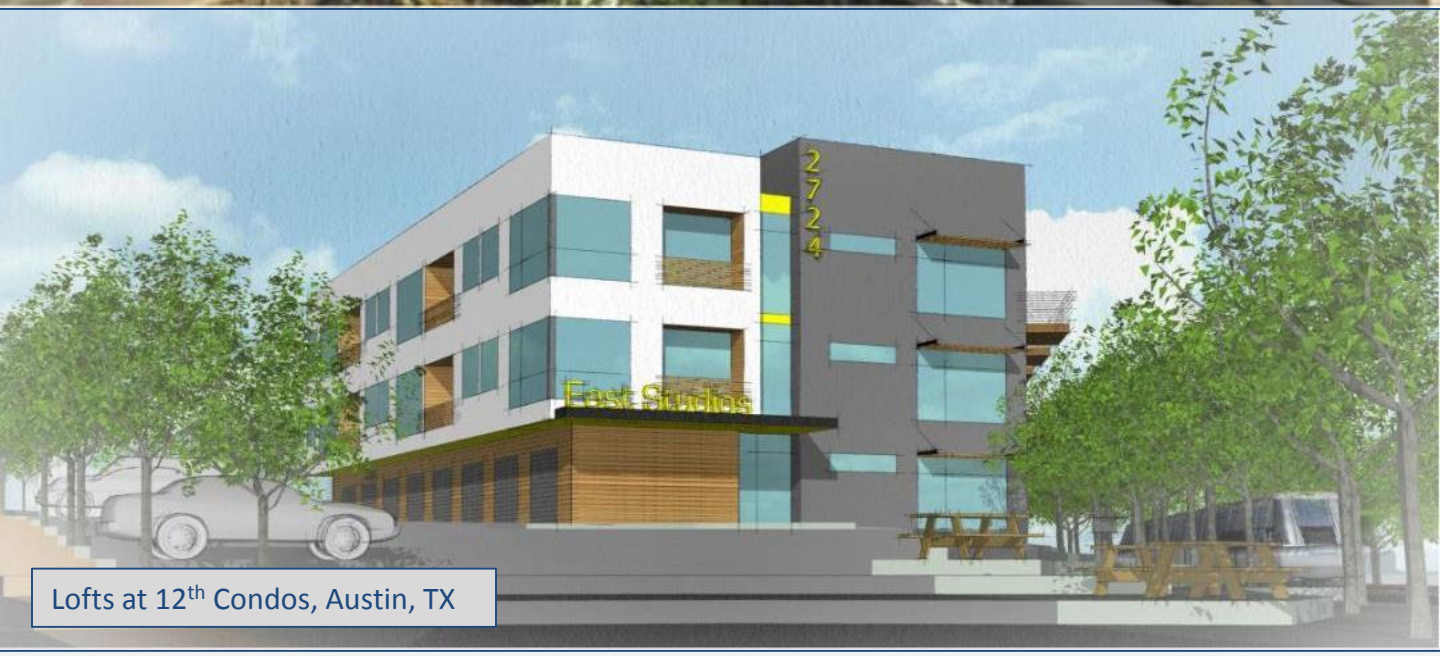


Montecito Creek, Dallas, TX



Lofts at 12th Condos, Austin, TX

Executive Summary

Network Acquisition Partnership Alliance, LLC (NAPA, LLC)

210 862 5294
shravan@napa-ventures.com
www.NAPA-Ventures.com

Executive Summary

NAPA | *Acquisition Team*



Glenn Gonzales, CPM®

Co-Chief Executive Officer

- 25 years multi-family industry
- IREM CPM designation
- Licensed broker in TX, WA, and UT



Shravan Parsi

Co-Chief Executive Officer

- 11 years Real Estate investment experience
- Entrepreneur & innovator
- Member: TIGER 21, Central Texas Angel Network



Mark Hansen

Asset Manager/Analyst

- 5 years of RE Operations and Analytical experience
- Comerica Banker Cert'n & RE License since 2009
- US Army Reservist

Kenneth Dale Jacobson

Certified Public Accountant Dale Jacobson, CPA, PLLC is a full-service accounting firm offering tax planning and financial services

CAPSTONE

Property Manager
Capstone Real Estate Services is a third-party management firm presently managing approximately 33,000 multi-family units

patel | gaines
attorneys at law

Patel Gaines are attorneys at Law that specializes in acquisitions, mergers, and dispositions of commercial real estate transactions and legal work

