

Investor: Peter Felegy

Profiles: Peter Felegy

## Fund Summary- CCG Growth Fund

Fund Level Details

Project	Status	Project Amount Invested	Project Distributions Since Inception	Class	Preferred Return Rate	Projected IRR	Remaining Investment Term	Withholding Fees Since Inception
CCG Growth Fund	Invested	\$25,000,000.00	\$75,000.00	Common - CCG	7.00%	0.00%	116 Months	\$0.00

Peter,

Charlotte Capital Group is pleased to report that all outstanding capital has been called and is 80% deployed towards our 2019 acquisition strategy. The remainder is ear marked for an additional acquisition that is currently in the due diligence process. Our initial concern upon inception of the CCG Growth Fund was the potential rise in interest rates within our acquisition window. However, the Federal Reserve has maintained its target range for the federal funds rate at 2.25%- 2.50% at its May meeting and our financing has been secured and locked. Chair Powell has reasserted that the U.S economy is healthy, and that financial conditions do not pose a risk presently and does not expect a rate adjustment in 2019.



As you know, the strategy for CCG Growth Fund is to purchase under valued B & C class Multifamily assets in markets that our team has identified as having the highest potential for growth. The markets that we have identified as the best fit for our investment criteria are : Austin TX, Raleigh NC, Cincinnati OH, & St. George UT. Each of these cities has experienced a massive increase in population over the last five years, primarily due to the respective job markets. These cities have an abundance of jobs in the technology & medical fields and are experiencing a trend of increasing median household incomes.

Below you will find your personal distribution information, investment performance, and the latest updates of each asset within the fund.

Please feel free to reach out to me directly or to our Investor Relations Team with any questions or concerns.

We look forward to a great 2019!

Sincerely,

John Q Sponsor  
Managing Principal  
Charlotte Capital Group  
740-555-1234

## Investment Overview & Project Updates

Asset & Investment Information per Investor

Investor	Investor Type	Invested	Ownership	Date Invested	Distributions			Last Distribution Period End Date	Last Distribution Send Date	Unreturned Contributions	Preferred Return			Return of Capital Since Inception
					QTD	YTD	Since Inception				QTD	YTD	Since Inception	
Peter Felegy	Individual	\$250,000.00	5.00%	06/01/2019	\$0.00	\$750.00	\$750.00	06/30/2019	06/30/2019	\$250,000.00	\$0.00	\$750.00	\$750.00	\$0.00
<b>Total</b>		<b>\$250,000.00</b>			<b>\$0.00</b>	<b>\$750.00</b>	<b>\$750.00</b>			<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>\$0.00</b>



## The Olmsted | Multifamily | Austin, Texas

Renovations have been completed on 15 of the 100 units. We will continue to renovate units as leases come to term and the unit is vacated. The key items being updated in each unit are:

- Carpet removal and replacement with luxury vinyl tile for modernization and overall durability
- Bathrooms are being updated to include tile
- Counter tops are being replaced for modernization and overall look and feel
- Deferred maintenance on HVAC units

The Olmsted is ahead of schedule and the newly renovated units are renting 25% higher than pre renovation.



## Sunset Apartments | Multifamily | Raleigh, NC

Renovations have been completed on 10 of the 120 units. We will continue to renovate units as leases come to term and the unit is vacated. The key items being updated in each unit are:

- Carpet removal and replacement with luxury vinyl tile for modernization and overall durability
- Bathrooms are being updated to include tile
- Counter tops are being replaced for modernization and overall look and feel
- Deferred maintenance on HVAC units

Sunset Apartments project is ahead of schedule and the newly renovated units are renting 20% higher than pre renovation.



### The Ridge Line Apartment Community | Multifamily | Cincinnati, OH

Renovations have been completed on 10 of the 120 units. We will continue to renovate units as leases come to term and the unit is vacated. The key items being updated in each unit are:

- Carpet removal and replacement with luxury vinyl tile for modernization and overall durability
- Bathrooms are being updated to include tile
- Counter tops are being replaced for modernization and overall look and feel
- Deferred maintenance on HVAC units

The Ridge Line Apartment Community is ahead of schedule and the newly renovated units are renting 30% higher than pre renovation.



