



Accretiv[▲]HYBRID

Portfolio Limited

LAUNCH WEBINAR

GexPro, Theodore

INVESTMENT OPPORTUNITY

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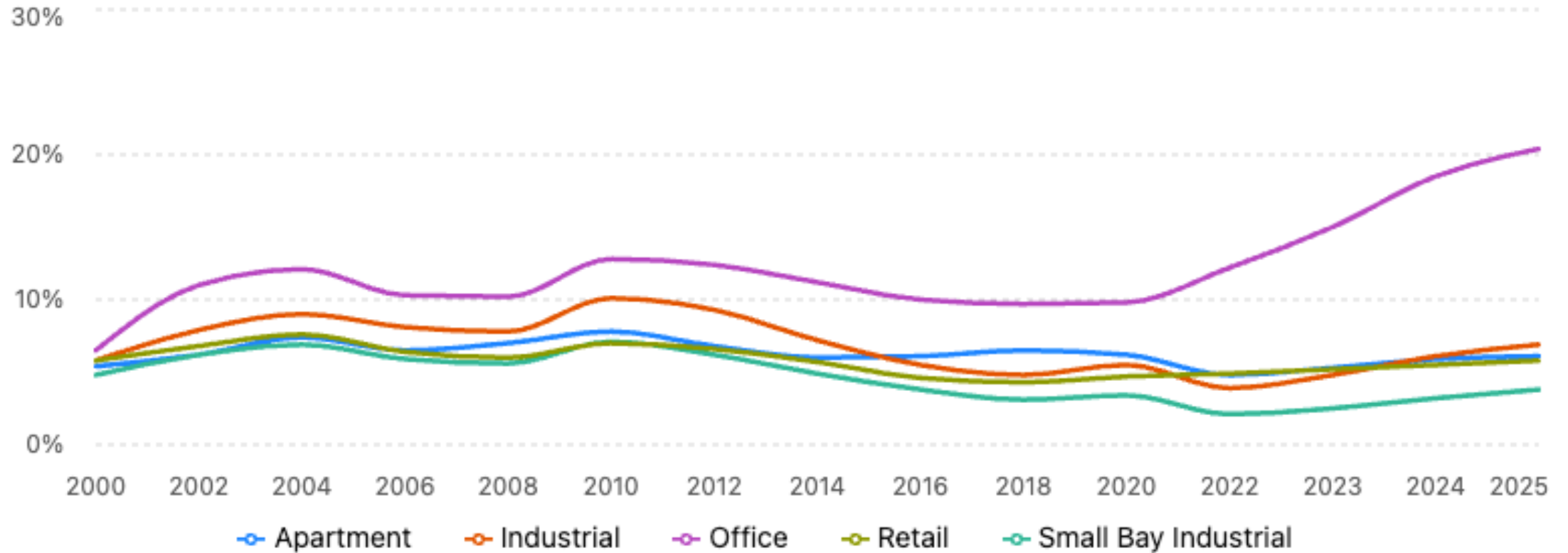