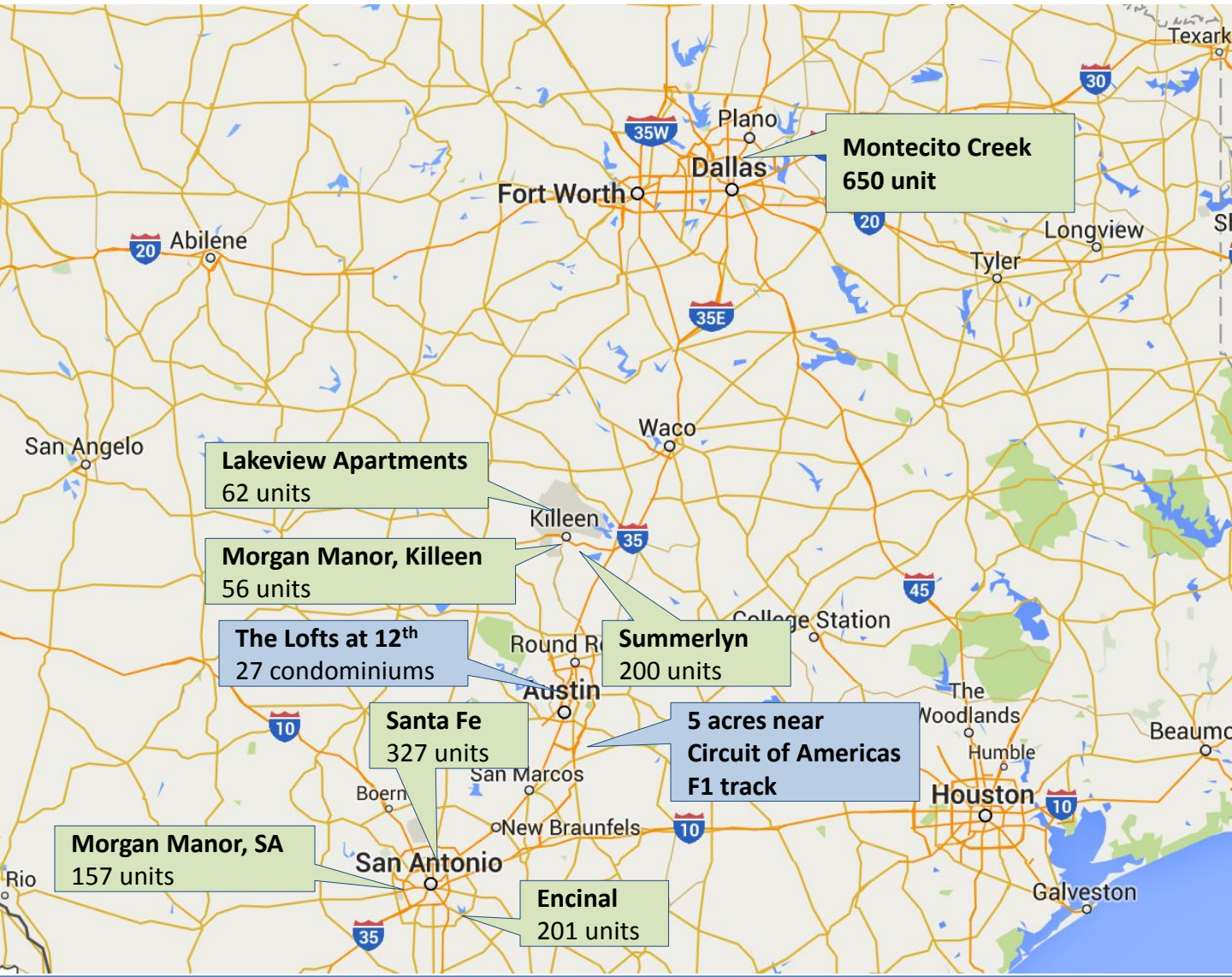


Summerlyn Apartments, Killeen, TX

Executive Summary

NAPA| *Portfolio*

The NAPA team has commercial and multifamily properties throughout Texas and is continuing to aggressively and profitably expand their real estate holdings. NAPA currently has ownership in over 1650 units and 1500 units under contract. NAPA also owns commercial & mixed used lots near downtown Austin and next to the Circuit of the Americas Formula 1 Race Track.



Current Ownership | Development Phase | Under Contract

Executive Summary

NAPA| *Portfolio*



Montecito Creek Apartments is a **650 unit** apartment complex located in the North Dallas area, the property has 3 resort style pools, laundry center, club house, NAPA is going to implement a renovation plan & capture increased rents comparable to the market.



