

Why Invest with GTIS?



1) Diversified, Commingled Fund, not Deal-by-Deal Syndication

- REIT structure allows for multiple assets, diversification across markets and property types
- Flexibility to exit the REIT through IPO or through sale of individual properties
- Manager incentive tied to overall fund performance over 10+ year horizon (fund-wide promote)

2) Focused on Less Competitive, Growing Markets

- Invest in a diversified pool of urban and suburban developments (e.g. multifamily, single family rental)
- Focus on Sunbelt markets with stronger demographics – job growth, in-migration, business friendly climate
- Portfolio of 15-20 “bite-sized” assets (target \$10-40M commitments) rather of one-off mega deals

3) Fund Is a Direct Continuation of GTIS Investment Strategy

- Effectively the fourth vehicle focused on the same development strategy
- Extensive sourcing network, including 30+ partnerships with local builders and developers
- In-house development expertise, including ability to quickly assess and commit to development projects
- Over \$250M of identified pipeline projects diversified across property types and markets*

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