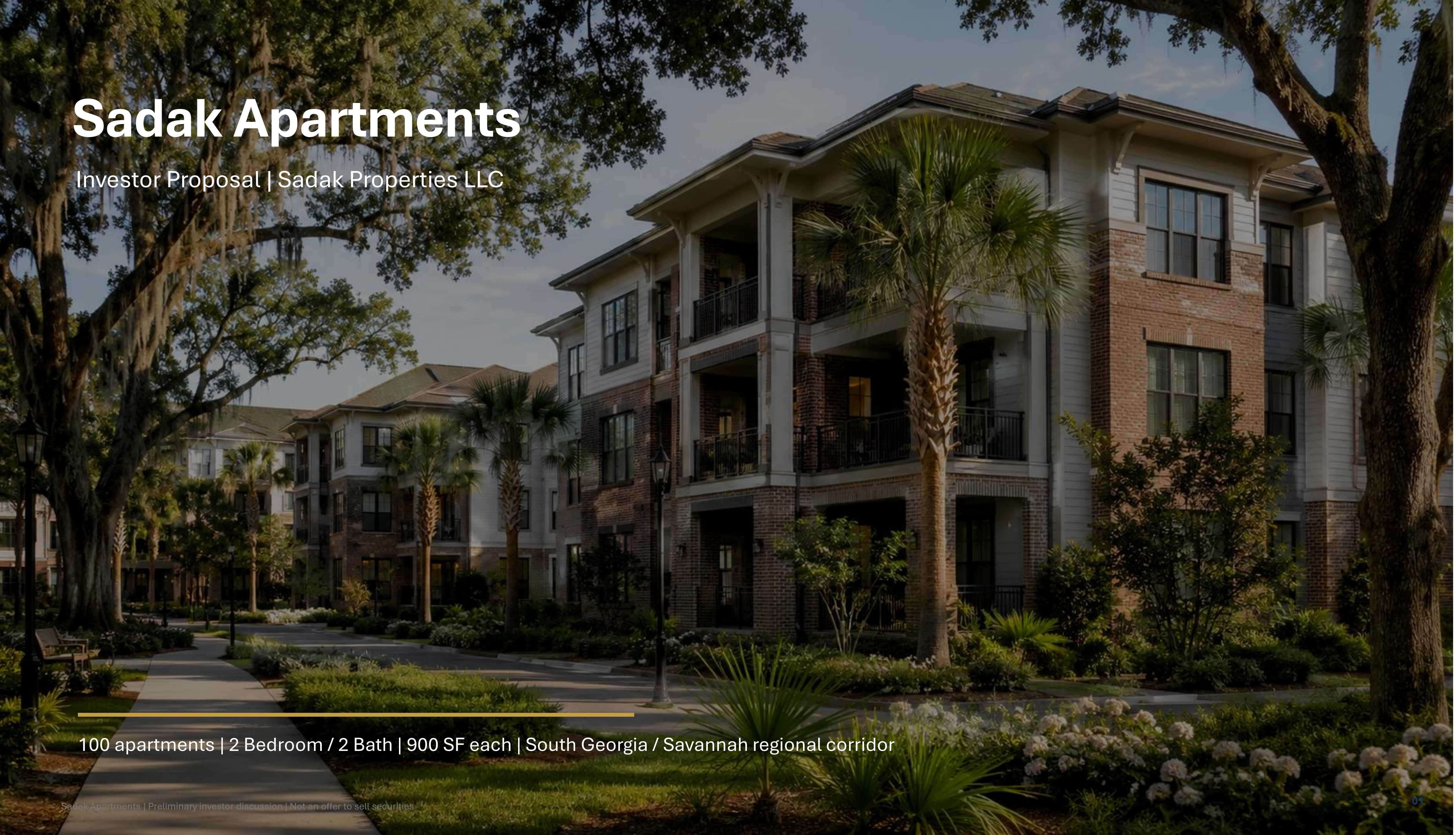


Sadak Apartments

Investor Proposal | Sadak Properties LLC

100 apartments | 2 Bedroom / 2 Bath | 900 SF each | South Georgia / Savannah regional corridor

Investment Thesis

A controlled-land, new-construction multifamily opportunity with attainable-rent positioning.

