



Investor Presentation



GWH Fund
February 2024

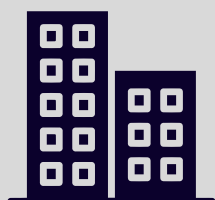
OPPORTUNITY OVERVIEW

Invest strategically in Hartford's **multifamily real estate**. **Renovated units**, high occupancy, and professional management ensure strong rental income. With **almost zero risk**, it promises **excellent ROI** in a diverse, growing economy.

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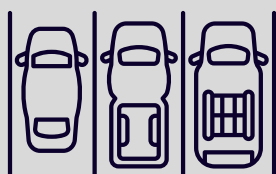
PROPERTY DESCRIPTION



42 units



**1, 2 & 3
bedrooms apts**



Parking

Neighbor:
Barry Square



73 / 100



49 / 100



57 / 100

\$5 Million

Target Raise

5Y

Term

15-25%

Profitability



THE OPORTUNITY

LOCATION

Convenient access to amenities such as schools, parks, shopping centers, and public transportation hubs



INVESTMENT OPPORTUNITY

WE EXTEND OUR INVITATION TO ACCREDITED. INVESTORS TO JOIN US IN GWH FUND.

AT THISSTAGE, WE ARE OFFERING A MULTIFAMILY WITH A 100% RENTED

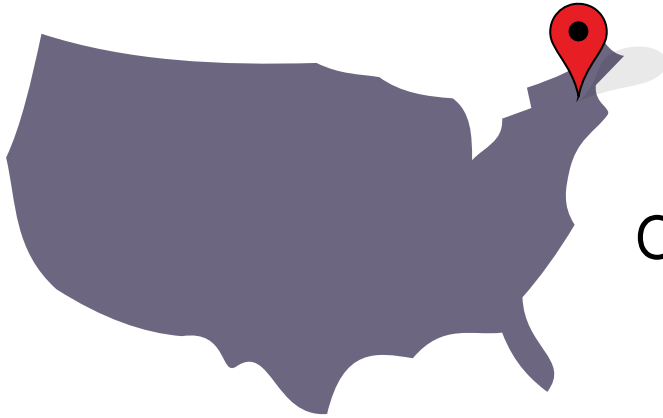
TERMS FOR GWH FUND

- **TARGET FUND SIZE: US \$5,000,000**
- **PREFERRED: 8%**
- **MINIMUM INVESTMENT: \$100,000**
- **TARGET NET LP IRR: 15%- 25%**
- **DISTRIBUTION FREQUENCY: QUARTERLY, POST CAPITAL CALL**
- **TARGET LEVERAGE: 0%**
- **STRUCTURE: CLOSED END**
- **TERM OF THE FUND: 5 YEARS, WITH TWO ONE-YEAR EXTENSION OPTIONS**
- **FUND MANAGEMENT FEE: 2% ANNUALLY**
- **CARRY: 20% (80% PROFIT TO LP INVESTORS)**





THE OPPORTUNITY



Hartford,
Connecticut



South Meadows

Introducing South Meadows, an exceptional investment opportunity nestled in the heart of the capital city. Boasting an enviable location, this property comprises a total of 21 folios featuring meticulously renovated condos. With a variety of layouts including 3 beds 2 baths, 2 beds 1 bath, and 1 bed 1 bath, South Meadows offers versatility to tenants seeking comfort and style. Fully rented and generating substantial returns, this investment promises lucrative rewards with minimal risk. Don't miss your chance to be part of this thriving venture in the heart of the city.



+100% rented



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