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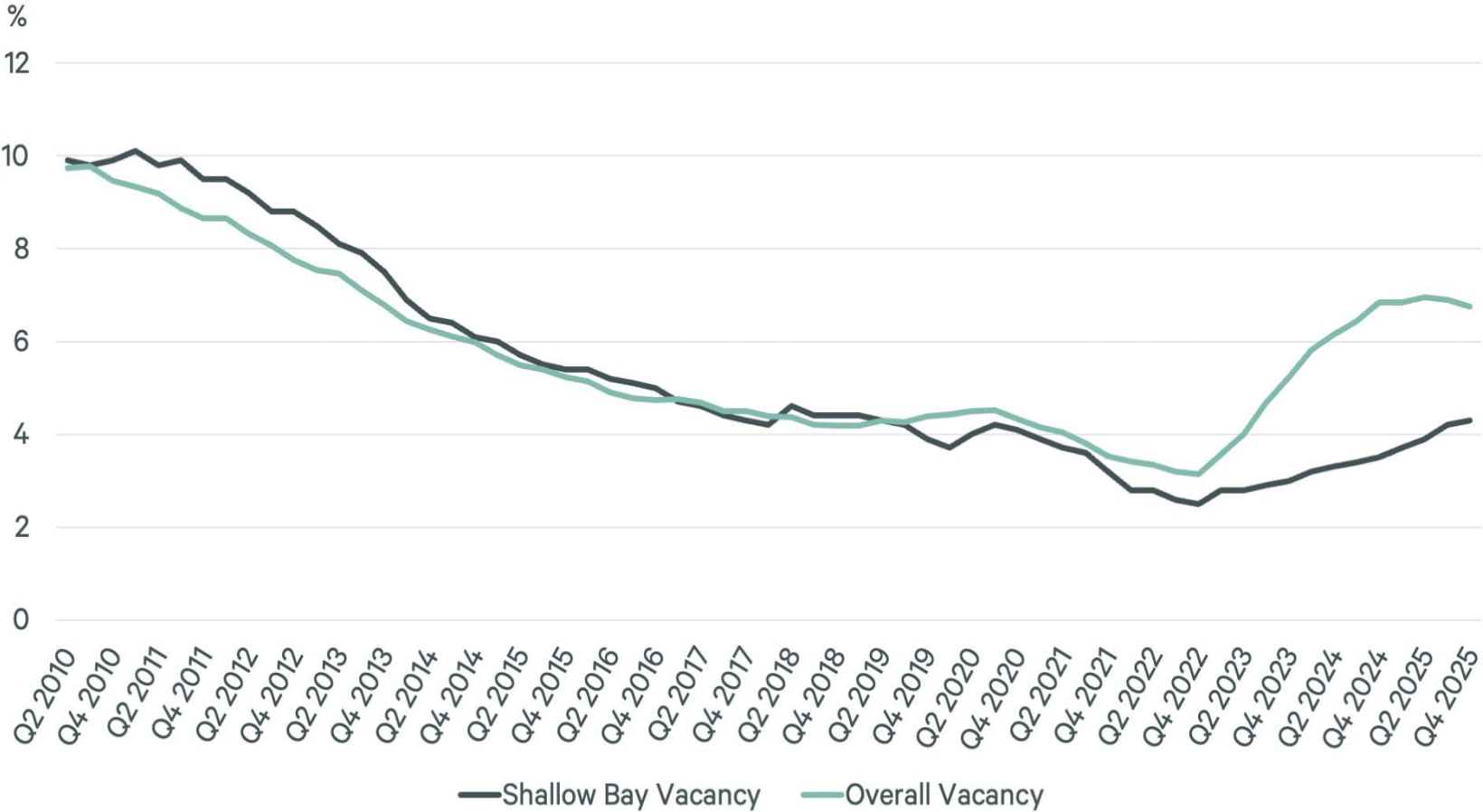
OrbVest SA (Pty) is an authorised financial services provider in South Africa.

