>					
CCM Asset Management Allocation	0	0	0	0	0
Misc Partnership Expense	6,500	3,605	3,713	3,825	3,939
<b>Prefinancing Cashflow</b>	<b>23,072</b>	<b>109,597</b>	<b>185,879</b>	<b>193,484</b>	<b>201,382</b>
<b>Financing Costs</b>					
Debt Interest Payments	63,860	62,639	61,345	59,975	58,524
Debt Principal Payments	20,692	21,913	23,207	24,577	26,028
<b>Cash Flow Pre-Reserve</b>	<b>(61,480)</b>	<b>25,045</b>	<b>101,327</b>	<b>108,932</b>	<b>116,830</b>
<b>Total Reserves</b>	<b>7,425</b>	<b>7,425</b>	<b>7,425</b>	<b>7,425</b>	<b>7,425</b>
<b>Cash Flow Post-Reserve</b>	<b>(68,905)</b>	<b>17,620</b>	<b>93,902</b>	<b>101,507</b>	<b>109,405</b>

# RENT ROLL

STE.	SQ FT %	SQ FT	Current Tenants	Lease
Bldg A - 1	11%	1,500	Norris Brand LLC (Mark Norris)	Month-to-month
Bldg A - 2	11%	1,500	Norris Brand LLC (Mark Norris)	Month-to-month
Bldg A - 3	11%	1,500	CM Houseboat Renovations	Month-to-month
Bldg A - 4	22%	3,000	Norris Brand LLC (Mark Norris)	Month-to-month
Bldg B - 1	22%	3,000	Merlin Marine	Month-to-month
Bldg B - 2	22%	3,000	Merlin Marine	Month-to-month

\*All leases are on a month-to-month basis

## **Exhibit 1: F.A.Q. (Continued)**

### **HOW MANY PARTNERS ARE INVOLVED IN THIS DEAL?**

We do not impose a maximum limit on the number of partners for any deal, as we are uncertain about the extent of our partners' investments. In the event that a partner decides to contribute a substantial amount, it could significantly reduce the number of partners involved. Following the official launch, we will continue to accept investments until the deal reaches full subscription.

### **WHAT HAPPENS TO THE UNPAID PREFERRED RETURN BALANCE?**

Any unpaid preferred return is accrued in your account. All outstanding preferred return payments are disbursed once the annual cash flow becomes sufficient to cover the outstanding balance, or upon the property's refinance or sale. The GP will not receive their fee until all unpaid preferred returns have been paid.

### **WHO IS RESPONSIBLE FOR OPERATIONAL DECISIONS (SUCH AS REPAIRS, LEASING, REFINANCE, SALES, AND MORE)?**

The GP exclusively handles operational decisions. This is because LPs lack the necessary information to make such determinations. Entrusting operational decisions to LPs could potentially lead to chaos, given the likelihood of numerous LPs having limited comprehension of Commercial Real Estate (CRE), not to mention specific asset classes and submarkets.

### **THE INVESTMENT ASSUMES A 5-YEAR HOLDING PERIOD. WHAT HAPPENS AFTER THE FIFTH YEAR?**

We assume a hypothetical exit in Year 5, irrespective of the lease duration or business plan. This practice guarantees the consistency and comparability of all our deals and offerings. Ideally, after the initial 5-year span, we intend to pursue a refinancing strategy aimed at recuperating a significant portion, if not the entirety, of our initial investment. The choice between refinance and sale will rest upon a robust comprehensive modeling framework, data analytics, consultations with local brokers, and thorough market research.

