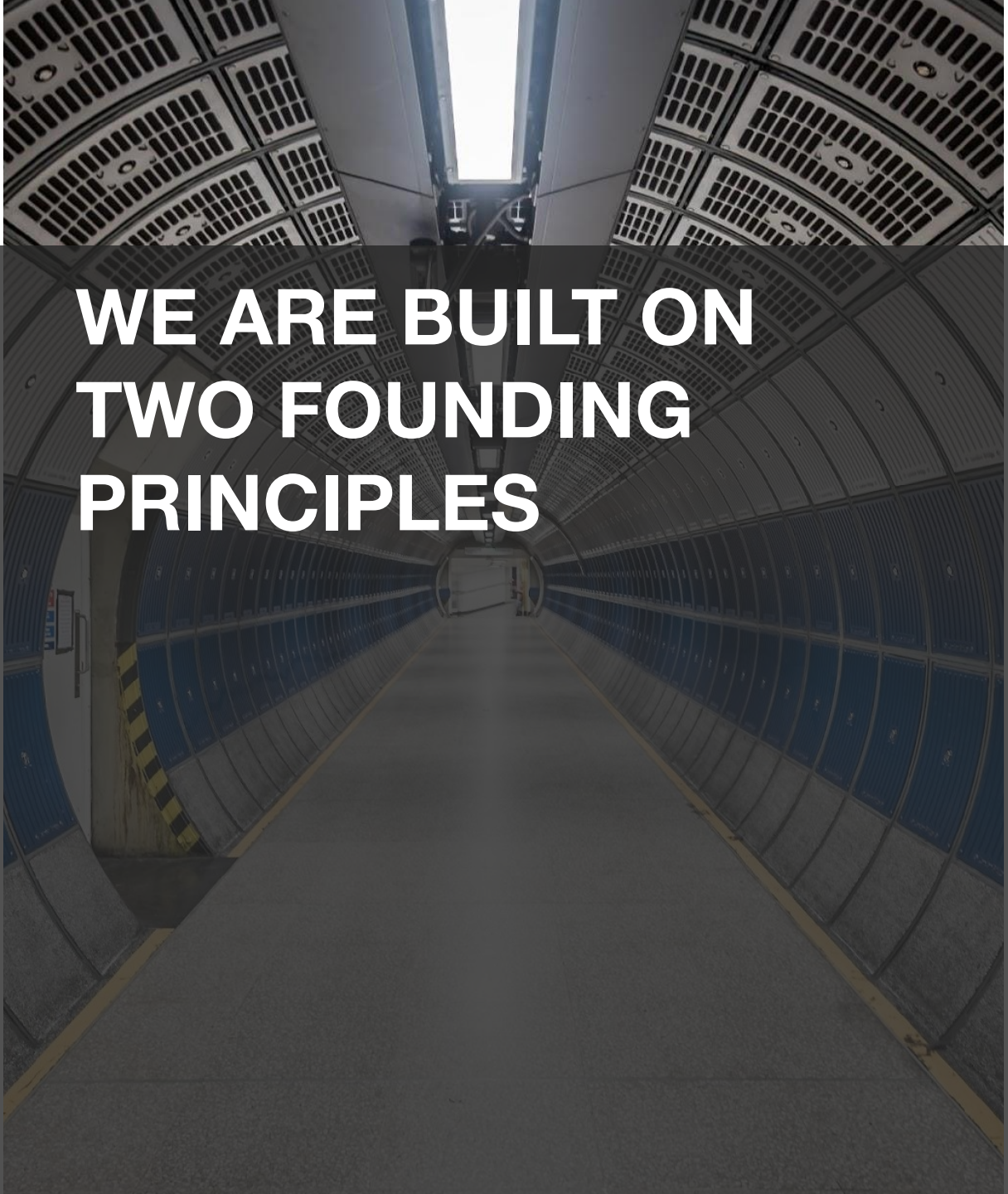


149 Unit New
Construction
Multi-Family
Development

Shovel Ready

UNION
CAPITAL PARTNERS





WE ARE BUILT ON TWO FOUNDING PRINCIPLES

01

WE BELIEVE IN REAL ESTATE:

