

An Investment Opportunity From Orbvest

• GLENRIDGE MEDICAL 22

OrbVest's latest investment opportunity is a well located 98% leased high-tech office campus in a strategic location where we will add value by migrating the tenant mix from commercial to long-term medical tenants, unlocking the potential for

strong capital growth over the 5-year investment period. Our local property partner and sponsor has an outstanding 43-year track record of developing and managing medical office blocks, already providing medical office space to over 700 physician partners while

maintaining an occupancy record of 95% of the 4 million square feet they have already developed. We are confident in their ability to transform this campus into a trophy asset without affecting our ability to distribute regular quarterly dividends.

• INVESTMENT OVERVIEW

The equity investment of \$5 million in the real estate called Glenridge, located in the central perimeter of Atlanta, United States, is available to investors from as little as \$5,000.

The two mid-rise 5-story buildings were built in 1972, and have received \$1.3 million renovations in 2017 that included replacing the roofs, HVAC's and elevators. The buildings are 185,402 square feet in total, positioned on 10.05 acres, adjacent to the South-east most strategic interchange at the intersections of I-285 and Georgia 400, which carry 400,000 cars each day.

As Central Perimeter's closest office node to Buckhead, this distinctive quadrant is walking distance from a long-list of dining options, several hundred high-end multi-family units and established executive single-family

neighborhood's including Chastain Park, Capital City Club/Brookhaven, and High Point/Meadowbrook. Central Perimeter is widely known for its popularity among large corporate tenants.

The location also benefits from its proximity to the Medical Center MARTA station, less than ½ mile east of Glenridge. This MARTA station is in the heart of "Pill Hill," the South-east's largest concentration of medical facilities and services, which consists of three major hospitals and is Glenridge's neighbor to the east.

The building's commercial tenants will be replaced over time for medical service providers, and the long-term strategy is to expand the lettable square feet by adding a new medical wing on the unutilized land.



• MARKET OVERVIEW

ATLANTA-SANDY SPRINGS-MARIETTA, GA METRO AREA

Atlanta enjoys growth in population, jobs, and income. Atlanta's economy continues to outperform the nation, and its unemployment rate is at its lowest point in more than a decade. The metro area continues to attract relocations from workers and businesses, and Atlanta is one of the nation's fastest-growing MSAs as a result.

This is reflected in Atlanta's medical office market, which continued to enjoy low vacancy levels and rising rental rates, along with limited construction. Demand was very strong in Atlanta's medical office sector during 2018, and healthcare continues to be a growth driver in the local economy.

For the past several years, the Atlanta medical office market has seen steady

levels of demand and limited development, which has brought vacancy down from over 15% to less than 9% today. This has given rise to healthy rent growth and gained the attention of investors, who see Atlanta as a strong market in which to deploy capital. More development is likely to begin in the coming months, and the market can certainly benefit from additional product in high-demand neighborhoods. In 2019 we expect to see continuing rent growth, a rise in new construction and a vacancy rate that will continue ticking downward.

We are seeing Cap Rates moving higher, predominantly due to the past years of increases in the interest rate. With the construction activity slowing and the Fed increasing dovish sentiment, we anticipate that the Cap Rates will stabilize in 2019.

KEY FACTS & FIGURES



EXCELLENT LOCATION

Great accessibility from the Georgia-400 and I-285 in Atlanta, GA, USA. Neighboring the Southeast's largest concentration of medical facilities and services, which consists of three major hospitals



TWO MID-SIZE MIXED OFFICE BUILDINGS

185,402 square feet



RETURNS

Forecasted quarterly dividend of 8% annualized with a targeted IRR of 15.03%



COST

\$43.4 million in total of which \$38.8 million is the buildings and \$4.6 million transaction fees and working capital



FUNDING

\$6.8 million equity raise including \$1.8 million equity from sponsor \$20.1 million bank loan and \$16.4 million ground lease



VALUE CREATION

The rent roll will be improved by changing the tenant mix to medical office tenants with long-term leases



