

New Market Strategies, LLC

Investment Portfolio



Elon Town Center



Purchase Price: \$5,100,000

Location: Elon, North Carolina

Property Type: Retail/Office

Total Equity Raise: \$1,590,000

NMS Equity Raise: \$1,590,000

Investment Date: October, 2015

Cap Rate (Purchase): 7.40%

Details: 21,000 +/- SF office/retail building adjacent to Elon University, including campus bookstore.

Crescent Oaks Apartments



Purchase Price: \$4,975,000

Location: Graham, North Carolina

Property Type: Multifamily

Total Equity Raise: \$1,621,250

NMS Equity Raise: \$1,580,000

Investment Date: January, 2016

Cap Rate (Purchase): 7.42%

Details: 80 unit apartment complex with strong historical occupancy, located in Graham, North Carolina (Alamance County).

Mountaineer Village



Purchase Price: \$32,500,000

Location: Boone, North Carolina

Property Type: Student Housing

Total Equity Raise: \$9,280,000

NMS Equity Raise: \$3,105,000

Investment Date: January, 2016

Cap Rate (Purchase): 7.01%

Details: Co-investment with Urban Alpha Capital, LLC and Flat Rock Equities, LLC. Mountaineer Village is a 192 unit / 576 bed Student Housing project at Appalachian State University.

Brand Properties Multifamily Developments



Purchase Price: \$200,000,000

Location: Georgia & South Carolina (5 Projects)

Property Type: Multifamily Developments

Total Equity Raise: \$60,000,000+-

NMS Equity Raise: \$3,590,000

Investment Date: January, 2016

Cap Rate (Purchase): N/A

Details: Equity investment in five (5) Class A multi-family developments in Georgia and South Carolina.

3200 Bush Street



Purchase Price: \$20,475,000

Location: Raleigh, North Carolina

Property Type: Office/Warehouse/Industrial

Total Equity Raise: \$8,140,000

NMS Equity Raise: \$8,140,000

Investment Date: May, 2016

Cap Rate (Purchase): 7.27%

Details: 3200 Bush Street is a 221,886 SF Office/Warehouse located in Raleigh, North Carolina strategically located on the Raleigh Beltline (I-440)

New Market Strategies, LLC

New Market Strategies, LLC (NMS) specializes in core plus, value-add and opportunistic real-estate investments, serving institutional investors, family offices and high net worth individuals. Through direct acquisition and co-investments, NMS provides equity for real estate investments in which they or their partners have significant local market knowledge, specific asset category experience and a demonstrated track record of operating success. The principals of NMS are Bill Fowler, Bob Kramer and Roy Warren.

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