OUR CRITERIA USES STRICT ADHERENCE TO
THE FOLLOWING:

VALUE-ADD POTENTIAL

GROWING SECONDARY MARKETS

DATA DRIVEN PROPERTY SELECTION

02

WE BELIEVE IN VALUED PARTNERSHIPS:

THE RIGHT PARTNERSHIPS MAKE COMMON
INVESTMENTS EXTRAORDINARY.

TECHNOLOGY FOR SOURCING PROPERTIES

BEST IN CLASS CONSTRUCTION PARTNERS

BEST IN CLASS MANAGEMENT PARTNERS

Our Investment Strategy:

At Union Real Estate our mission is to source and purchase high quality value-add multi-family properties.

We provide our investors with solid risk-adjusted returns by following our patient proven strategy:



Our Valued Partnerships

Our partnerships help us deliver quality investment projects with a higher return for our investors. Because many of the crucial partners are also part of the management team at Union Real Estate, all of our projects benefit from best in class operators and management.



Our Unique Capabilities



SEEK SOFTWARE

- Reduces Time To Source Deals
- Real Assets Purchased At Significant Discount
- Boots on the ground in-fill and new construction
- No Exposure To Past Debt / Liabilities of Asset
- Off-Market Deal Sourcing Opportunities

OUR CAPABILITIES

- In-House Legal Expertise
- Our In-House Vetting and Deal Analysis
- Best-in-class property management
- Best-in-class construction and development
- Over 20 Years In Private Equity & Real Estate

EXECUTION

- In-House Finance & Exit Team
- Value Add Opportunities Through Reinvestment
- In-House Management Team
- Focus On Improving Property's Performance

Creates Real Opportunity

Our Process



We Find Land Opportunities



- Using our SEEKBK software & network.
- Land is too small for large developers.
- Land isn't zoned or entitled correctly.
- We purchase the land for cheap as-is.

Obtain City Approvals



- Our in-house legal and real estate team re-zones and entitles land.
- We obtain final approvals from city
- We bring on investor partners to start build.

Build the Project and Collect Rents



- We use best-in-class general contractors to build the projects brand new.
- Property management is local and trusted
- Significant cash-flow and tax depreciation benefits

Creating Value-Add Projects

Portfolio Market Area: Phoenix Metro Area

Phoenix, AZ is one of the fastest growing cities in the country. Phoenix has been experiencing steady and rapid growth over the past decade and looks to exceed those growth metrics in the future. Growth in this area can be attributed to an affordable cost of living, a business friendly environment, and the home of 5 Fortune 500 companies.. This vibrant city provides residents and visitors opportunities to experience all that a bustling metropolis has to offer including world-renowned shopping and dining, concert and sports venues, theatres, and adventure excursions.

Over the past decade and massive expansion, Phoenix is becoming a Popular place for Millennials to move. Phoenix is a big part of why Arizona is Ranked #3 for the Stated with the Highest Employment Gain over the past year. We are in a prime position to take advantage of the demand for multifamily housing that Surprise is currently showing and will continue to show for years to come.

Most Net New Apartment / Townhome Renters - First Half of 2023

Apartment Demand Leaders, 1H 2023		
Rank	Market	Net Absorption (Units)
1	Houston, TX	6,877
2	Phoenix, AZ	6,635
3	Dallas/Fort Worth, TX	6,430
4	Chicago, IL	5,486
5	Charlotte, NC	5,257
6	Nashville, TN	5,163
7	Austin, TX	4,868
8	Atlanta, GA	4,704
9	Washington, DC	4,698
10	Orlando, FL	3,785
11	Denver, CO	3,711
12	Northern New Jersey	3,266
13	Raleigh/Durham, NC	2,826
14	Jacksonville, FL	2,724
15	Huntsville, AL	2,548

