



ATLANTA APARTMENTS | 350 MULTIFAMILY UNITS SUWANEE, GEORGIA (METRO ATLANTA)



SOLID RETURNS + SAFETY + STRONG SPONSOR TRACK RECORD
SUMMER 2024

(+54911) 4185-6272

info@realhouse.lat

www.realhouse.lat

DISCLAIMER & CONFIDENTIALITY AGREEMENT

The material contained in this package is confidential, furnished to a limited number of investors and financial institutions solely for the purpose of evaluating an investment in an entity to be formed as described herein or in the accompanying materials. It is not to be used for any other purpose or made available to any other person without the express written consent of PointOne Holdings ("the Sponsor"). This document does not constitute an offer of, or the solicitation of an offer to buy, any securities in the United States or to any person in any other jurisdiction to whom or in which such offer or solicitation is unlawful. Any offer to invest in this development project will be made only with the formal delivery of all legal documents required for such a purpose including a subscription agreement which should be reviewed in an independent manner by each potential investor, with the support of qualified advice provided by their own financial, legal and tax advisors. In case of contradiction between this document and any formal legal documents related to the investment opportunity described herein, the formal legal documents will supersede.

This package was prepared by the Sponsor in good faith and has been reviewed by its representatives. These materials are based in part upon internal information obtained by the Sponsor and from sources the Sponsor deems to be reliable. It contains selected information pertaining to the Sponsor and the certain proposed real estate development project ("Project") and does not purport to be all-inclusive or to contain all the information which prospective lenders or investors may require to invest in this transaction.

It should be noted that all development and financial projections are provided for general reference purposes only in that they are based on current information and assumptions and are subject to change as conditions relating to the general economy, competition, construction cost fluctuations, supply chain limitations and other factors beyond the control of the Sponsor and developer and, therefore, are subject to material variation. It is not possible to predict whether the assumptions made in preparing the projected financial information will be valid, and actual results may prove to be materially higher or lower than those contained in the projections.

Although the Sponsor believes that the expectations reflected in the projected financial information are reasonable, there can be no assurance that the results contemplated in such information will be realized and the inclusion of such information should not be relied upon or regarded as a representation that any strategy, objective or other plan will be achieved.

Neither the Sponsor nor any of its respective officers, employees or agents have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this information or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

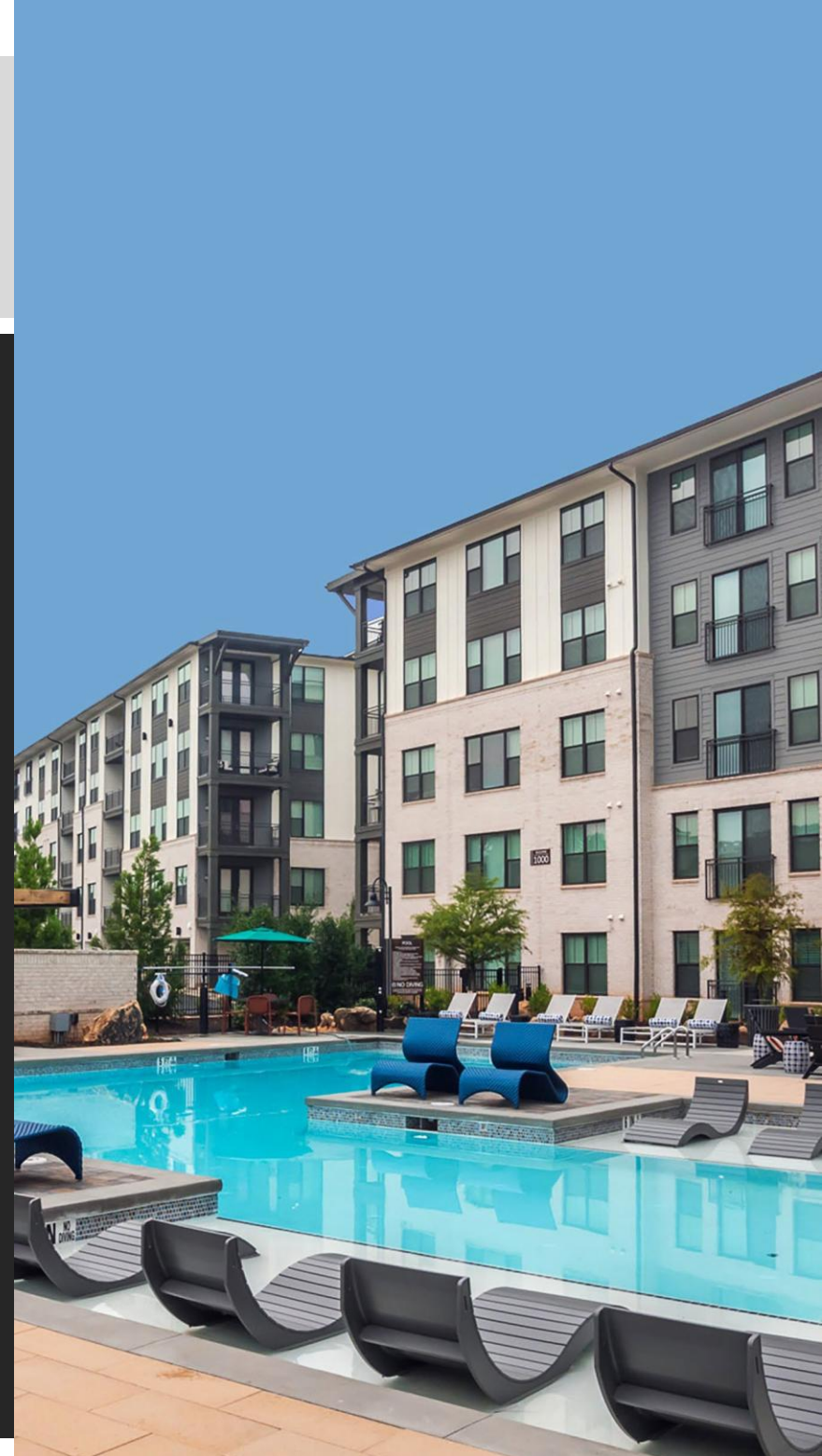
Neither PointOne Holdings, nor its respective agents, representatives, directors, employees or affiliates are acting as tax advisors. Please consult your accountant or tax advisor as to the benefits derived by investing in real estate.