Santa Fe Place is a **327 unit** Apartment complex in San Antonio, Texas, infill location just three miles North of San Antonio Downtown, and with in few mins drive to San Antonio Medical Center & USAA, the two major employers of the Bexar county.



Encinal Apartments is a **201 unit** multifamily housing complex located in San Antonio, Texas. NAPA maintains a minority ownership in this asset after acquiring, remodeling, and selling this property. Investors earned a 48% IRR.

Executive Summary

NAPA| *Portfolio*

Morgan Manor, San Antonio

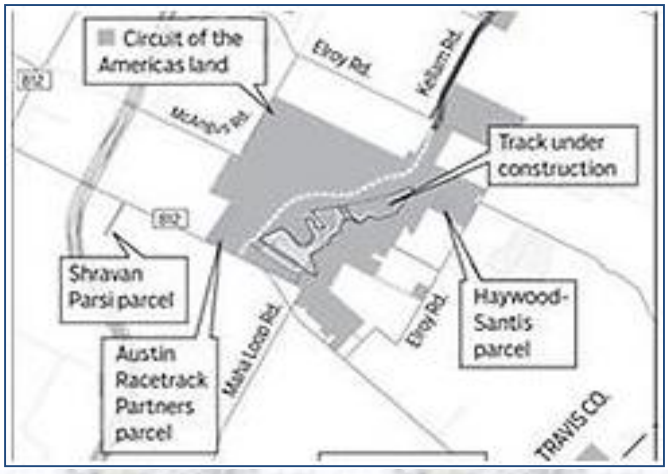
is a **157 unit** multifamily asset favorably located in San Antonio, near Loop 410 and IH-10. The community is just minutes from the Medical Center District, USAA and UTSA and just mile north of Santa Fe Place owned by NAPA.



The Lofts at 12th

is a **27 unit** luxury condominium development located one mile from downtown Austin. Development team consists of Big Red Dog as the civil engineer and TAG International as the design firm. Estimated completion of Q2 2016.





5 Acres near Formula 1 Track

Land, zoned commercial & mixed use, located half a mile from Formula1 race track and Circuit of the Americas. Under development, in site plan stage; land valued at $1MM.

Executive Summary

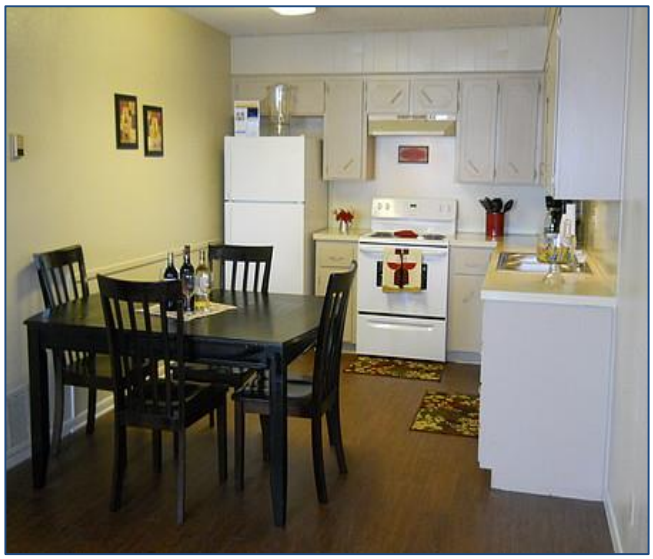
NAPA| *Portfolio*



Summerlyn is a **200 unit** apartment complex located adjacent to 66 acre Long Branch Park in Killeen, Texas. The property is on heavily traveled East Rancier Avenue and has excellent proximity to Fort Hood which has over 45,000 soldiers and 9,000 civilian employees on site.

Lakeview Apartments is a **62 unit** multifamily asset located in Killeen, Texas. NAPA purchased the property and within three months successfully remodeled and brought the occupancy from 60% to over 92%.





Morgan Manor, Killeen is a **56 unit** multifamily asset located in Killeen, Texas. This property located across the street from the Lakeview Apartments. These units are located just one mile from Fort Hood, one of the largest military bases in the United States.