## The Vista Apartments | Multifamily | St. George Utah

Renovations have been completed on 10 of the 120 units. We will continue to renovate units as leases come to term and the unit is vacated. The key items being updated in each unit are:

- Carpet removal and replacement with luxury vinyl tile for modernization and overall durability
- Bathrooms are being updated to include tile
- Counter tops are being replaced for modernization and overall look and feel
- Deferred maintenance on HVAC units

The Vista is ahead of schedule and the newly renovated units are renting 30% higher than pre renovation.

## Investment Details

**CCG Growth Fund** • Invested Peter Felegy



Amount Invested	<b>\$250,000.00</b>	Date Invested	<b>06/01/2019</b>
Remaining Investment Term	<b>116 Months</b>	Distributions to Date	<b>\$750.00</b>
Current Quarter Distributions	<b>\$750.00</b>	Return of Capital	<b>\$0.00</b>
Unreturned Contributions	<b>\$250,000.00</b>	Cash on Cash	<b>0.30%</b>
Annualized Cash on Cash	<b>3.65%</b>	Total Return on Investment	<b>0.30%</b>
Inception to Date Rate of Return	<b>0.60%</b>	Return Multiple	<b>0.00x</b>
Last Distribution Amount	<b>\$750.00</b>	Last Distribution Send Date	<b>06/30/2019</b>

## Transaction History

Date	Type	Description	Total Amount
06/30/2019	Distribution (Operating)		\$750.00
			<b>\$750.00</b>

**EGI** **\$7,178,040**



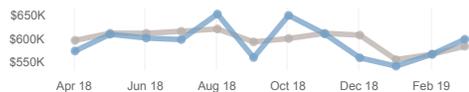
**OpEx** **\$3,291,473**



**NOI** **\$3,886,566**



**EGI Actual vs Budget**



**OpEx Actual vs Budget**



**NOI Actual vs Budget**



**Attributes**

**Location** Scottsdale, AZ Vancouver, WA  
**Type** Multifamily  
**Size** 256 Units 392 Units  
**Year Built** 1982 2009  
**Year Acquired** 2011 2012

**Debt**

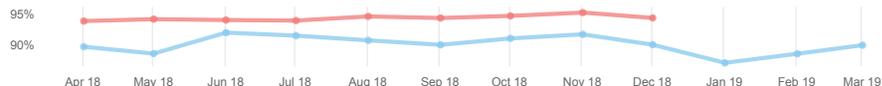
**Type** fixed  
**Principal Balance** \$49,913,587  
**Rate** 4.66%  
**LTV** 45.32%  
**Maturity Date** 2021-05-01 2028-09-01

**Equity**

**Investors** 2 3  
**Property Value** \$16,314,492 \$52,893,460  
**Total Equity** \$2,784,750 \$9,243,285  
**Total Return of Capital** \$0  
**Total Distributions** \$0