REAL HOUSE PARTNERS

Olleros 2411, oficina 803, Colegiales, Ciudad Autónoma de Buenos Aires, Argentina.
(+54911) 4185-6272 | info@realhouse.lat | www.realhouse.lat

TABLE OF CONTENTS

4-6	Executive Summary
7-8	Property Details
9-10	Investment Thesis
11-13	Site Location & Market Overview
14-15	Multifamily Trends
16-17	Financial Analysis
18	Underwriting
19	Summary of Terms & Investment Parameters
20-21	POH Value to Investors
22-23	PointOne Holdings Track Record
24	PointOne Holdings Team
25-28	PointOne Holdings Portfolio

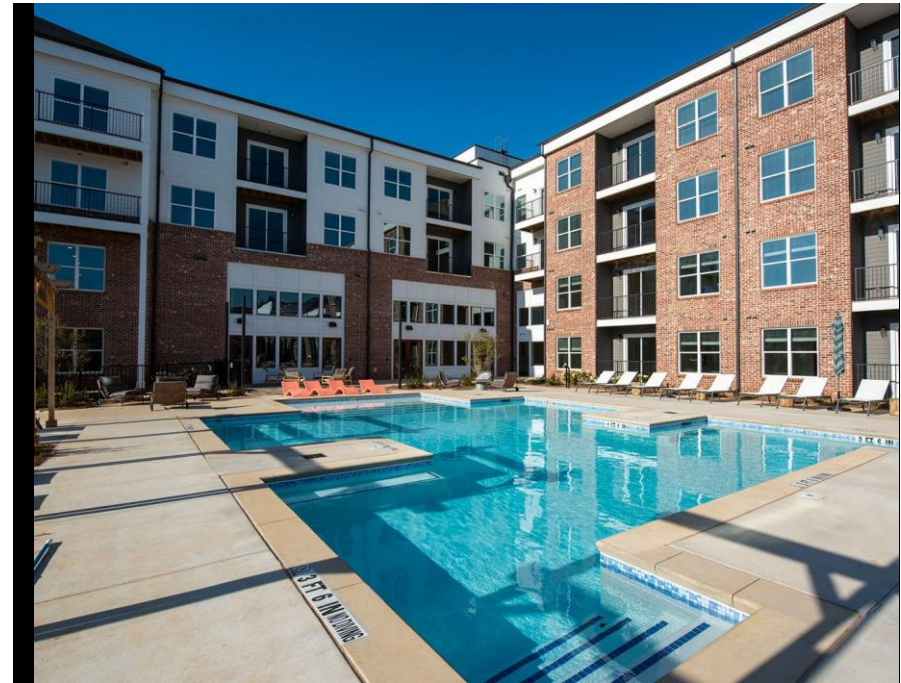


EXECUTIVE SUMMARY

PointOne Holdings (POH) is raising \$33.5 million to develop Suwanee Apartments, a 350-unit, surface-parked multifamily project on a 14.6-acre site in Suwanee, GA, part of Metro Atlanta. This new project is located near several successful POH projects which sold to some of the nation's largest apartment operators and REITs in 2023.

Suwanee Apartments is situated in Gwinnett County, a top 10 MSA in the Southeast. The county's growth is projected to continue, bolstered by the Rowen Development, a new research hub expected to create 18,500 jobs by 2030 and contribute \$10 billion annually to Georgia's economy. Additionally, the healthcare and technology industries, with major players like Northside Hospital Gwinnett, AGCO, and Primerica, remain strong growth drivers in Northeast Atlanta.

The project's location offers proximity to over 55 million square feet of Class A office space and more than 430,000 jobs. Nestled between Suwanee and Duluth, two of Georgia's wealthiest submarkets, the development caters to an affluent residential base seeking a high-end suburban lifestyle. Within a 3-mile radius, residents earn an average of \$95,000. The area is rich in entertainment (Gas South Arena), shopping (Mall of Georgia), and revitalized city centers (Downtown Suwanee, Lawrenceville, Duluth and Norcross), making it attractive to the premier renter demographic as well as to best-in-class institutional and private multifamily buyers.





EXECUTIVE SUMMARY

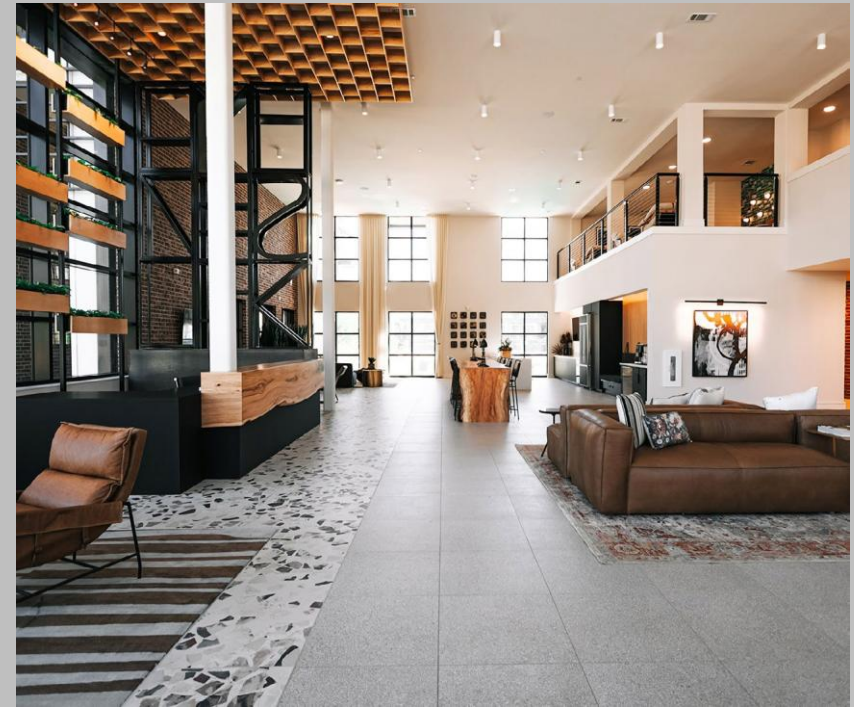
Recent disruptions in capital markets, driven by rapid interest rate increases and limited financing access, have led to an 84% drop in new multifamily construction starts since Q2 2022. High borrowing costs and lack of affordability in the single-family sector continue to drive new household formation into rental housing. While rental housing demand remains strong, the supply of new units is expected to decline sharply starting in 2026, aligning with the delivery of Suwanee Apartments. This timing, combined with the anticipated re-entry of institutional investors with significant capital, is expected to increase multifamily asset prices, providing a favorable exit opportunity for POH and its investors.

Mortgage rates have become a pivotal factor influencing economic mobility in the United States. Currently, these rates have been consistently around 7%, more than double the rates from three years ago. Recent surveys indicate a 60% likelihood that renters believe they will never be able to own a home—the highest figure recorded since the New York Federal Reserve initiated the survey a decade ago. According to Redfin Corp., only 16% of listings last year were affordable for the typical American household. Additionally, the national median home price has reached a record high of \$433,558, compounded by rising insurance costs and property taxes. As a result, renters who once aspired to homeownership now find themselves resigned to renting indefinitely. With elevated US interest rates persisting, the aspiration of affordable homeownership is becoming increasingly unattainable—potentially permanently.