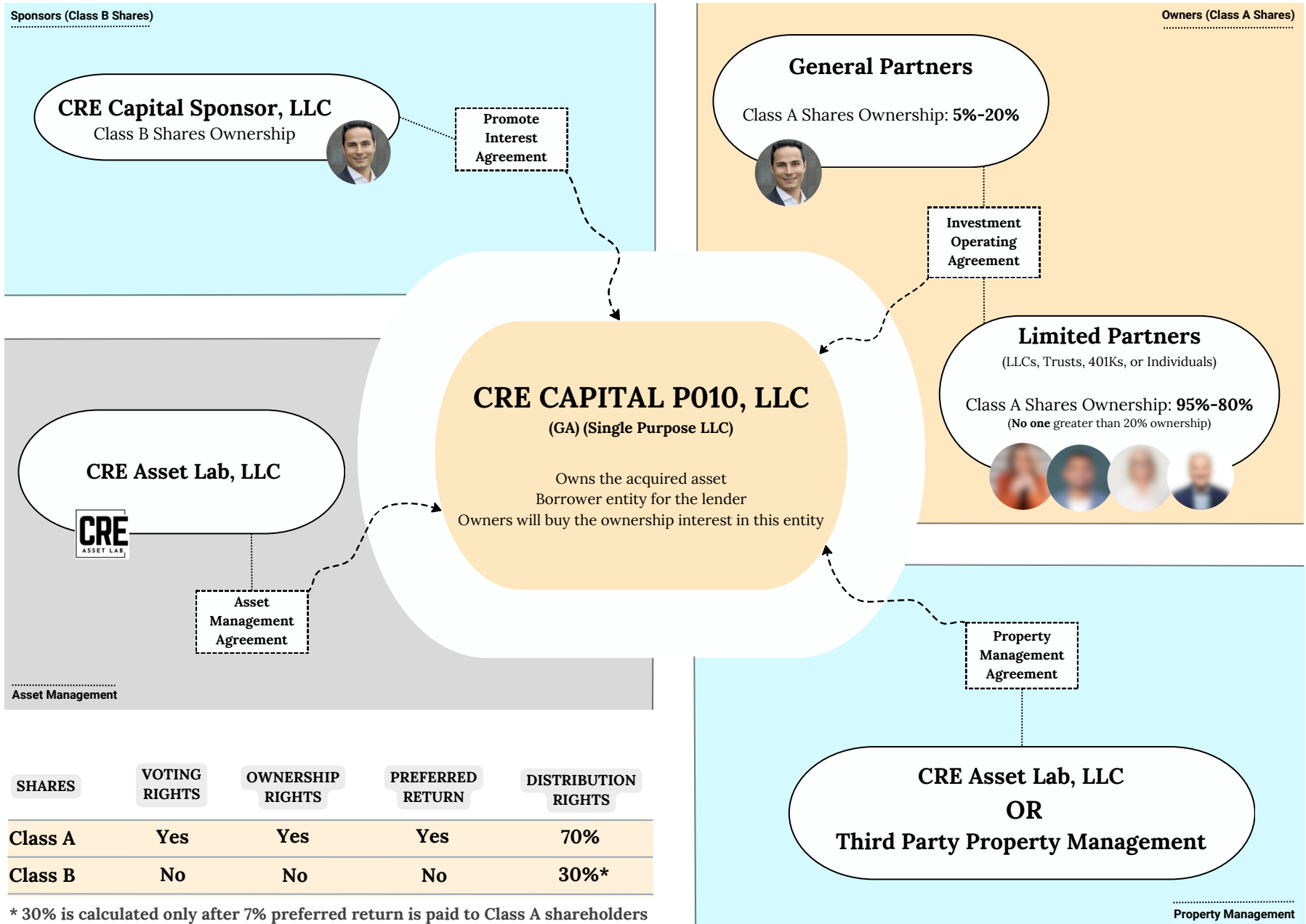
### **HOW ARE THE PROCEEDS FROM A REFINANCING MANAGED?**

Extracting the initial equity through a refinance will lead to a tax-free distribution. Any distribution exceeding the original investment amount is subject to taxation.

### **CAN INVESTORS PARTICIPATE IN A 1031 EXCHANGE WITH THE SALE PROFIT?**

Investors have two options for all taxable proceeds resulting from either refinancing or the sale: 1) withdraw the profit and pay the associated tax, or 2) participate in a 1031 exchange to invest in a larger, superior, or alternative property. This approach allows for the deferral of taxes while significantly enhancing cash flow.

# Exhibit 2: Acquisition Organization Structure



SHARES	VOTING RIGHTS	OWNERSHIP RIGHTS	PREFERRED RETURN	DISTRIBUTION RIGHTS
Class A	Yes	Yes	Yes	70%
Class B	No	No	No	30%*

\* 30% is calculated only after 7% preferred return is paid to Class A shareholders

