

ECAP's History

Since 2008 ECAP Funds have:

- ⇒ Our principals have underwritten and invested in over **\$3 billion** of Real Estate located throughout U.S.
- ⇒ Outperformed NCREIF, an Institutional Real Estate Index, every year
- ⇒ Become a part of the fabric of the undervalued and opportunistic U.S. real estate markets



Marble Alley Lofts

Knoxville, TN

Return 1.15x

Moretti at Vulcan Park

Birmingham, AL

Return 1.86x



Notes

EQUITY CAPITAL ADVISORY PARTNERS

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Equity Capital Program



*Experienced, Institutional Real Estate
Investing throughout the U.S.*



Knox Ridge Student Lofts

Knoxville, TN

Return 1.50x



The Alexandria Apartments

Huntsville, AL

Return 2.19x

ECAP's Mission

We directly seek out, evaluate, underwrite, and structure the best real estate investments in the undervalued and opportunistic US real estate markets. ECAP provides investors opportunities in multi-family, industrial, and retail products. The ECAP business model has three focused goals:

- (1) Mitigate risk and maximize return potential.
- (2) Structure deals with defined executable exit strategies, and
- (3) Optimize management and operations to enhance cash flow and tax benefits.

ECAP's Commitment

- ⇒ Provide Outsized Investment Returns to our Investors.
- ⇒ Generate consistent reliable Cash Flow.
- ⇒ Maximize the tax benefits to Investors.
- ⇒ Provide quarterly financial reports and annual audited financial statements.

ECAP Funds:

Consistently outperform National Indices.

Are Self-Liquidating, Finite Life, Tax-efficient, Limited Partnerships.

Provide investors with quarterly independently compiled financial statements and annual audited financial statements.

City Green at Northshore

Chattanooga, TN

Return 2.49x



ECAP's Process

ECAP principals have been underwriting commercial real estate projects throughout the United States for over thirty years. As a team, we have over **\$3 billion** dollars of underwriting and investment experience.

We have a network of contacts throughout the United States that we utilize to source investment opportunities. We employ a propriety Project Status Report to track potential investments through our approval process. This is an eight step process that assures only the most promising projects make it to final approval and funding. These projects must be financially viable investments, have a defined exit strategy, and provide the potential for an outsized return for our Investors.

Madison Street Commons

Clarksville, TN

Return 1.39x