EXECUTIVE SUMMARY

Entitlements and permits for multifamily development in the North Atlanta suburbs remain difficult to obtain. Through our deep connections within the municipality, solid financial track record, and industry reputation, POH along with our partners are able to secure the entitlement and permits necessary to start this project. In addition, because of our banking relationships, POH is able to secure debt financing at a time when it has become very difficult to source. This advantage allows POH and our investors to capitalize on high-quality opportunities like Suwanee Apartments.

Our vision is to develop a best-in-market, elegant and vibrant community characterized by luxury living in a high-end suburban setting. Sophisticated design finishes and state-of-the-art amenities will provide residents a best-in-market living experience.



PROPERTY DETAILS

Project Name

Atlanta Apartments

City, State

Suwanee, Georgia (Metro Atlanta)

Property Type

Garden Style Multifamily

Total Acres

14.6 Acres

Number of Units

350 Units

Average Unit Size

915 Square Feet

Average Unit Rent

\$1,938

Total Fully Capitalized Cost

\$88 Million

Debt

\$51.5 Million

Project Equity Raise

\$33.5 Million



Community Amenities

Traditional architecture with brick & hardie siding

4-story elevator buildings with interior, air conditioned hallways

Modern pool area featuring gas grills, cabanas, fire pits, a hammock garden, and private outdoor seating, all set within beautifully landscaped surroundings

Club lounge area with full-service kitchen and coffee bar

State of the art fitness club with cardio and yoga equipment

Package locker system

Work from home center with meeting rooms

Unit Features

Open floor plans with nine-foot ceilings

Wood grain plank flooring

Ceiling fans in living room and/or master bedroom

Quartz countertops

Gourmet kitchens with stainless steel appliances

In-unit washer and dryer

INVESTMENT THESIS



Proven Business Plan

Successfully developed and owned 7 projects in the Gwinnett County market. Third development project with the same partners.

Successfully sold 5 multifamily communities in Atlanta's Gwinnett County.

In 2023, POH successfully sold a multifamily asset to Equity Residential, a prominent national REIT, highlighting the market's appeal to institutional investors.

High employment, low density, safe and secure environment for residents, in a high population growth market.

High visibility with extraordinary daily traffic counts.

Strategically positioned in one of Atlanta's strongest suburban markets.

Directly benefits from Gwinnett County's top-tier schools.

Our joint-venture partner for this project has spearheaded the approval process, investing over 15 months and more than \$1 million in predevelopment costs.

84% Drop in New Construction Starts Since Q2 2022 Translating to Very Few Deliveries in 2026 (See chart on next page)

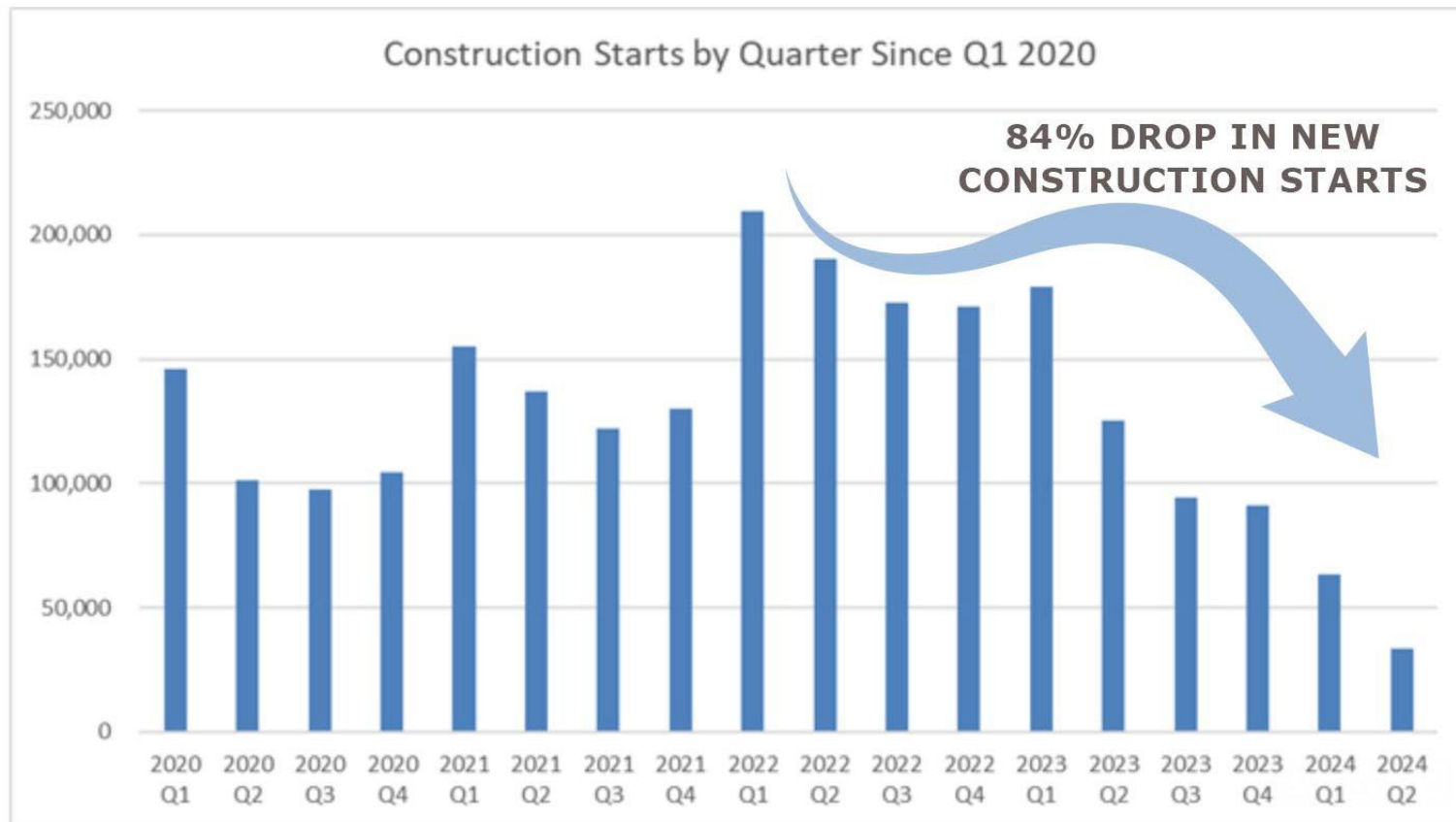
Recent disruptions in capital markets, triggered by rapid interest rate hikes and restricted financing access, have caused an 84% decrease in new multifamily construction starts since Q2 2022.

High borrowing costs and the lack of affordability in the single-family sector are pushing new household formations toward rental housing.

Delivery of new rental units is projected to drop significantly starting in 2026, coinciding with the completion of Suwanee Apartments.