### Exhibit 3: An example of a million dollar profit split between LP & GP

Cashflow: 8% Cash on Cash

Equity multiple: **2x**

LP's investment/equity: **\$1,000,000**

Preferred Return: 7%

LP/GP Split: 70%/30%

Hold period: 5 year

Net Profit

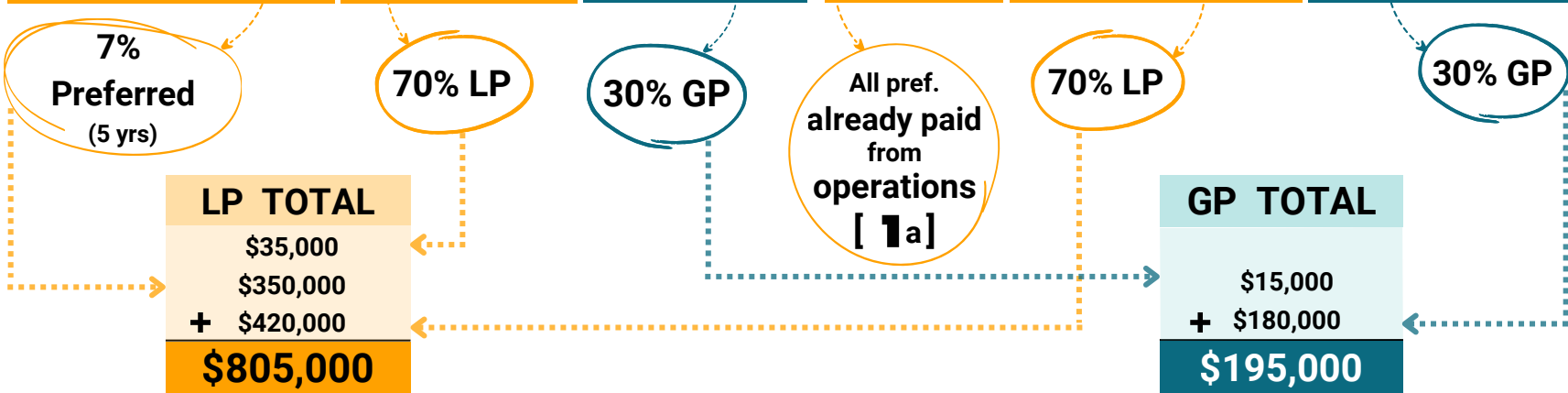
#### Profit Allocation Summary

- 1** Cashflow from **operations**
  - a. First, current & unpaid 7% preferred return
  - b. Thereafter, **70%** to investors, **30%** to GP
- 2** Cashflow from **sale**
  - a. First, current & unpaid 7% preferred return
  - b. Thereafter, **70%** to investors, **30%** to GP

\$1,000,000

<b>1</b> From Operations <b>\$400,000</b>	<b>2</b> From Sale <b>\$600,000</b>
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<b>1a</b> <b>\$350k</b>	<b>1b</b> <b>\$35k</b>	<b>1b</b> <b>\$15k</b>	<b>2a</b> <b>\$0</b>	<b>2b</b> <b>\$420k</b>	<b>2b</b> <b>\$180k</b>
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# OUR LEADERSHIP



**ABHI ACHARYA, CPA**  
Founder & General Partner

Abhi founded CRE Capital Management in 2022 with a clear thesis: apply institutional-grade discipline to value-add and core income industrial investments across select Southeast markets. Since inception, he has rapidly scaled the firm into one of the most active small bay industrial investors in the region, building a diversified portfolio backed by a growing base of institutional and private capital partners.

His relationships with brokers, investors, and lenders, combined with a data-driven acquisition approach, have been the key catalysts behind the Company's rapid growth.

Before founding CRE Capital Management, Abhi launched and led the industrial asset class at a prominent regional private equity firm in Atlanta, building the portfolio from the ground up across multiple Southeast submarkets. Prior to that, he spent over seven years as an Audit Manager at Ernst & Young (EY), providing assurance to Fortune 500 companies and auditing global multi-billion-dollar real estate conglomerates. This experience gave him deep insight into institutional underwriting, acquisition, operational, and management strategies.

Abhi is a CPA and holds a Master's degree in Accounting and Audit Systems from the University of Georgia.

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Investments in the Company’s offerings are not suitable for all investors. Investments involve a high degree of risk and should only be considered by investors who can withstand the loss of their entire investment. Accordingly, prior to purchasing any such interests, prospective investors should carefully review the Memorandum, including the “Risk Factors” section, and any supplement thereto. In addition, investors should conduct their own investigations before considering investing in such interests and consult their legal and tax advisors. This information contained is qualified in its entirety by reference to the Memorandum.