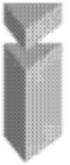


Cadence Master Plan (Mesa, AZ)*

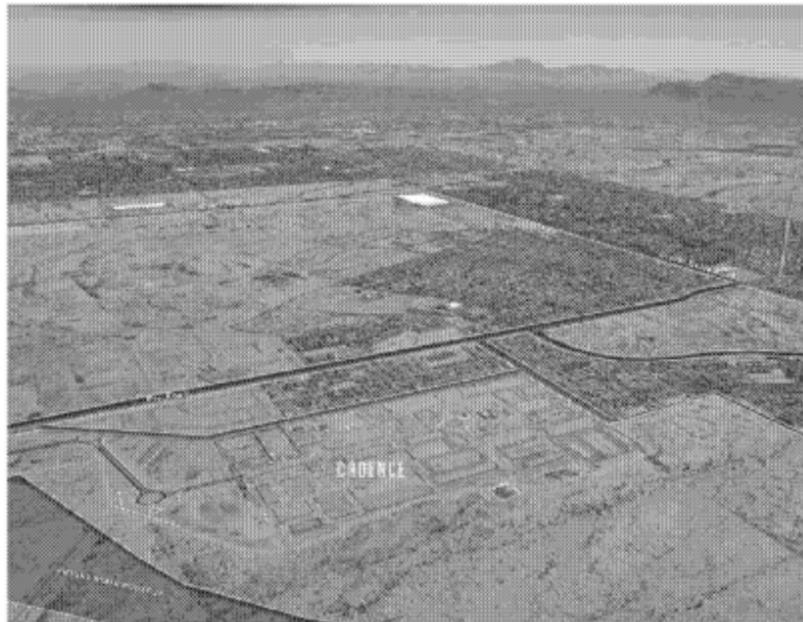


Key Facts

Original Inv. Date:	October 2012
Equity Commitment:	\$65M
Partner:	Harvard Investments
Homebuilding Lots:	2,080
Apartment Units:	Up to 700
Commercial:	51 acres

Project Overview

- GTIS originally acquired the Cadence master plan in partnership with Harvard Investments in 2012, and is currently developing the infrastructure needed to support a community of over 2,500 residential units
- Cadence and neighboring Eastmark are the only remaining fully approved master planned communities in the Chandler-Gilbert-Mesa region of Southeast Valley
- Designed for 2,080 single family lots, 350+ multifamily units, and 51 acres of commercial space
- GTIS and Harvard Investments have completed development of (1) entry features and amenities serving the entire Cadence master plan; (2) Phase 1 onsite roads and infrastructure; and (3) individual home parcels to finished lots
- All ten parcels (658 lots) in Phase 1 have been sold to seven national and regional homebuilders with plans to build and sell single-family homes. 163 homes sold since grand opening in October 2018
- Potential to separate B2R, multifamily and commercial parcels in the master plan into an Opp Zone to be developed by GTIS and Harvard Investments over a 10-year period



*There can be no guarantee that the project will be consummated by GTIS Qualified Opportunity Fund LLC or at all