REALPAGE Source: RealPage Market Analytics

5

Home to 5 Fortune 500 Companies

#3

State Growth Prospect (Forbes)

3rd

State with Highest Employment Gain

8th

City where Millennials are Moving

#2

State Workforce in USA

#2

Hottest State Housing Market 2021 (CNBC)

Employment | Phoenix & Closest Sub-markets



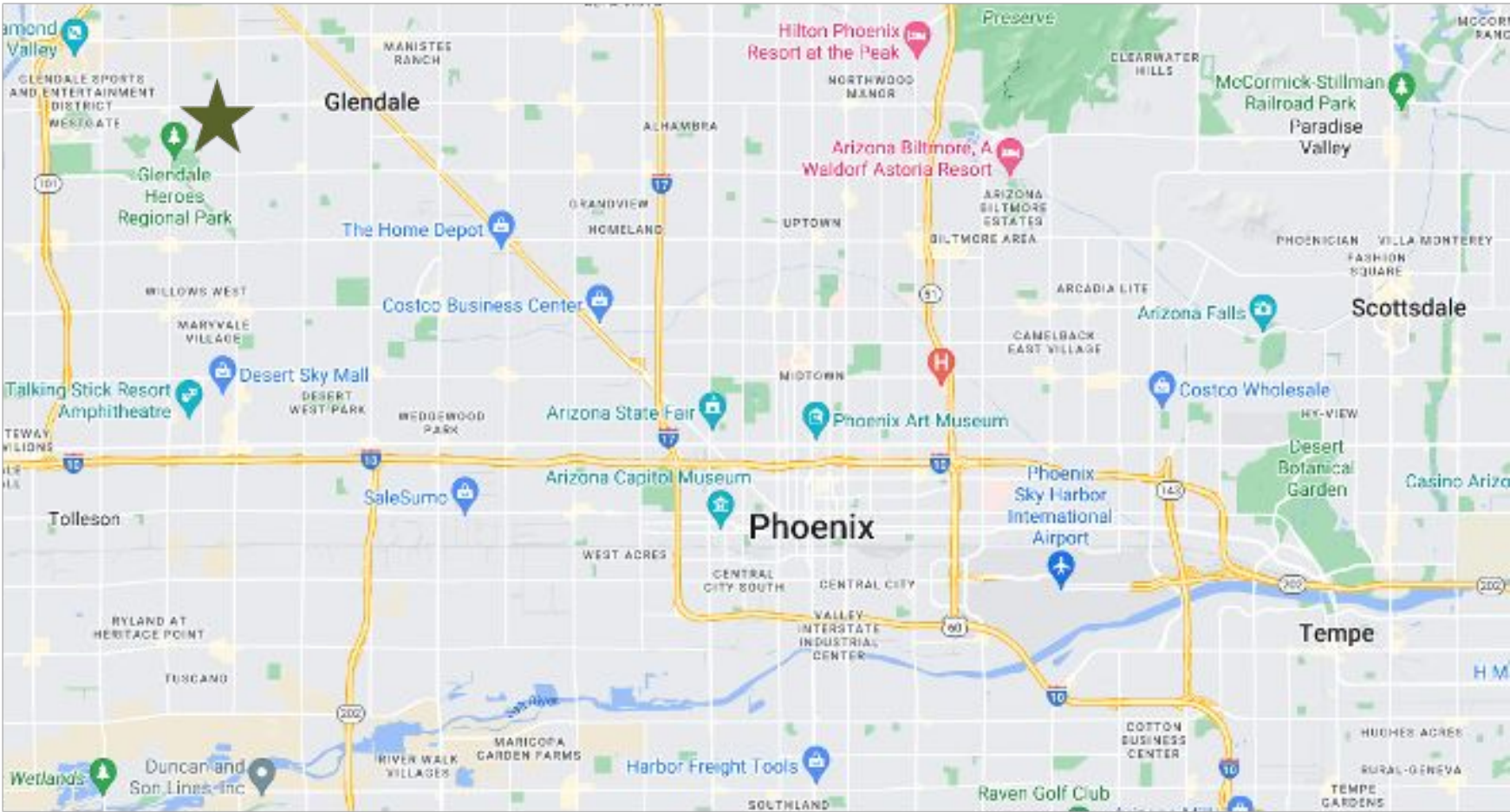
Largest 20 Employers		
Marker	Company Name	Jobs
1	State of Arizona	49,800
2	Banner Health	24,825
3	Wal-Mart Stores	30,634
4	Amazon Fulfillment Center	17,500
5	Wells Fargo Bank	13,308
6	Arizona State University	11,185
7	Apollo Group	11,000
8	JP Morgan Chase & Co	10,600
9	Intel Group	10,300
10	US Airways	9,093
11	Dignity Health	7,838
12	U.S. Postal Service	8,017
13	American Express	7,603
14	Freeport-McMoran	7,550
15	Scottsdale Healthcare	6,500
16	Arizona Public Service	3,508
17	Kroger	5,525
18	Boeing	4,700
19	Salt River Project	4,374
20	Abrazo Health Care	4,143
Total Jobs		248,003