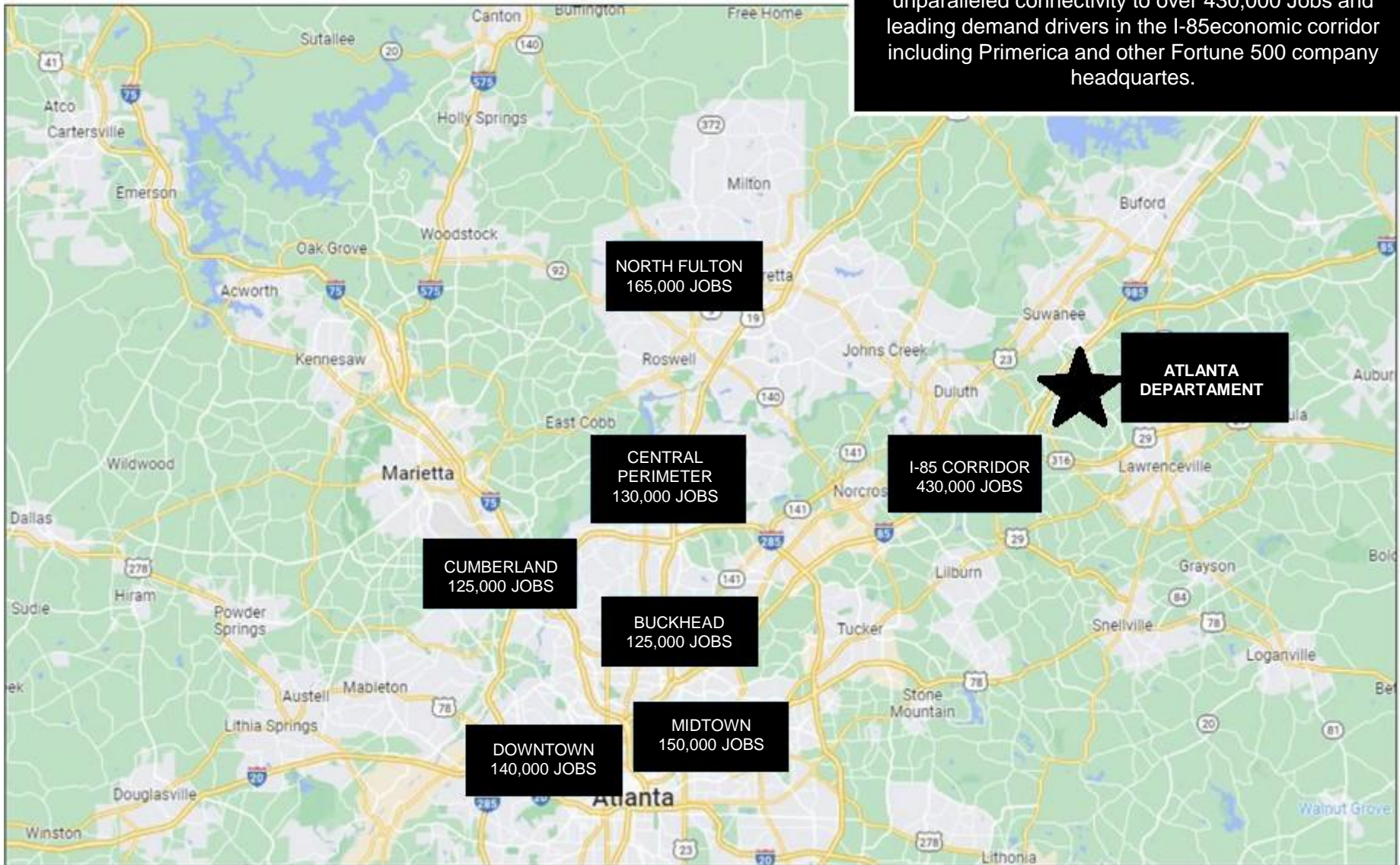
This timing, along with the anticipated return of institutional investors with substantial capital, is likely to drive up multifamily asset prices, offering a favorable exit opportunity for POH and its investors.

INVESTMENT THESIS



SITE LOCATION

The project's premier location along I-85 provides unparalleled connectivity to over 430,000 Jobs and leading demand drivers in the I-85 economic corridor including Primerica and other Fortune 500 company headquarters.



SITE LOCATION



MARKET OVERVIEW

GWINNETT COUNTY

Gwinnett County is one of the **fastest growing, dynamic, metropolitan communities in Atlanta**. Projected to surpass 1 million residents in the next few years, CNN Money Magazine has named Gwinnett County on its **'Where the jobs are'** list. The Magazine places Gwinnett ninth on a national list of the top 25 counties for prospects for employment.

Families from across Atlanta are drawn to the area as the renowned Gwinnett County public-school system ranks among the best in the

state of Georgia. The county's education system is recognized both nationally and regionally for its exceptional schools and it is also the largest public-school system in Georgia. **The county serves as the gateway to metro Atlanta** from the north and northeast via the 1-85 and 1-985 corridors and is also conveniently located just a short drive west of Athens, GA and the University of Georgia.

Gwinnett Growth Overview



25%

TOP OF MARKET RENT GROWTH (2020 - 2022)



25

AVERAGE LEASES PER MONTH



4,212

UNITS ABSORBED (LAST 18 MONTHS)

If Gwinnett County Stood by Itself, it Would be a Top 10 MSA in the Southeast



97%

OF TOTAL LABOR FORCE CURRENTLY EMPLOYED (475K GWINNETT COUNTY RESIDENTS)



951K

POPULATION (2020) | GREW BY 62,587 (7%+) IN LAST 5 YEARS & PROJECTED TO GROW BY 51,702 (5%+) IN NEXT 5 YEARS



\$71K

MEDIAN HOUSEHOLD INCOME | 3.4% HIGHER THAN THE U.S. MEDIAN HHI & 20.9% HIGHER THAN GA MEDIAN HHI

TRENDS POINT TO CONTINUED MULTIFAMILY DEMAND

Renter Perceptions About Home Ownership Decline

Renter perceptions about the likelihood of obtaining a mortgage declined substantially from prior years.

Approximately 74.2% of renters believe that obtaining a mortgage is somewhat difficult or very difficult compared to 65.8% a year ago.

Renters' self-assessed probability of owning a home decreased by 4.3 percentage points to 40.1%, a new low.

Households expect home price growth to increase by 5.1% over the next year; a year ago, households predicted annual home price growth of 2.6%.

Lock-in Effect

90% of homeowners with a mortgage are paying under 5% interest, while market interest rates are above 7%¹.

This creates reluctance to sell their homes keeping the “for sale” market supply low.

With existing Single Family Homes stock low, the pressure on prices grows driving rental demand up.