**Physical Occupancy:** 95.62%

**Economic Occupancy:** 89.25%

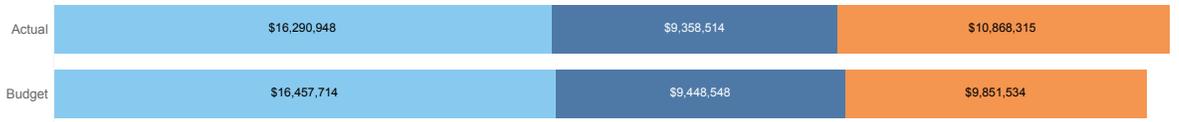


		Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Grand Total
Revenue	Actual	\$582,490	\$610,956	\$604,547	\$601,845	\$645,317	\$571,346	\$643,094	\$611,573	\$570,857	\$556,680	\$576,906	\$602,426	\$7,178,040
	Budget	\$600,485	\$612,779	\$612,564	\$616,011	\$619,960	\$597,907	\$603,713	\$612,572	\$609,526	\$567,727	\$576,988	\$590,516	\$7,220,748
	Variance	(\$17,995)	(\$1,823)	(\$8,017)	(\$14,166)	\$25,357	(\$26,561)	\$39,381	(\$999)	(\$38,669)	(\$11,047)	(\$82)	\$11,910	(\$42,709)
	Variance %	-3.0%	-0.3%	-1.3%	-2.3%	4.1%	-4.4%	6.5%	-0.2%	-6.3%	-1.9%	0.0%	2.0%	-0.6%
Operating Expenses	Actual	\$271,799	\$273,678	\$268,297	\$253,644	\$286,710	\$295,714	\$267,633	\$263,859	\$247,554	\$288,543	\$265,513	\$308,529	\$3,291,473
	Budget	\$278,907	\$275,165	\$279,351	\$277,570	\$291,012	\$303,944	\$286,188	\$282,138	\$285,824	\$269,513	\$269,791	\$306,494	\$3,405,897
	Variance	(\$7,108)	(\$1,487)	(\$11,054)	(\$23,926)	(\$4,302)	(\$8,230)	(\$18,555)	(\$18,279)	(\$38,270)	\$19,030	(\$4,278)	\$2,035	(\$114,424)
	Variance %	-2.5%	-0.5%	-4.0%	-8.6%	-1.5%	-2.7%	-6.5%	-6.5%	-13.4%	7.1%	-1.6%	0.7%	-3.4%
Non Operating Expenses	Actual	\$286,158	\$238,797	\$226,378	\$247,955	\$306,380	\$274,557	\$257,516	\$261,459	\$1,213,759	\$255,842	\$243,907	\$580,987	\$4,393,696
	Budget	\$288,396	\$272,273	\$256,586	\$260,331	\$285,816	\$263,585	\$249,256	\$255,556	\$240,169	\$263,283	\$275,048	\$250,262	\$3,160,561
	Variance	(\$2,238)	(\$33,476)	(\$30,208)	(\$12,376)	\$20,564	\$10,972	\$8,260	\$5,903	\$973,590	(\$7,441)	(\$31,141)	\$330,725	\$1,233,135
	Variance %	-0.8%	-12.3%	-11.8%	-4.8%	7.2%	4.2%	3.3%	2.3%	405.4%	-2.8%	-11.3%	132.2%	39.0%

**FILTERS**

- Property Name  
All
- Property Type  
Multifamily
- Sub Property Type  
All
- Project Status  
Active
- Location  
All
- Report Date  
4/1/2018 to 3/31/2019
- Category  
Multiple values
- IMS Description  
All
- Account Description  
All
- PM Firm  
All
- Segment  
All
- Account  
All

**Breakdown for Period**



■ Revenue     
 ■ Operating Expenses     
 ■ Non Operating Expenses

**Net Income:**     
 Actual (\$2.95M)     
 Budget (\$2.03M)

**P & L Details**

Category	Description	Actual	Budget	Variance	Variance %
Revenue	Gross Potential Rent	\$16,281,361	\$16,673,244	(\$391,883)	-2.4%
	Vacancy Loss	(\$921,847)	(\$1,009,505)	\$87,658	-8.7%
	Loss / Gain to Lease	(\$194,783)	(\$359,651)	\$164,868	-45.8%
	Concessions	(\$361,581)	(\$240,062)	(\$121,519)	50.6%
	Bad Debt	(\$94,579)	(\$85,809)	(\$8,770)	10.2%
	Utility Reimbursement	\$518,629	\$486,033	\$32,596	6.7%
	Laundry Income	\$54,881	\$52,577	\$2,304	4.4%
	Parking Income	\$147,910	\$165,063	(\$17,153)	-10.4%
	Other Income	\$860,958	\$775,824	\$85,134	11.0%
	Operating Expenses	Real Estate Taxes	\$2,607,645	\$2,707,744	(\$100,099)
Property Insurance		\$615,220	\$651,433	(\$36,213)	-5.6%
Payroll & Benefits		\$2,041,223	\$2,038,680	\$2,543	0.1%
Repairs & Maintenance		\$1,281,972	\$1,240,921	\$41,051	3.3%
Utilities		\$1,074,024	\$1,089,308	(\$15,284)	-1.4%
General & Administrative		\$1,489,411	\$1,475,254	\$14,157	1.0%
Advertising & Marketing		\$224,549	\$229,878	(\$5,329)	-2.3%
Legal Fees		\$22,160	\$15,330	\$6,830	44.6%
Professional Fees		\$2,310	\$0	\$2,310	0.0%
Non Operating Expenses		Capital Expenditures	\$95,360	\$137,789	(\$42,429)
	Debt Service	\$84,440	\$75,087	\$9,353	12.5%
	Amortization & Depreciation	\$4,866,729	\$4,106,414	\$760,315	18.5%
	Other Non Operating Expen..	\$5,821,787	\$5,532,244	\$289,543	5.2%