Employers within 25 minutes

Villas at 79th Location

VILLAS
AT 79th



Rental Trends | Phoenix Metro Area



Most Net New Apartment / Townhome Renters - First Half of 2023

Apartment Demand Leaders, 1H 2023		
Rank	Market	Net Absorption (Units)
1	Houston, TX	6,877
2	Phoenix, AZ	6,635
3	Dallas/Fort Worth, TX	6,430
4	Chicago, IL	5,486
5	Charlotte, NC	5,257
6	Nashville, TN	5,163
7	Austin, TX	4,868
8	Atlanta, GA	4,704
9	Washington, DC	4,698
10	Orlando, FL	3,785
11	Denver, CO	3,711
12	Northern New Jersey	3,266
13	Raleigh/Durham, NC	2,826
14	Jacksonville, FL	2,724
15	Huntsville, AL	2,548

REALPAGE Source: RealPage Market Analytics

ALL UNITS ARE THE SAME

3 Bedrooms, 2.5 Baths
Enclosed 2-Car Garage



149 Townhome Units
Glendale, Arizona



Interior / Exterior Unit Finishes



Location | Villas at 79th Avenue

PROJECT HIGHLIGHTS

Sponsor: Block Development Group, LLC

Project Type: New Construction / Multi-Family

Value Add: Raw Land Purchased & Re-Zoned

Locational Value: Growing Phoenix Metro Area



PROPERTY DETAILS

Project Name	Villas at 79th Avenue
Address	NE Corner 79th & Glendale Ave.
City, State, Zip	Glendale, AZ 85301
Property Type	A/B
Year Built	2022
Total Unit Count	149
Total Residential SF	144,728

CONSTRUCTION DETAILS

Clubhouse Qty	1
# of Residential Bldgs	17
Stories	2
Ceiling Height	9ft
Acres	8.28
Density	18-19 units/ac

MARKET DETAILS

Median HH Income (1mi)	\$46,855
Average HH Income (1mi)	\$53,482
Median Home Value (1mi)	\$295,318
Universities within 30 Minutes	15

Villas at 79th Overview

Portfolio Highlights

Sponsor: Block Development Group, LLC

Project Type: New Construction / Multi-Family Portfolio

Value Add: Raw Land Purchased & Re-Zoned

Locational Value: Growing Phoenix Metro Area



Preferred Return To Investors: 8% - Investor Split: 80%

Investor Returns

Projected Investor IRR: 14.58%

Debt: \$28,171,000

Investor's Equity: \$20,329,000

Projected Cash-on-Cash Return: 14.43%

Additional Details

Market: Phoenix+ (Maricopa County)

Investment Horizon: 5-10 Years

Total Units: 149

Total Purchase Price: \$48,500,000

Compensation

Sponsor: 20% Promote

Property*/Asset Mgmt: 5% of Effective Gross Income

149 Unit Development



Construction Timeline



Villas at 79th
Break Ground

*Union has received final site approval and each one of these sites are shovel ready.