¹ - *BuilderOnline.com*

Substantial Increase in New Unit Absorption

U.S. multifamily rent growth is expected to accelerate in the second half of this year amid slowing completions and continued positive net absorption, according to new research from CBRE.

Net absorption nationwide during the first quarter of 2024 totaled 52,200, the third-highest first quarter total in over two decades.

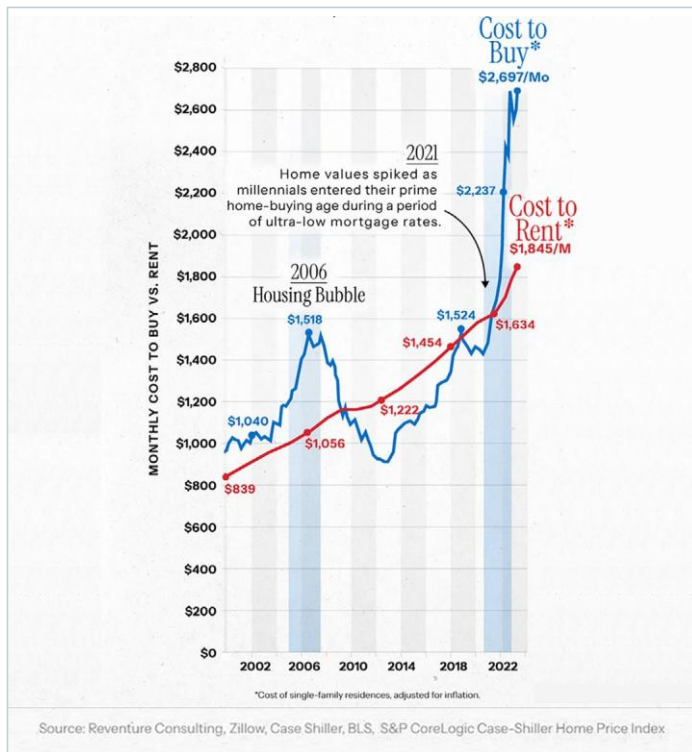
Demand for apartments in Atlanta during the first quarter of 2024 totaled 4,544, while the average quarterly demand since the 2019 has been 2,328.



TRENDS POINT TO CONTINUED MULTIFAMILY DEMAND

Largest Spread in the Last 2 Decades Between Owning and Renting

US mortgage payments have widened to over 2 times market rents, up from 1.2x less than three years ago. Sharp increases in home prices and higher mortgage rates have created the widest cost differential between owning and renting in the past two decades.²



Today only 26% of average American household incomes qualify for a mortgage for a median priced home, down approximately 50% from 20 years ago.³

Recent surveys indicate a 60% likelihood that renters believe they will never be able to own a home.



2 - The Wall Street Journal
3 - Marcus & Millichap

FINANCIAL HIGHLIGHTS

Investment Details

Total Development Costs:	\$88 Million
Total Cost per Unit:	\$251,000
Expected Investor IRR:	12 to 15%
Expected Investor ROI:	52%
Expected Cash on Cash Stabilized Yield:	8%
Hold Period:	3 to 7 years
Yield to Cost:	6.7%
Exit Cap Rate Assumption:	5%
Average Unit Rent:	\$1,938
Financing Loan to Cost:	59%
Loan Amount:	\$51.5 Million



PROJECT FINANCIAL ANALYSIS

Development Capitalization	Total	Per Unit	Per SF
Land Purchase	\$11,002,000	\$31,434	\$34.35
Hard Costs	\$56,966,062	\$162,760	\$177.88
Soft Costs & Contingency	\$18,759,021	\$53,597	\$58.58
Acquisition Fee	\$1,247,298	\$3,564	\$3.89
Total Project Level Development Costs	\$87,974,381	\$251,355	\$274.70

Debt Proceeds at Closing	\$51,554,968	
POH Equity	\$33,259,592	91%
Developer's Equity	\$3,159,821	9%

Scenario 1 - Project Sale Upon Stabilization

Project Level Returns	Year 1	Year 2	Year 3
Payouts, Cash Flow After Debt Service & Reserves		\$1,330,384	\$2,659,838
Annual Cash on Cash Return		4.0%	8.0%
Cumulative Cash on Cash Return		4.0%	12.0%
Disposition Proceeds (Net of Sale Costs) Per Unit			\$107,487,652 \$307,108
Unpaid Loan Balance			\$51,554,968
POH Sale Proceeds			\$46,718,947
POH Outstanding Deal Equity	\$33,259,592	\$33,259,592	\$33,259,592
Profit From Sale			\$13,459,355
3 Year Sale	Leveraged IRR	Equity Multiple	ROI
	15.5%	1.52x	52.5%

Scenario 2 - POH Buyout the Hold

Project Level Returns	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Payouts, Cash Flow After Debt Service & Reserves		\$1,330,384	\$2,659,838	\$1,625,794	\$1,800,950	\$1,982,420	\$2,170,400
Annual Cash on Cash Return		4.0%	8.0%	9.1%	10.1%	11.1%	12.2%
Cumulative Cash on Cash Return		4.0%	12.0%	21.1%	31.2%	42.3%	54.5%
Disposition Proceeds (Net of Sale Costs) Per Unit				\$109,417,878 \$312,623	\$111,406,533 \$318,304	\$113,454,459 \$324,156	\$115,562,533 \$330,179
Unpaid Loan Balance				\$71,022,011	\$71,022,011	\$71,022,011	\$71,022,011
POH Sale Proceeds				\$38,395,867	\$40,384,523	\$42,432,448	\$44,540,522
POH Invested Deal Equity	\$33,259,592	\$33,259,592	\$33,259,592				
Return of Equity (Distributed after Refi)			\$15,429,552				
POH Outstanding Deal Equity	\$33,259,592	\$33,259,592	\$17,830,040	\$17,830,040	\$17,830,040	\$17,830,040	\$17,830,040
Profit From Sale				\$14,682,394	\$16,671,050	\$18,718,976	\$20,827,049
Leveraged IRR: POH				13.8%	13.3%	13.1%	12.8%
Equity Multiple: POH				1.58x	1.68x	1.78x	1.89x
Return on Investment				57.7%	67.6%	78.1%	88.9%

Financing Assumptions	Initial Loan
Term	48 Months
Interest Rate	7.95%
Loan to Cost	58.6%
Loan Amount	\$51,554,968
Amortization Begins	49 Months

Financing Assumptions	Refinance
Interest Only Period	10 Years
Interest Rate	5.00%
Loan Amount	\$71,022,011
Loan to Value at Refinance	68.0%
Amortization Period	30 Years