HOLDING PERIOD

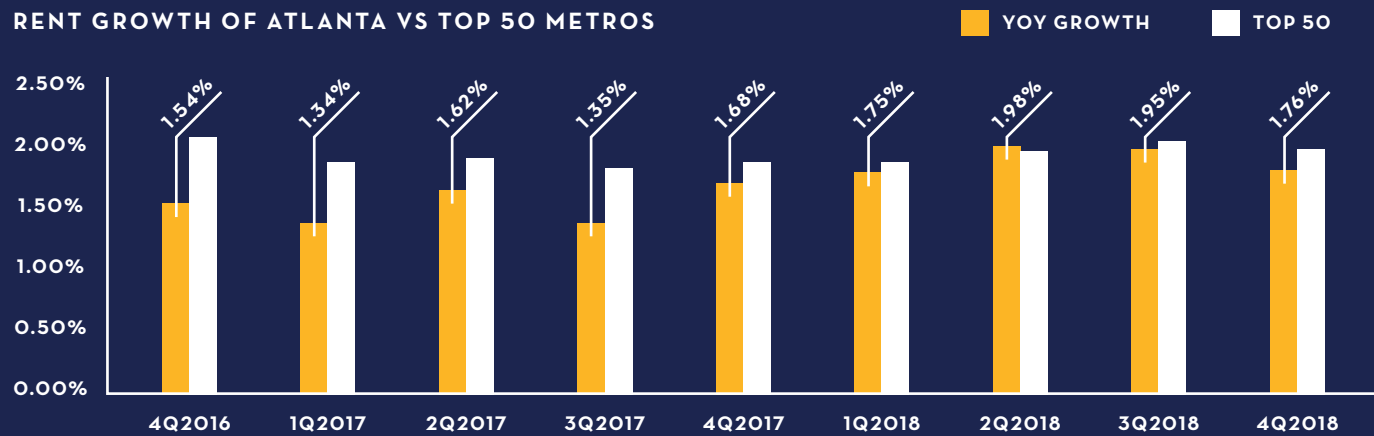
The investment period is planned for 5 years

• MARKET OVERVIEW CONT.

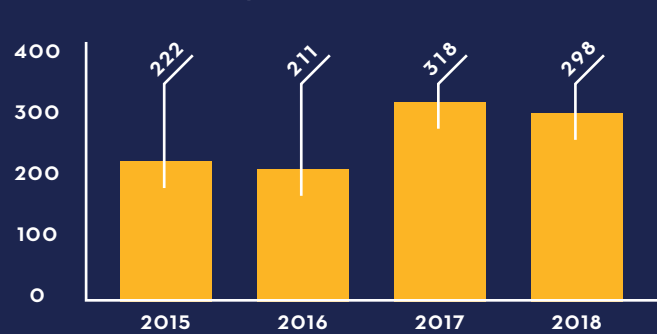
MEDICAL OFFICE BUILDINGS RENT ANALYSIS ENDING Q4-2018

GEOGRAPHY	TOTAL SF	SF AVAILABLE	BASE RENT RANGE	AVG. RENT (NNN)	RENT GROWTH Y/Y	(SAMPLES)
Atlanta	24,916,747	2,467,245	\$12.00 - 45.00	\$20.10	1.50%	(160)
Top 50 Metros	727,236,815	51,636,474	\$6.23 - 108.00	\$23.78	1.90%	(3,880)

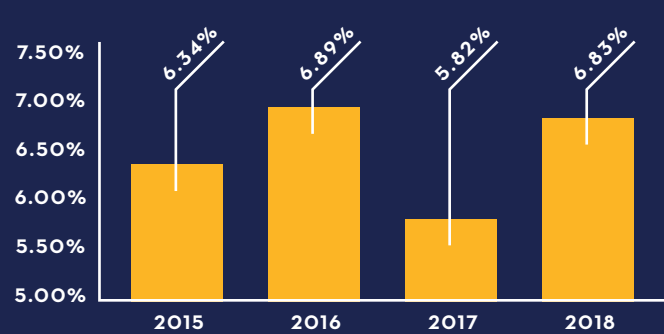
RENT GROWTH OF ATLANTA VS TOP 50 METROS



PURCHASE PRICE/SF



CAP RATE



SOURCE: Revista

• NEIGHBORHOOD OVERVIEW

One of Atlanta’s first major suburban submarkets, the Central Perimeter office submarket is situated between the North Fulton submarket to the north and Buckhead to the south. This high-profile office location is entered on the intersection of Interstate 285 and Georgia Highway 400 and extends north to the Chattahoochee River.