Small Bay industrial Vacancy Rates **lowest since 2010**



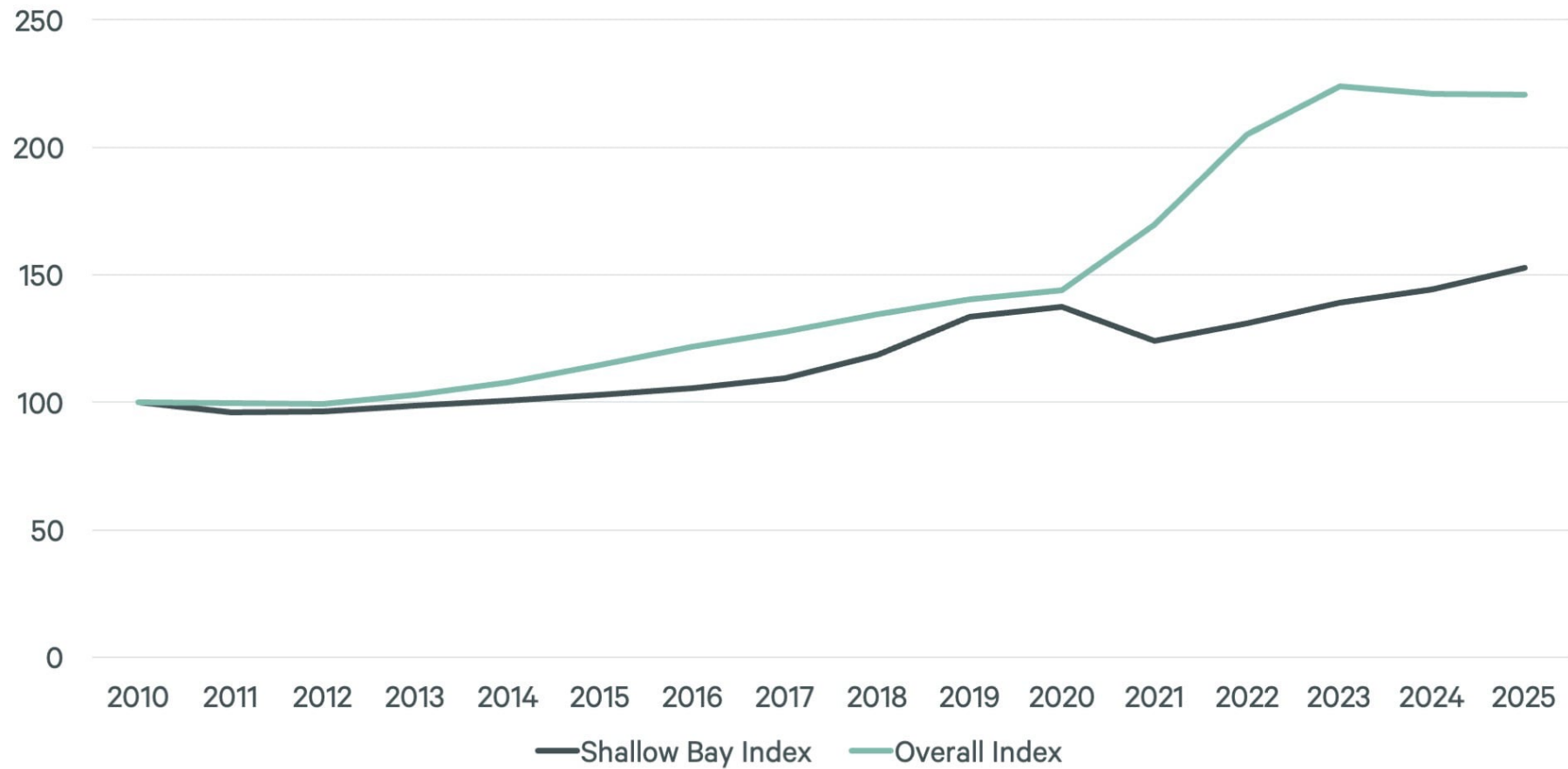
Source: CoStar, Nareit, NAIOP, market reports and reconstructed estimates through 2025.

Shallow-Bay Vacancy Falls Below Overall Industrial Vacancy



Source: CBRE Research.

Shallow-Bay Rents **Rose Steadily** Over Past Decade



Source: CBRE Research.

Portfolio - between 8 and 10 small bay buildings...