RENT AND SALES COMPS

Rent Comps

Property	Year Built	Units	% Leased	Unit Size	Mkt Rent
Suwanee Apartments	2026	350		915	\$1,938
Richmond Row	2022	345	92.7%	953	\$1,895
Mason Sugarloaf	2020	312	95.8%	958	\$1,907
Skye Suwanee Town Center	2020	233	95.3%	936	\$2,035
The Maven at Suwanee	2021	276	96.1%	958	\$1,721
Siena Suwanee Town Center	2018	240	93.3%	944	\$2,159
Average					\$1,943

Sales Comps

Property	Year Built	Units	Sale Date	Price/Unit
Richmond Row	2022	344	Sep-23	\$284,884
SODO	2023	257	Oct-23	\$315,175
The Maven	2021	276	Apr-22	\$365,942
Windsor Sugarloaf	2017	299	Apr-22	\$359,532
Cadence Sugar Hill	2021	294	Jun-22	\$332,015
Average				\$331,510
Suwanee Apartments - Basis		350		\$251,355
Suwanee Apartments - Discount to Comp Sales				(\$80,155)

Suwanee Apartments Submarket Data



3-Mile Median Income
\$96,249



34% of the population works in education/healthcare and professional/business services



Over 400,000 Jobs in a 15-Mile Radius



Average Home Value
\$630,306



SUMMARY OF TERMS & INVESTMENT PARAMETERS

TARGET RAISE

\$36.4 million aggregate. General Partner and Developer are committing approximately 12% of the total equity.

INVESTMENT SECTOR

Multifamily development

GEOGRAPHY

Suwanee, GA - Metro Atlanta

ESTIMATED TARGET RETURNS TO INVESTORS

- 8% preferred average annualized rate of return starting in year-2 of development
- 12% to 15% IRR

CONSTRUCTION PERIOD EST CASH FLOW

- 4% cash-on-cash on year-2
- 8% cash-on-cash on year-3

TOTAL PROJECT COST

\$88 Million

MINIMUM INVESTMENT

\$500,000

TERM

5-7 years

REQUIREMENT AND STRUCTURE

- Investor capital will be called once entitlements and permits are granted, debt financing is obtained, and guaranteed maximum pricing (GMP) contracts with general contractor is finalized.

TARGET DISTRIBUTION SPLITS:

- Starting in the second year of development, Members receive an 8% preferred average annualized rate of return, then Managing Member receives a 3.43% return
- Thereafter, 70% to Members and 30% to Managing Member

For investments above \$3 million:

- Starting in the second year of development, Members receive an 8% preferred average annualized rate of return, then Managing Member receives a 2% return
- Thereafter, 80% to the Member and 20% to the Managing Member



SPONSOR FEES

Acquisition fee of 1.5% of total asset value and an annual asset management fee of 1% of deployed equity upon the stabilization of each property

SPONSOR PRINCIPALS

Ben Colonomos, David Lewin, Leo Peicher

ACCOUNTANTS

BDO

ATTORNEYS

Miami - Carlton Fields

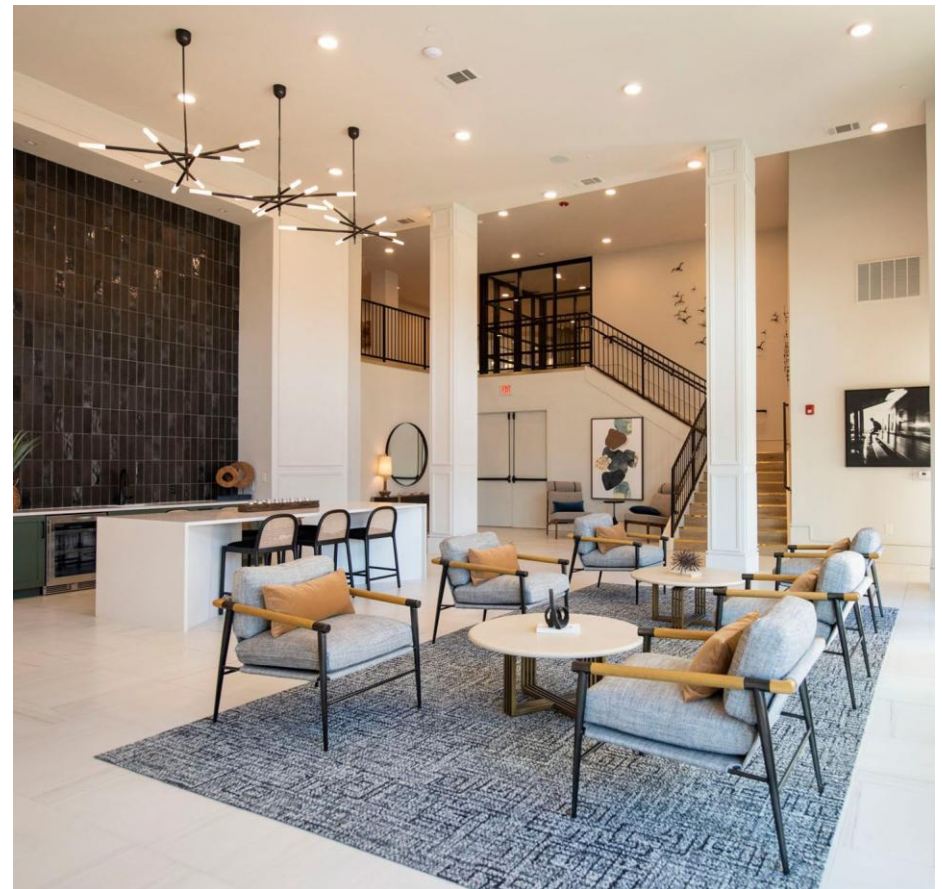
Atlanta - Morris Manning & Martin LLP



POH'S UNIQUE VALUE TO INVESTORS

POH Thorough Underwriting, Control and Supervision

- Since 2009, POH has achieved an outstanding track record acquiring, developing and managing/operating more than 9,555 residential for-rent units. Our total project capitalization is valued at over \$2 billion with an average return on investment of 74% and a 24% internal rate of return (IRR) on properties sold.
- Our extensive experience in the industry has provided POH with a thorough understanding of the market and the opportunity to cultivate invaluable relationships. This positions us exceptionally well to capitalize on the unique opportunities we see in the market.





Meticulous Deal Structuring

- **Institutional Quality Due Diligence:** POH engages in institutional-level legal and financial due diligence, thoroughly reviewing all legal agreements, financial scenarios, and risk profiles.
- **Rigorous and Focused Underwriting:** Our rigorous underwriting and stress testing approach has resulted in consistently outsized returns to our investors.



Experienced Manager, Operator and Seller

- **Market Expertise:** Our extensive market knowledge and exceptionally valuable database of market trends enables us to make well-informed decisions.
- **Operational Agility:** Leveraging our extensive experience managing over 9,555 units, we are equipped to make agile and informed decisions that maximize property value.
- **Strong Financial Capabilities:** Financing has become harder to source and only strong and reputable groups with solid banking relationships like POH are able to secure financing.
- **Strong and Proven Track Record:** POH has acquired, developed, and managed a diversified portfolio of residential and commercial assets valued at over \$2 billion and has generated a 74% return on investment and a 24% IRR to its investors on its realized multifamily residential properties.