The nucleus of the Central Perimeter submarket remains in the immediate vicinity of Perimeter Mall on Ashford-Dunwoody Road where the submarket originally evolved. Other office nodes have developed in the Central Perimeter area as the submarket’s center of gravity has shifted to become more balanced along the GA 400 corridor. The area possesses a mature amenity base of hotel and retail development to support a large base of white-collar office employees.

The Perimeter Center district is one of the largest, employment and retail districts in Metro Atlanta and offers approximately 200,000 jobs. The jobs are in high-paying industries, such as healthcare, technology, and finance/insurance and have led to nearly 82% of residents possessing white collar jobs and average household incomes of nearly \$134,000 per annum.

Central Perimeter is the location of choice for many of Atlanta’s business

professionals who desire a suburban location with an in-town feel in proximity to all of the urban amenities. The market has experienced an “urban renaissance” with the creation of executive housing, quality mid- to high-rise residential complexes, restructured streetscapes, and ongoing infrastructure improvements. As such, the area exhibits a true live-work-play environment that today’s business professionals demand.

The immediate three-mile radius encircling the property boasts a population that totals 98,272 and is projected to grow by 11% towards 2023.

Within the area, the Perimeter Community Improvement Districts (PCIDs) are self-taxing districts that use additional property taxes to help accelerate transportation and infrastructure improvement projects. The PCIDs are leading the charge to implement vital transportation enhancements coupled with land use and zoning strategies that will enhance mobility and improve access throughout the entire Central Perimeter submarket. Their mission statement and tag line are simple: to create the Southeast’s “Premier Liveable Center.”

An estimated \$101.4 million is expected for Sandy Springs during the next five-year term towards improved mobility. Some of the most impactful projects to Glenridge Medical 22 include:

- **285 @ 400 PROJECT:** \$800 million reconstructing of the interchange to be completed by 2020, already progressing on time.
 - **“NEXT TEN”:** SANDY SPRINGS’ MASTER PLAN: Is a comprehensive land use plan that provides a long-range infill development and densification growth strategy for the area.
 - **EXTENSION OF MARTA** over the next 6-12 years GIVING access to popular destinations such as Avalon, Verizon Wireless Amphitheatre and Northpoint Mall.
- The hospital systems with a major presence in the area include:
- **NORTHSIDE HOSPITAL** with 551 beds has more than 120 outpatient facilities, 2,500 doctors and consultants see more than 2.5 million patients annually.
 - **CHILDREN’S HEALTHCARE OF ATLANTA** largest pediatric provider in Georgia and one of the largest in the country, with 561 licensed beds; 24 neighborhood locations, and more than 8,900 employees.
 - **EMORY ST. JOSEPH’S HOSPITAL** the 410-bed, acute-care facility is comprised of more than 750 physicians, with extensive research services and the most advanced technology available.

• FINANCIAL SUMMARY

PROJECT CAPITAL STRUCTURE

Purchase Price		38,800,000
Partner Acquisition Fee		400,000
OrbVest Due Diligence Fee		400,000
Tenant Installation & Leasing Commission Reserve		996,103
Structure Cost		164,000
CapEx Reserve		944,000
Closing Fees (includes temporary loan costs)		1,762,580
Total Investment		43,466,683
Amount Financed LTV: 46.46%		20,196,103
Ground Lease		16,470,580
Equity Contribution		6,800,000
Retail Investors Contribution	5,000,000	
Sponsor Contribution	1,800,000	

PROJECT PARAMETERS

Project Internal Rate of Return		21.38%
Hurdle Rate		7.00%
Going In Cap Rate at Purchase Price		6.75%
Forecasted Exit Cap Rate		6.25%
Investment Holding Period (years)		5
Minimum Investment Amount		\$5,000
Equity Carry Profit Split		
Investor		50%
Sponsor		30%
OrbVest		20%