Accetiv Hybrid Portfolio - projection	Equity	Year 1	Year 2	Year 3	Year 4	Year 5
Building 1 - 1441 Branding, IL	\$2,459,442	\$168,448	\$168,448	\$168,448	\$4,030,905	-
Building 2 - 151 Allendale Ave, PA - PAUSED	\$2,890,654	\$189,929	\$195,632	\$212,482	\$4,298,394	-
Building 3 - GexPro, Theodore	\$2,687,888	\$151,920	\$217,092	\$192,332	\$182,764	\$3,450,814
Building 4	\$2,775,699	\$96,393	\$197,202	\$346,087	\$208,721	\$3,570,454
Building 5	\$2,574,589	\$42,572	\$181,854	\$336,094	\$3,198,687	-
Building 6	\$2,641,625	\$45,838	\$195,220	\$479,327	\$211,170	\$3,782,420
Building 7	\$2,815,231	\$134,819	\$201,034	\$205,576	\$217,223	\$944,595
Building 8	\$2,815,231	\$134,819	\$201,034	\$205,576	\$217,223	\$944,595
Structure setup cost	\$50,000					
Total						
Cost per deal allocation	\$21,660,359	\$964,738	\$1,557,516	\$2,145,922	\$12,565,087	\$12,692,880
Total		(\$79,704)	(\$29,704)	(\$29,704)	(\$37,130)	(\$14,852)
Anticipated Distributions and IRR	\$21,710,359	\$885,034	\$1,527,812	\$2,116,218	\$12,527,957	\$12,678,028
		7%	7%	7%	7%	16.09%

GexPro, Theodore – Building 3

Acquisition price	: \$8,295,000
Building size	: 89,770 SF
Current NOI	: \$681,000
Equity Requirement	: \$2,731,594
Cap Rate at Purchase:	: 8.21%
Occupancy	: 100%
WALT	: 8.9 Years
Escalation	: 2%
IRR over 5 years	: 13% - 15%



Location Overview

Alabama offers:

- a highly business-friendly environment,
- with low property taxes,
- competitive corporate rates,
- and a range of incentives for manufacturers,
- a **cost-effective, scalable option** for industrial users looking for long-term growth in a well-connected, expanding logistics corridor.
- 10: 4 mins/1.5 miles from the interstate.
- 14 mins/12.3 miles from the Port of Mobile, the **second fastest growing port in the US**.
- 13 mins/9.6 miles from Mobile International Airport.