POH TRACK RECORD

\$2 Billion

Acquired, Developed and Managed

36

Residential and
Commercial Assets

74%

Realized ROI to
Investors on Residential
Assets Sold

9,555

Apartment
Units

24%

IRR to Investors
in Residential Deals

10

US Markets

4,819

Apartment Units Sold



POH TRACK RECORD

Asset	City/State	Property Type	Capitalized Value	# Units or SF	IRR to Investor	Multiple to Investor	ROI to Investor
Single Family Homes							
LBD / Blue Ocean - South Florida	South Florida	SFH	\$28,000,000	216			
Single Family Portfolio - Atlanta	Atlanta, GA	SFH	\$22,400,000	352			
Sub-Total SFH			\$50,400,000	568			
Multifamily							
Cobblestone	Ellenwood, GA (Atlanta)	Multifamily	\$9,800,000	240	34.26%	1.91	91.43%
Steeplechase	Norcross, GA (Atlanta)	Multifamily	\$26,010,000	306	38.39%	2.53	153.56%
Lakefront Vista	Marietta, GA (Atlanta)	Multifamily	\$17,300,000	222	26.35%	1.94	93.95%
Grove Point	Norcross, GA (Atlanta)	Multifamily	\$27,000,000	312	49.93%	2.44	143.78%
Waterford Point	Lithia Springs, GA (Atlanta)	Multifamily	\$33,500,000	344	30.16%	2.08	107.86%
Southwinds Point	Stockbridge, GA (Atlanta)	Multifamily	\$28,350,000	240	22.71%	1.96	96.12%
Hampton Point	McDonough, GA (Atlanta)	Multifamily	\$28,900,000	276	25.21%	1.80	80.47%
Crestmark	Lithia Springs, GA (Atlanta)	Multifamily	\$44,856,000	334	34.46%	1.98	98.41%
Hunters Point	Chattanooga, TN	Multifamily	\$35,800,000	260	13.28%	1.40	39.83%
Newnan Crossing	Newnan, GA (Atlanta)	Multifamily	\$65,858,000	298	18.78%	1.57	57.20%
Exchange at Holly Springs	Holly Springs, NC (Raleigh-Durham)	Multifamily	\$65,100,000	316	17.08%	1.56	55.78%
The Knoll at South Congress	Austin, TX	Multifamily	\$81,750,000	308	27.22%	1.76	75.64%
Sugarloaf Grove	Lawrenceville, GA (Atlanta)	Multifamily	\$50,440,000	194	33.52%	1.76	76.11%
The Rylan	Tysons Corner, VA	Multifamily	\$127,816,592	389			
Main Street Lofts	Mansfield, TX (Dallas Fort Worth)	Multifamily	\$54,000,000	266	13.74%	1.51	51.41%
Richmond Row (McGinnis)	Suwanee, GA (Atlanta)	Multifamily	\$98,000,000	345	18.90%	1.60	60.24%
Mason Sugarloaf	Lawrenceville, GA (Atlanta)	Multifamily	\$59,816,622	312			
SODO Duluth	Duluth, GA (Atlanta)	Multifamily	\$81,000,000	256	20.34%	1.62	61.59%
Springs Ranch	Colorado Springs, CO	Multifamily	\$89,019,455	330			
The Crest at South Point	McDonough, GA (Atlanta)	Multifamily	\$65,813,901	378			
Neuhaus Lake Worth Apartments	Dallas Fort Worth, TX	Multifamily	\$47,811,265	288			
The Perry	Peachtree Corners, GA (Atlanta)	Multifamily	\$36,945,665	160			
The Hamlet at MidCity	Huntsville, AL	Single Family Rental	\$47,174,724	231			
The Hamlet at Wildlight	Jacksonville, FL	Single Family Rental	\$59,774,401	250			
Springside Apartments	Powder Springs, CO	Multifamily	\$59,325,053	226			
The Lacy Apartments	Kennesaw, GA (Atlanta)	Multifamily	\$97,865,645	327			
Adria Venice	Venice, FL (Sarasota)	Multifamily	\$100,424,986	335			
Maren Venice	Venice, FL (Sarasota)	Multifamily	\$94,810,893	330			
The Parker Apartments	Acworth, GA (Atlanta)	Multifamily	\$92,479,719	330			
Airport Crossing Apartments	Austin, TX	Multifamily	\$66,847,853	256			
Ross Road Apartments	Austin, TX	Multifamily	\$85,800,699	328			
TOTAL			\$2,054,631,473	9,555	23.8%	1.74	74%

STRONG AND PROVEN TRACK RECORD SINCE 2009

POINTONE HOLDINGS is a real estate investment firm headquartered in South Florida and Atlanta with properties located throughout the Southeastern United States and Texas. The firm has acquired, developed and managed a diversified portfolio of residential and commercial assets valued at \$2 billion. PointOne Holdings' core principles are founded on precise investment selection, thorough due diligence, creative deal structuring, strong financial management and proactive and responsive communication.



LEO PEICHER Principal

Leo Peicher is a founding partner of PointOne Holdings. Peicher oversees the firm's strategic vision, sourcing and acquisitions, and manages investor relations. Over the past decade, Peicher has been an active real estate promoter, investor and operator. Peicher has been a principal in real estate deals that total more than \$2.1 billion in value. In 1987, Peicher founded and operated a chain of retail stores in Venezuela which employed more than 200 people. Peicher was also the owner of the master franchise for Cartridge World, the world's leading ink and toner cartridge retail operation, which he successfully expanded and sold in 2010. Since 2002, he has been involved in numerous aspects of the real estate business, including serving as principal and founder of several real estate companies. Peicher received his bachelor's degree in business administration from Universidad Metropolitana in Caracas, Venezuela.



BEN COLONOMOS Principal

Ben Colonomos is a founding partner of PointOne Holdings and he focuses on asset management and investor relations. Colonomos has been a principal in real estate deals that total \$2 billion in value. Prior to founding PointOne, Colonomos was the founder and CEO of MSI Corp., a leading wholesale-distribution company based in Miami Lakes with yearly revenues of more than \$40 million. He has been active in the South Florida business community for more than 25 years and serves on the board of several non-profit organizations. Colonomos received his bachelor's degree from Tulane University and pursued post-graduate studies in business administration at George Washington University.



DAVID LEWIN Principal

David Lewin is a founding partner of PointOne Holdings. He is responsible for strategic planning, oversight of all capital improvements and implementation and management of all operation and technology. Lewin has been a principal in real estate deals that total \$2 billion in value. Prior to joining PointOne, Lewin held several senior level management positions, including vice president of operations and director of operations, at various technology, manufacturing and distribution firms in South Florida. Lewin received a Bachelor of Science in Industrial Engineering from Georgia Tech.