INVESTOR RETURN FORECAST

USA Investors		Year 1	Year 2	Year 3	Year 4	Year 5
1. Investment	-\$10,000					
2. Cash Flow (pre-tax)		\$766.05	\$809.12	\$818.38	\$812.63	\$828.70
Cash Flow % Return (pre-tax)		7.7%	8.1%	8.2%	8.1%	8.3%
3. Capital Gains Flow (pre-tax)						\$4,717
Capital Gains % Return (pre-tax)						47.2%
4. Return on Investment (pre-tax)						\$18,752
Return on Investment % Return (pre-tax)						87.5%
5. Equity Multiple (pre-tax)						1.88x
Investor Internal Rate of Return (pre-tax)						15.03%
Foreign Investors		Year 1	Year 2	Year 3	Year 4	Year 5
1. Investment	-\$10,000					
2. Cash Flow (after-tax)		\$766.05	\$809.12	\$818.38	\$812.63	\$828.70
Cash Flow % Return (after-tax)		7.7%	8.1%	8.2%	8.1%	8.3%
3. Capital Gains Flow (after-tax)						\$3,469
Capital Gains % Return (after-tax)						34.7%
4. Return on Investment (after-tax)						\$17,504
Return on Investment % Return (after-tax)						75.0%
5. Equity Multiple (after-tax)						1.75x
Investor Internal Rate of Return (after-tax)						13.35%

DISCLAIMER: These figures are forecast on the best information available at the time of publication. The figures can change prior to closing and during the course of the investment. Past performance is not indicative of future results. This information is provided as general information and OrbVest disclaims any liability for any loss, damage which may be suffered as a result of or which may be attributable to the use of or reliance on any information provided.

• SPECIFIC RISKS

POTENTIAL RISKS	MITIGATIONS/EXPOSURE
Tenant Risk	<ul style="list-style-type: none"> ✗ Tenant can default on lease payment ✓ Tenant credit checks ✓ Reputable tenants ✓ Solid financial position of tenants ✓ Long term leases in place
Interest Rate Risk	<ul style="list-style-type: none"> ✗ Interest rate could move upwards in the USA ✓ The interest rate is proposed to be fixed
Valuation Risk	<ul style="list-style-type: none"> ✗ Market condition can influence the timing of the exit ✓ Lower gearing ✓ DCR averaging 1.55x of Net Operating Income ✓ Using strong capitalized lenders
<p>✓ Objective to Reduce Capital Call Risk for Investors</p>	



• ABOUT ORBVEST

OrbVest is a global real estate company that invests in US income producing commercial real estate generating strong cash dividends on a quarterly basis for our clients and assist with long-term wealth creation.

THE PROBLEM

Everyone aspires to achieve financial freedom and the ability to earn annuity income in first world currencies. Most people agree that real estate is a great stable investment; however, until recently, it was just too complicated to invest in good commercial real estate in the USA and it required significant amounts of capital to get going.

THE SOLUTION

We make investing in global real estate simple for small to large investors to invest from as little as \$5,000. Clients use an online platform to invest into low risk commercial assets, primarily in the Healthcare niche. These investments generate regular dividends (±8% per annum) that are distributed on a quarterly basis creating annuity income and long-term wealth over the period of investment. (Targeted IRR of 12% to 17% over the investment period).

OUR TRACK RECORD

\$250 million real estate under management in the USA.

Important note:

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Returns are taxable and will be taxed as ordinary income or capital gains, unless the investment is held in a tax-deferred arrangement. Investments through tax-deferred arrangements may become taxable upon withdrawal from such arrangements. OrbVest is not a tax and/or legal advisor. Owing to the complex tax reporting requirements associated with private equity and private real estate opportunities, viewers should consult with their financial or tax advisor or attorney before investing.

For members investing via the secure site, the particulars of the investment is outlined in the property supplement, a private placement memorandum and subscription agreement, which should be read in their entirety by the proposed investor prior to investing.

MOB PORTFOLIO SNAPSHOT
(AS OF DECEMBER 31, 2018)

21

NUMBER OF BUILDINGS

862,531

SQUARE FEET OF GLA

94.7

PERCENT LEASED

93.36

PERCENT OF PORTFOLIO IS WITHIN THE TOP 10 MSA

(Metropolitan Statistical Area)

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