Creating Value-Add Projects

149 UNIT TOWNHOME DEVELOPMENT

01

149 UNITS LOCATED IN THE PHOENIX METRO AREA OF MARICOPA COUNTY.

02

LAND IS ALL SHOVEL READY FOR CONSTRUCTION

03

OUR TEAM IS READY TO BEGIN HORIZONTAL CONSTRUCTION

04

AMAZING LOCATION WITH GROWTH POTENTIAL

UNION REAL ESTATE LEADERSHIP

Brad Randall, JD

Brad is a partner at Union Capital Partners and also currently serves as managing partner at Union Real Estate where he developed a proprietary acquisition strategy to leverage legal inefficiencies to purchase discounted assets involved in bankruptcy. Union Capital Partners is a private equity and investment company with investments in software, real estate and equity markets.

Before founding Union Capital Partners, Brad was a partner at Nexo Capital Partners that focused on investments in renewable and resource assets both in North and South America. Brad was a licensed real estate appraiser licensed in Arizona and Utah and is a licensed attorney and regularly advises clients on matters related to securities law, FIRPTA and international tax and investments,

Garrett Fuller, MBA

Garrett is a real estate investor, entrepreneur, and trainer on the topic of real estate investment. He is a managing partner at Union Capital Partners and brings extensive knowledge in all niches of real estate. Since 2011, Garrett has been involved in over 2,500 real estate transactions all over the United States.

In 2011, Garrett created a real estate investment company whose mission was to build wealth for its clients, using residential and commercial real estate, land banking, and not holding as investment vehicles. Garrett has completed close to \$100 million in transactions over the last 7 years.

Michael Muehlmann

Mike has over 15 years of experience in the construction industry. He has exposure to all phases of construction and a diverse background in the industry. Mike's previous construction consulting experience ranges from multi-family to healthcare to education; from a fulfillment center, to multiple projects located in the Salt Lake City International Airport; from tenant improvements, to car dealerships; from locations in California to Utah to Virginia.

Mike is a licensed B100 General Contractor. He received a B.S. Degree from Brigham Young University in Construction Management. He also has hands-on experience in both the roofing and framing trades. Mike's approach to construction focuses on the client experience through techniques developed to enhance teamwork and communication.

Builder/Developer Partner

Vollkommen Construction is our preferred general contractor and have built over 4,000 multi-family units in and around the western United States. Our relationship with Vollkommen helps us build these projects for under retail pricing and assures our builds are timely and of the highest quality.

DISCLOSURE & NON SOLICITATION

This PowerPoint presentation (the “Presentation”) is being provided to certain selected qualified prospective investors and or partners on a confidential basis for informational and discussion purposes only and may not be relied on in any manner as legal, tax or investment advice or as an offer to sell or a solicitation of an offer to sell or buy an interest in Union Capital Partners or in any of its subsidiary companies. A private offering of interests in any of the Union Capital Partners subsidiaries will only be made pursuant to a confidential memorandum or presentation, a Limited Partnership Agreement or Operating Agreement and subscription agreements which will only be furnished to qualified investors on a confidential basis. Any projections or forward looking statements are estimates only.

This Presentation (as amended or supplemented in writing from time to time), is provided on a confidential basis solely for the information of those persons to whom it is provided and their professional advisers so that they may consider an investment or future involvement with Union Capital Partners, and is not to be reproduced or used for any other purpose. This Presentation and the information contained herein may not be reproduced or distributed nor may its contents be disclosed to persons not directly involved with the prospective investor. Union Real Estate, LLC is a subsidiary of Union Capital Partners. For more information go to unioncp.com