

EnKore Development Fund I

300+ Unit Class A Multifamily Community

Project Investor Overview

LOCATION	ASSET TYPE	RETURN PROFILE	RISK LEVEL
Georgia (Metro Atlanta)	Ground-Up Multifamily	7–8% preferred return + equity upside	Moderate-High
DEVELOPMENT TYPE	TIMELINE	FUND ALLOCATION	BADGE
Ground-Up Development	30–42 months to stabilization	35% of Fund I	Flagship Asset

■■ PRELIMINARY — FOR INFORMATIONAL PURPOSES ONLY — NOT AN OFFERING This document does not constitute an offer to sell or solicitation of an offer to buy any securities.

PROJECT OVERVIEW

A ground-up development of a 300+ unit Class A multifamily community targeting workforce and market-rate renters in one of the Southeast's most supply-constrained rental markets. Atlanta's population growth, in-migration from higher-cost metros, and structural undersupply of quality rental housing create a compelling development opportunity with strong projected absorption and rent growth fundamentals.

THE INVESTMENT OPPORTUNITY

Atlanta's rental market is experiencing structural undersupply relative to population growth. The metro area adds approximately 75,000 new residents annually while new multifamily completions have lagged demand. Class A communities in well-located suburban nodes command premium rents with strong occupancy, and the subject site benefits from proximity to major employment corridors, retail amenities, and transportation infrastructure.

DEVELOPMENT STRATEGY

Site Control	Secure entitled or entitleable land in high-demand Atlanta suburban submarket
Design	Complete architectural design and obtain all necessary permits and approvals
Construction	Execute ground-up construction of 300+ Class A units over 18–24 months

Lease-Up	Achieve stabilized occupancy (93%+) within 12–18 months of delivery
Stabilization	Refinance or hold for cash flow at stabilized NOI within 30–42 months

MARKET OVERVIEW

Population Growth	Atlanta MSA: 75,000+ new residents annually — top 5 fastest-growing US metro
In-Migration	Net positive migration from higher-cost metros (NYC, LA, Chicago, DC)
Rent Growth	Atlanta multifamily rents have grown 25–40% over the past 5 years
Vacancy Rates	Class A vacancy in target submarkets: 4–6% — well below national averages
Job Growth	Major employers: Delta, Coca-Cola, Home Depot, NCR, Google, Microsoft, Apple
Supply Gap	New completions consistently below absorption — structural undersupply persists

FINANCIAL OVERVIEW

Target Return	7–8% preferred return + significant equity upside on disposition
Fund Allocation	35% of Fund I capital (\$17.5M at full raise) — largest single allocation
Investment Phase	Phase 1 (Reg CF) + Phase 2 (Reg D) — flagship asset of Fund I
Hold Period	30–42 months construction + lease-up, 5–7 years total
Exit Strategy	Institutional sale at stabilization or long-term hold for cash flow
Risk Profile	Moderate-High — ground-up development with strong market fundamentals

KEY RISK FACTORS

- Construction risk: Cost overruns, labor shortages, or supply chain delays extending timeline
- Lease-up risk: Slower-than-projected absorption affecting initial cash flow
- Market risk: Oversupply in target submarket or economic downturn affecting rental demand
- Entitlement risk: Delays in permitting or zoning approvals extending pre-construction timeline

HOW TO INVEST IN THIS PROJECT

Step 1	Register your investor interest at enkorecapital.com — no commitment required
Step 2	Receive the PPM when issued (Q3–Q4 2026) — registered investors get priority access
Step 3	Review the PPM with your financial advisor and verify accreditation if required
Step 4	Complete the subscription agreement and fund your investment

Contact EnKore Capital	invest@enkorecapital.com · (470) 293-9500 · enkorecapital.com Schedule a call: calendly.com/appointments-enkorecapital/30min
------------------------	---

IMPORTANT LEGAL DISCLAIMER This document is PRELIMINARY and FOR INFORMATIONAL PURPOSES ONLY. It does not constitute an offer to sell or a solicitation of an offer to buy any securities. No securities are currently being offered or sold. Any future investment in 300+ Unit Class A Multifamily Community will be made only pursuant to a formal Private Placement Memorandum (PPM) filed and/or qualified in accordance with applicable federal and state securities laws. EnKore Capital LLC is not a registered investment adviser. This document does not constitute investment, legal, or tax advice. Prospective investors should consult their own financial, legal, and tax advisors before making any investment decision. Past performance is not indicative of future results. EnKore Capital LLC · Georgia, USA · invest@enkorecapital.com · (470) 293-9500 · enkorecapital.com