



GWPA Fund V

investor Presentation

WESTON POINT
February 2024



OPPORTUNITY OVERVIEW

The objective of GWPA Fund V is to deliver exceptional returns by strategically investing in multifamily real estate within burgeoning, yet often overlooked secondary and tertiary markets across South America.

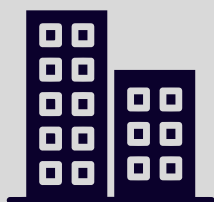
This communication is exclusively intended for accredited investors. If you do not meet the criteria of an accredited investor, please refrain from acting on or depending upon the contents herein. Kindly avoid forwarding or circulating this information to individuals who are not accredited investors. For additional important disclosures and disclaimers, please refer to the Disclaimer page.



GWPA Fund V

investor Presentation

302,000 S/F



RESIDENCES

5 RESIDENTIALS BUILDINGS
166 UNITS



HOTELS

25 ROOMS



BUSINESS CENTER

220 PEOPLE CAPACITY
RECEPTION



POINT

PARKING FOR 400 CARS
1,050 S/F GASTRONOMY
24,300 S/F COMERCIAL SPACE
AMMENITIES

\$15 Million

Target Raise

4Y

Term

19-23%

Profitability



GWPA Fund V

investor Presentation

THE PROJECT



WESTON POINT

WE PROJECT THAT WESTON POINT WILL YIELD A PROFITABILITY OF \$132.25 S/F, TRANSLATING TO A RETURN ON INVESTMENT (ROI) EXCEEDING 65% FOR GWPA FUND V.



RESIDENCE SOLIS

WITH 73.43% OF ITS UNITS SOLD, RESIDENCE SOLIS BOASTS AN AVERAGE YIELD OF \$108,292 S/F. ADDITIONALLY, GWPA FUND IV HAS DELIVERED AN IMPRESSIVE RETURN EXCEEDING 63.66%.



INVESTMENT OPPORTUNITY

WE EXTEND OUR INVITATION TO ACCREDITED INVESTORS TO JOIN US IN GWPA FUND VCE. AT THIS STAGE, WE ARE LAUNCHING AN EXCITING VENTURE ENCOMPASSING BOTH A MALL AND OFFICE SPACE.

TERMS FOR GWPA FUND V

- TARGET FUND SIZE: US \$15,000,000
- PREFERRED: 8%
- MINIMUM INVESTMENT: \$50,000
- TARGET NET LP IRR: 18%- 22%
- 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)

WESTON POINT / FEBRUARY 2024





THE OPPORTUNITY



Mar del Plata,
Buenos Aires
Argentina

Mar del Plata, Argentina, is anticipated to experience moderate growth over the next decade, driven by tourism, agriculture, and emerging sectors like oil production. With strategic investments in infrastructure and diversified economic activities, the city aims to bolster its position as a key regional hub, fostering sustainable development and prosperity.



First stage:

RESIDENCE SOLIS

The residential building, whose construction commenced in 2020, is scheduled for completion and delivery in May 2024.



+73,43% sold

Mar del Plata's growth in the next 10 years

1. **Tourism:** Mar del Plata's popularity as a tourist destination, especially during summer, fuels economic growth through increased investment in infrastructure and hospitality, providing ample opportunities for businesses and job creation.
2. **Fishing Industry:** The city's significant fishing industry not only provides local employment but also contributes to exports, and ongoing investments in modernization can further enhance its productivity and competitiveness.
3. **Manufacturing:** Mar del Plata hosts ten of the nation's top factories, spanning food processing and metalworking. This concentration supports economic growth, driven by domestic demand and technological advancements, fostering innovation and resilience.
4. **Infrastructure Development:** Strategic investments in transportation infrastructure, such as roads, ports, and airports, improve connectivity, reduce transportation costs, and stimulate economic activity by facilitating smoother trade and movement of goods and people.
5. **Real Estate Development:** Growth in residential, commercial, and hospitality sectors signifies a vibrant economy, catering to population growth and urbanization trends, while providing modern housing and commercial spaces, fostering community development and business expansion.
6. **Energy Sector:** Mar del Plata is set to explore one of the world's largest oil reserves, alongside developments in renewable energy. These initiatives offer job opportunities, infrastructure enhancement, and supply chain development, boosting the local economy and promoting environmental sustainability.
7. **Government Policies:** Supportive government policies at all levels, including taxation incentives and infrastructure investments, provide a conducive environment for economic growth, fostering business confidence, innovation, and long-term prosperity.



GWPA Fund V

investor Presentation



10500 NW 50th Street Suite 201

Sunrise, FL 33351

(+1) 786 207 4816

www.globalworldusa.com

germanwalas@globalworldusa.com