Executive Summary

NAPA | *Property Overview*

NAPA Prior 18 Month Track Record

Purchased and Sold Assets	Transaction Details			Investor Returns ($M)			
	Acq Cost	Sale	Profit	Equity	Profit	IRR	ROI
Encinal Apartments	$4.6	$5.1	$0.5	$0.6	$0.12	48%	20%

Current Ownership	Revenue ($M)				NOI ($M)			
	Prior	Yr 3 Fcst	$ Var	% Var	Prior	Yr 3 Fcst	$ Var	% Var
Morgan Manor, SA TX	$0.7	$1.3	$0.6	80%	$0.1	$0.6	$0.5	856%
Santa Fe Place	$1.1	$1.9	$0.8	77%	$0.4	$1.0	$0.6	135%
Summerlyn Apartments	$1.2	$1.5	$0.3	23%	$0.5	$0.7	$0.2	41%
Lakeview Apartments	$0.2	$0.4	$0.2	77%	$0.0	$0.2	$0.1	506%
Morgan Manor, Killeen, TX	$0.0	$0.3	$0.3	NA	$0.0	$0.1	$0.1	NA
Montecito Creek Apartments	$5.2	$5.9	$0.6	12%	$2.2	$3.1	$1.0	45%
NAPA	**$8.5**	**$11.3**	**$2.8**	**33%**	**$3.2**	**$5.7**	**$2.5**	**80%**

Development Phase	Transaction Details ($M)			Est. Investor Returns ($M)			
	Acq Cost	Sale	Profit	Equity	Profit	IRR	ROI
Lofts at 12th Street	$9.1	$10.8	$1.7	$3.1	$1.10	20%	36%
5 acres near Circuit of Amer **acquired land, site plan stage*							

**currently raising Equity on Loft at 12th Street*

As of October 2015

Current Ownership	Purch Date	Months Owned	# Units	City	Est. Investor Returns IRR	Est. Investor Returns ROI
Morgan Manor, SA TX	9/30/14	12	157	San Antonio, TX	23%	52%
Santa Fe Place	6/12/15	4	327	San Antonio, TX	39%	161%
Summerlyn Apartments	2/27/15	8	200	Killeen, TX	25%	95%
Lakeview Apartments	4/4/14	18	62	Killeen, TX	22%	107%
Morgan Manor, Killeen, TX	8/25/14	14	56	Killeen, TX	49%	17%
Montecito Creek Apartments	9/29/15	0	650	Dallas, TX	20%	67%
NAPA			1,452			

** Under Contract*

Estimated Investor Returns based on offering memorandum projections

Executive Summary

NAPA| *Experience*



Glenn Gonzales,
Principal, Co-Founder





Texas	Units	City
Sunset Canyon	446	San Antonio
Sunridge	332	Grand Prarie
Ashton Park	240	Texas City
Kenton Apts	232	San Antonio
Peppermill	232	Universal City
Midcrown	220	San Antonio
Park Row East	205	Arlington
Tierra Bella	205	Austin
Encinal Apts*	201	San Antonio
Summerlyn*	200	Killeen
Arlington Farms	168	Waco
Morgan Manor, SA*	157	San Antonio
Cimarron City	140	Universal City
Hunter's Bend	100	San Antonio
Sadosa Ridge	68	Eastland
Lakeview Apts*	62	Killeen
Morgan Manor*	56	Killeen

California	Units	City
Ellmar Oaks Apts	256	San Jose
Waterstone Apts	152	San Jose

New Mexico	Units	City
Cannon De Arrowhead	250	Albuquerque
Arrowhead Ridge	250	Albuquerque

Washington	Units	City
Village at Seeley Lake	515	Tacoma
Surprise Lake Village	338	Milton
Valencia Apts	311	Bellevue
On the Greene	267	Harbor Pointe
Madison Sammamish	253	Samamish
Newport Crossing	179	Seattle
Woodcreek Apts	158	Lynnwood
Stoney Creek	157	Tacoma
Seventh & James	150	Seattle
2900 on First	130	Seattle
Azure Ridge Apts	52	Renton WA
Meeker Properties*	45	Puyallup

Utah	Units	City
Ashford Chace	416	Rose Park
Kings Row	330	Salt Lake City
Todd Hollow Apts	300	Park city
Rose Cover Senior Living	225	Farmington
Heather Estates	197	Clearfield
Mayflower Apts	192	Lehi
Shepards Creek Condos	157	Clearfield
Heather Estates	154	Clearfield
Avion Apts	150	West Jordan
Holiday Hills Apts	86	Salt Lake City
Villas at Vine	86	Salt Lake City
Bay Harbor	60	Provo

**Property ownership and acquisition experience; ** Under Contract to Acquire*



Deep Industry Experience:

Mr. Gonzales has 25 years experience managing over 10,000 units and owning more than 1500 units across 45 properties in five states