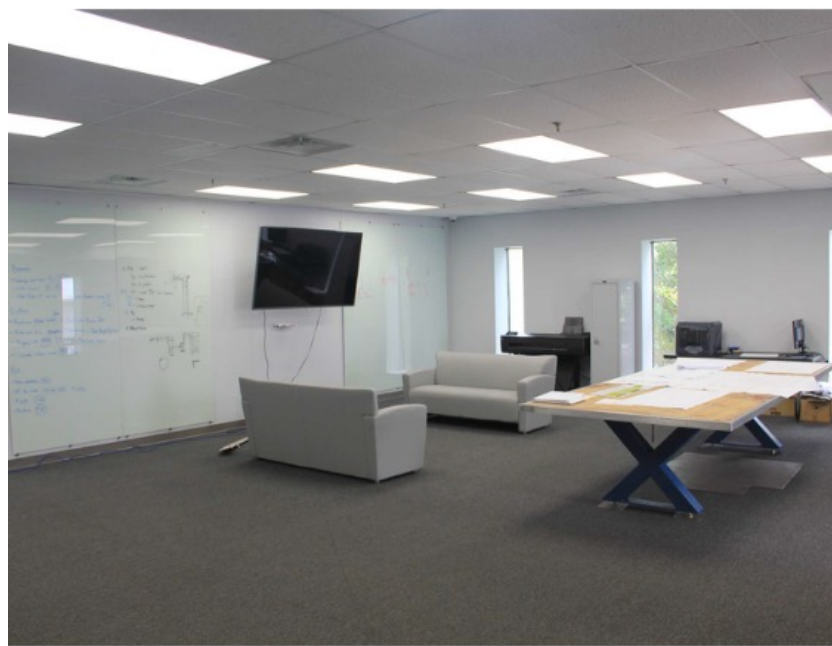
Overview – Tenant

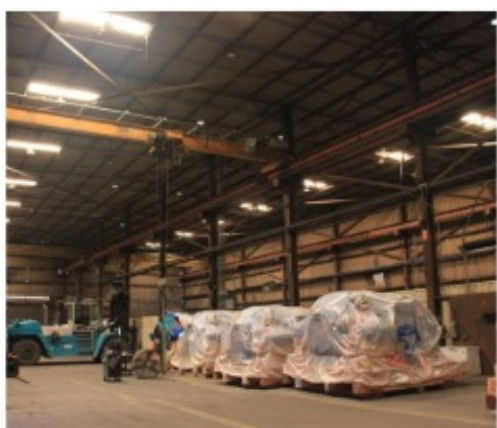
- Blue Chip Customers in Diverse End Markets: Renewables, Technology, Industrial Power, Consumer & Industrial, Aerospace (Airbus) & Defense, and Transportation.
- Gexpro Services is a world-class global supply chain solutions provider, specializing in the development of mission critical production line management, after market and field installation programs.



Gexpro Services has manufacturing and supply chain operations in over 30 Service Center sites across nine countries, including key geographies in Europe, Asia, North America, South America, and the Middle East.

GexPro is owned by the **Distribution Solutions Group ("DSG")**, a premier multi-platform specialty distribution company providing high touch, value-added distribution solutions to the maintenance, repair & operations (MRO), the original equipment manufacturer (OEM) and the industrial technologies markets.





Financial Information

PROJECT CAPITAL STRUCTURE				
PURCHASE PRICE				8,295,000
GENERAL PARTNER FEE				91,245
DUE DILIGENCE FEE				91,245
CAPITAL EXPENDITURE				40,000
3RD PARTY PLACEMENT COSTS				165,900
CAPITALIZED ANNUAL ADMIN COSTS				10,000
CLOSING FEES				256,454
TOTAL INVESTMENT				8,952,844
AMOUNT FINANCED	LTV:	69.49%	DCR:	1.66x
EQUITY CONTRIBUTION				2,731,594
ACCRETIV HYBRID CONTRIBUTION				1,690,620
US VIP AND INSTITUTIONAL CONTRIBUTION				1,000,000
ACRRETIV SPONSOR CONTRIBUTION				40,974

PROJECT PARAMETERS	
HURDLE RATE	7.00%
INVESTMENT HOLDING PERIOD (YEARS)	4
EQUITY CARRY PROFIT SPLIT	
INVESTOR	70%
SPONSOR	30%

Financial Information

RETURN FORECAST					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1) INVESTMENT	-\$50,000				
2) NET CASH FLOW	\$3,500.00	\$3,500.00	\$3,500.00	\$3,516.26	
CASH FLOW RETURN %	7%	7%	7%	7%	
3) CAPITAL GAINS FLOW BEFORE TAX					\$12,727
CAPITAL GAINS FLOW % RETURN BEFORE TAX					25.5%
4) RETURN ON INVESTMENT BEFORE TAX					\$76,743
RETURN ON INVESTMENT % RETURN BEFORE TAX					53.5%
5) EQUITY MULTIPLE BEFORE TAX					1.56x
INVESTOR INTERNAL RATE OF RETURN BEFORE TAX (RANGE)					13% - 15%

DISCLAIMER: This opportunity is reserved for accredited investors and comes with some risk. These figures are forecast based 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 AccretivPARTNERS and its affiliates disclaim any liability for any loss or damage which may be suffered as a result of, or which may be attributable to, the use of or reliance upon any information provided.

An aerial view of a city skyline, likely New York City, with numerous skyscrapers and buildings. The word "Accretiv" is overlaid in a large, black, sans-serif font. A small orange triangle is positioned above the letter 'i'. A horizontal orange line is positioned below the word "Accretiv".

Accretiv

Thank You