POINTONE HOLDINGS: DEVELOPMENT PROPERTIES



THE RYLAN

390-unit luxury Class-A multifamily development project located in the growing Metro Washington DC submarket of Tysons Corner, Virginia.



MAIN STREET LOFTS - SOLD

266-unit Class-A multifamily community in Mansfield, a suburb of Dallas Fort Worth, Texas.



PROMENADE AT NEWNAN CROSSING - SOLD

298-unit Class-A multifamily development with 3-story apartments and townhomes in the metro Atlanta city of Newnan, Georgia.



RICHMOND ROW - SOLD

345-unit, Class-A garden style complex with surface parking built on 19.6 acres. The property is located in Suwanee, GA.



SODO - SOLD

256-unit, class-A garden-style complex to be located in Metro Atlanta's city of Duluth in Gwinnett county.



SUGARLOAF GROVE - SOLD

194-unit multifamily Class-A garden style apartment community located in Metro Atlanta's high-barrier-to-entry Lawrenceville submarket.



THE EXCHANGE AT HOLLY SPRINGS - SOLD

316-unit Class-A luxury garden-style multifamily development project in the high-growth Raleigh-Durham suburb of Holly Springs, NC.



THE KNOLL AT SOUTH CONGRESS - SOLD

308-unit new luxury Class-A multifamily development project located in the South Congress neighborhood of Austin, Texas.



MASON SUGARLOAF

312-unit Class "A" 4 and 5-story garden style residential complex featuring 5 residential buildings plus a clubhouse, built on approximately 12 acres in Lawrenceville, GA.



THE TAYLOR AT GREENWAY

PointOne Holdings is developing a 330-unit class-A garden-style property development to be located in Colorado Springs, CO.

POINTONE HOLDINGS: DEVELOPMENT PROPERTIES



THE PERRY RESIDENCES

PointOne Holdings is developing a 160-unit class-A garden-style property development to be located in Metro Atlanta's Peachtree Corners/Norcross.



SPRINGSIDE APARTMENTS

PointOne Holdings is developing a 226-unit class-A multifamily development property to be located in Powder Springs, CO.



THE LACY AT SOUTH MAIN

PointOne Holdings is developing a 326-unit class-A garden-style property development to be located in Metro Atlanta's Kennesaw.



NEUHAUS LAKE WORTH

PointOne Holdings is developing a 288-unit, class "A" multifamily community comprised of 12 separate 24-unit, 3-story buildings in Lake Worth, Texas.



CREST AT SOUTH POINT

PointOne Holdings is developing a 378-unit garden-style multifamily property composed of 3 and 4-story buildings to be located in Metro Atlanta's city of McDonough.



MAREN VENICE

PointOne Holdings is developing a 337-unit, surface-parked, garden-style multifamily development in Venice, FL which will be composed of two 4-story elevator serviced buildings and 36 townhome rental units.



ADRIA VENICE

PointOne Holdings is developing a 329-unit, surface-parked, garden-style multifamily development in Venice, FL. The development includes two 4-story elevator serviced buildings and 12 for-rent townhomes.



AIRPORT CROSSING

PointOne Holdings is developing a Class-A garden-style multifamily property comprising 256 units in the quickly-growing city of Austin, Texas.



THE PARKER APARTMENTS

PointOne Holdings is developing a Class-A garden-style multifamily property comprising 330 units, situated across more than 20 acres in Acworth, a thriving suburb in north Metro Atlanta, Georgia



ROSS ROAD APARTMENTS

PointOne Holdings is developing a 327-unit, 4-story wrap multifamily community built on a 16.5 acre site located in fast-growing Austin, Texas.

POINTONE HOLDINGS: SINGLE FAMILY RENTALS



THE HAMLET AT MIDCITY

PointOne Holdings is developing a 231-unit single family rental community in Huntsville, Alabama. The development blends the comforts of a single-family home and neighborhood, with flexibility and ease of maintenance-free living.



THE HAMLET AT WILDLIGHT

PointOne Holdings is developing a 250-unit single family rental community in Jacksonville, Florida. The development blends the comforts of a single-family home and the welcoming feel of a neighborhood.



POINTONE HOLDINGS: RESIDENTIAL PROPERTIES



HUNTERS POINT - SOLD

260-unit, Class-A garden-style multifamily rental community, encompassing more than 15 acres and built in 2015. The property is located in the city of Chattanooga, Tennessee.



HAMPTON POINT - SOLD

276-unit, garden-style, multifamily rental community built in 3 phases between 1991 to 2000 and located in Metro Atlanta's highly desirable Henry County.



LAKEFRONT VISTA - SOLD

222-unit, Class-B garden-style, multifamily rental community, built in 1985. The property is located in the highly desirable northwest Atlanta area in the city of Marietta (Cobb County).



THE OAKS AT ELLENWOOD - SOLD

240-unit, Class-B garden-style, multifamily rental community, built in 1988 and located in Metro Atlanta's city of Ellenwood, 7 miles from Hartsfield Jackson International Airport.



STEEPLE CHASE - SOLD

305-unit, Class-B garden-style, multifamily rental community built in 1986. The property is located in the highly desirable northeast Atlanta area in the city of Norcross (Gwinnett County).



CRESTMARK - SOLD

334-unit Class-B+ garden-style multifamily rental community built in 2 phases: 1993 and 1997. The property is located in Atlanta's Metro city of Lithia Springs.



GROVE POINT - SOLD

312-unit, Class-B garden-style, multifamily rental community built in 1990. The property is located in the highly desirable northeast Atlanta area in the city of Norcross (Gwinnett County).



SOUTHWINDS POINT - SOLD

240-unit, Class-B garden-style, multifamily rental community, built in 1993 and substantially renovated in 2007. It is located in the highly desirable Metro Atlanta city of Stockbridge (Henry County).



WATERFORD POINT - SOLD

344-unit, Class-B garden-style, multifamily rental community, built in 3 phases 1989 (126 units), 1991 (106 units), 1992 (112 units). The property is located in the city of Lithia Springs (Douglas County).



SINGLE FAMILY PORTFOLIO - SOLD

Between 2009 and 2012, PointOne Holdings acquired, renovated, leased and managed in excess of 350 single family homes.



REAL HOUSE
PARTNERS

REAL HOUSE PARTNERS

Olleros 2411
Oficina 803
C.A.B.A. Argentina
info@realhouse.lat
www.realhouse.lat

PABLO GIUNTA

(+54 9 11) 4185-6272
pablo@realhouse.lat

DANIELA SUEZ

(+54 9 11) 5994-8664
daniela@realhouse.lat

NATALIA BILINKIS

(+54 9 11) 4673-5881
natalia@realhouse.lat