NAPA| *Business Relationships, Pipeline*

Current Partners & Business Relationships

- ✓ Goldman Sachs
- ✓ Billionaire Family Office based out of CA, acquired over 800 buildings, totaling 39 million square feet across 16 US states, 4 countries, and 2 continents, in transactions valued at over $4 billion
- ✓ Hedge Fund based out of MA that has invested over One Billion Dollars in the past four years on all commercial real estate classes
- ✓ AMG & Associates LLC, a mid-size real estate development company specializing in multi-tenant rental housing, owning & operating over 10,000 units
- ✓ Arbor – a Top 10 Fannie Mae DUS® Multifamily Lender, a Top Fannie Mae DUS® Multifamily Small Loan Lender and a long-standing Bridge lender.
- ✓ LMREI - national commercial real estate bridge lender
- ✓ High Net-worth Individuals, accredited investors & entrepreneurs based out of USA & abroad

$200MM planned pipeline

Property	Property Type	$MM	Pipeline Notes*
The Lofts at 12th, Austin, TX	Luxury Condos - 30 Units, NAPA owns the land, a mile from downtown Austin	$ 10	Seeking funds in the form of Equity, site plan stage
Dallas Portfolio, TX (8 Apartment Complexes)	Class B Apartments - 1600 Units, OFF MARKET DEAL	$75	Off Market Deal Bundle (Property 1 of 2). Currently Reviewing Financials and plan to sign contract in Q4 2015.
Seattle Portfolio, WA	Class B & B+ Apartments - 1000 Units, OFF MARKET DEAL	$85	Off Market Deal Bundle (Property 2 of 2). Currently Reviewing Financials and plan to sign contract in Q2 2016.
Duplexes and New Apartments in Temple, TX	Duplex Homes & Class A Apartment Complex, Ground up Development	$30	New Construction project. Land is owned by an affiliate company.
	Projected Total ($MM)	$ 200	

Executive Summary

NAPA| *Principal*



Glenn Gonzales, CPM

Contact Glenn:
512.937.5964
Glenn@napa-ventures.com

Glenn Gonzales is an entrepreneurial individual able to leverage 25 years of commercial real estate experience. Glenn served as Treasurer on the Board of Directors for the Washington Multi-family Housing Association, and was elected as President of the association in 2006. From 1994 to 1998, Glenn was a board member for the Utah Apartment Association. He also served a two year term as the Chairman of the Public Relations Committee and a one year term as the Secretary Treasurer for the Institute of Real Estate Management (IREM). Since 1994, Glenn has also been an instructor for the Apartment Associations in his local markets.

Prior to his position as President and partner at PPA Real Estate Management, Glenn spent many years working in multi-family and commercial property management with companies such as Equity Residential, Evergreen Management Group, Glacier Management, and gained a great deal of experience at Pacific Property Company, a value-add investment firm. He is also a licensed real estate broker in multiple states and Certified Property Manager from IREM. Glenn's many years of industry experience coupled with his acute ability to motivate and lead has enabled him to build an effective management operation and assemble a strong team of professionals everywhere he goes which leads to an execute strategic vision of NAPA Investments.



Shravan Parsi

Contact Shravan:
210.862.5294
Shravan@napa-ventures.com

Shravan Parsi is an entrepreneur and an innovator with a background in two diversified professional fields: real estate investments and pharmaceutical research. He currently owns a portfolio of multifamily, residential, and commercial real estate investments in the United States and India. Shravan is the Co-CEO & Co-Founder of NAPA, LLC, which has acquired 7 apartment complexes and 2 commercial properties in the past 18 months. NAPA will continue to aggressively grow with a forecasted pipeline of $150MM in planned acquisitions in 2015. Shravan is a featured speaker at Texas CEO Magazine's 2015 Enlightened Speaker series event & was recently featured as a value investor in the Austin American Statesman for the commercial real estate investment he purchased adjacent to the Formula 1 Race Track prior to the inaugural US Grand Prix in Austin, Texas. Shravan founded SA Dream Homes, LLC in 2004 and has invested in $7MM of residential real estate.

By education, Shravan is a Pharmaceutical Scientist, owns investments in Medical Device & Health-Tech space. Shravan has published articles in the academic journals and made presentations to FDA and American Association of Pharmaceutical Scientists (AAPS). Prior to launching NAPA, LLC, SA Dream Homes, LLC and Pharmaceutical Specialties, Inc in 2007, Shravan worked for industry leaders like Merck and DPT Labs.

With 11 years of RE Investment experience and 12 years of Pharma industry scientific and management experience, Shravan brings a unique skill set and strategic business vision to NAPA investments. He is currently a member of prestigious entrepreneur network TIGER 21, Central Texas Angel Network (CTAN), and the Austin Technology Council (ATC), and a past member of Entrepreneurs Organization (EO).

NAPA| *Legal Disclaimer*

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