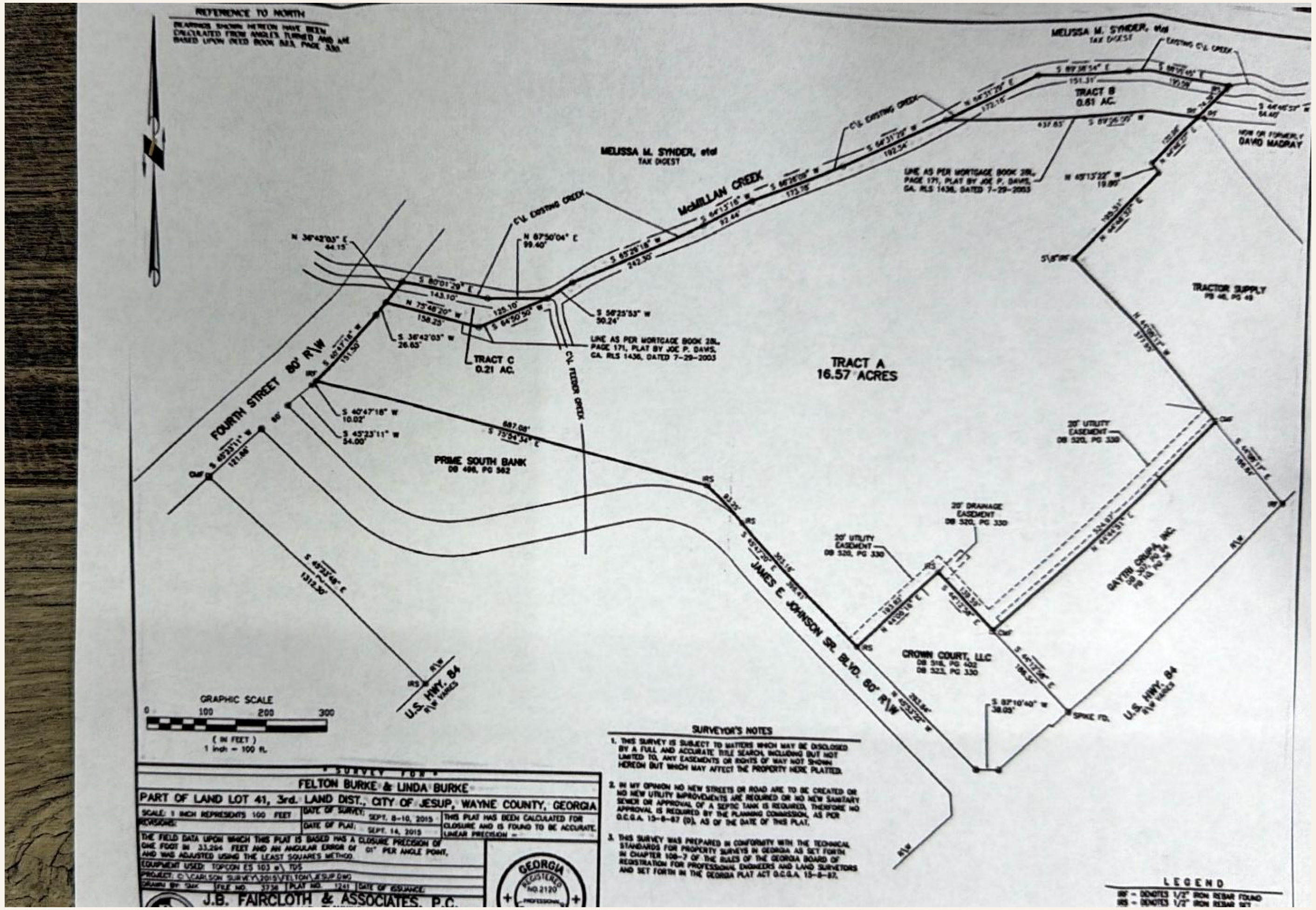
$12.0M	100	$2M–$4M
total preliminary investment	2BR / 2BA units	target per investor

- Land represented as wholly owned by Sadak Properties LLC with no lien.
- Designed as new 2-bedroom workforce / family rental housing.
- Value creation through construction, lease-up, operating income, and potential long-term principal growth.
- Final offering terms, capital stack, and investor protections to be prepared by qualified counsel.

Macro context: Savannah region growth, port/logistics activity, manufacturing investment, and demand for quality rentals.

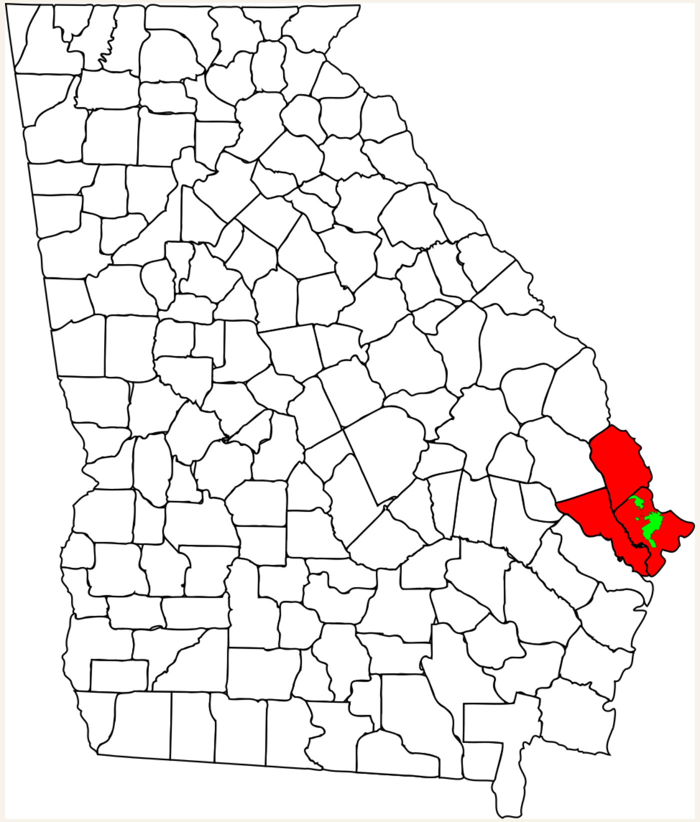
Site Control & Parcel Context

Provided survey indicates Tract A of approximately 16.57 acres in Jesup, Wayne County, Georgia.



Survey highlights

Land status and survey details should be confirmed by title, current ALTA survey, civil engineer, and local jurisdiction review.



Savannah region locator

Macro market context does not replace a site-specific Wayne County / Jesup rent and absorption study.

Proposed Program

Efficient 2BR/2BA product designed for renters seeking value, privacy, and modern finish quality.

100 units

all 2BR / 2BA apartments

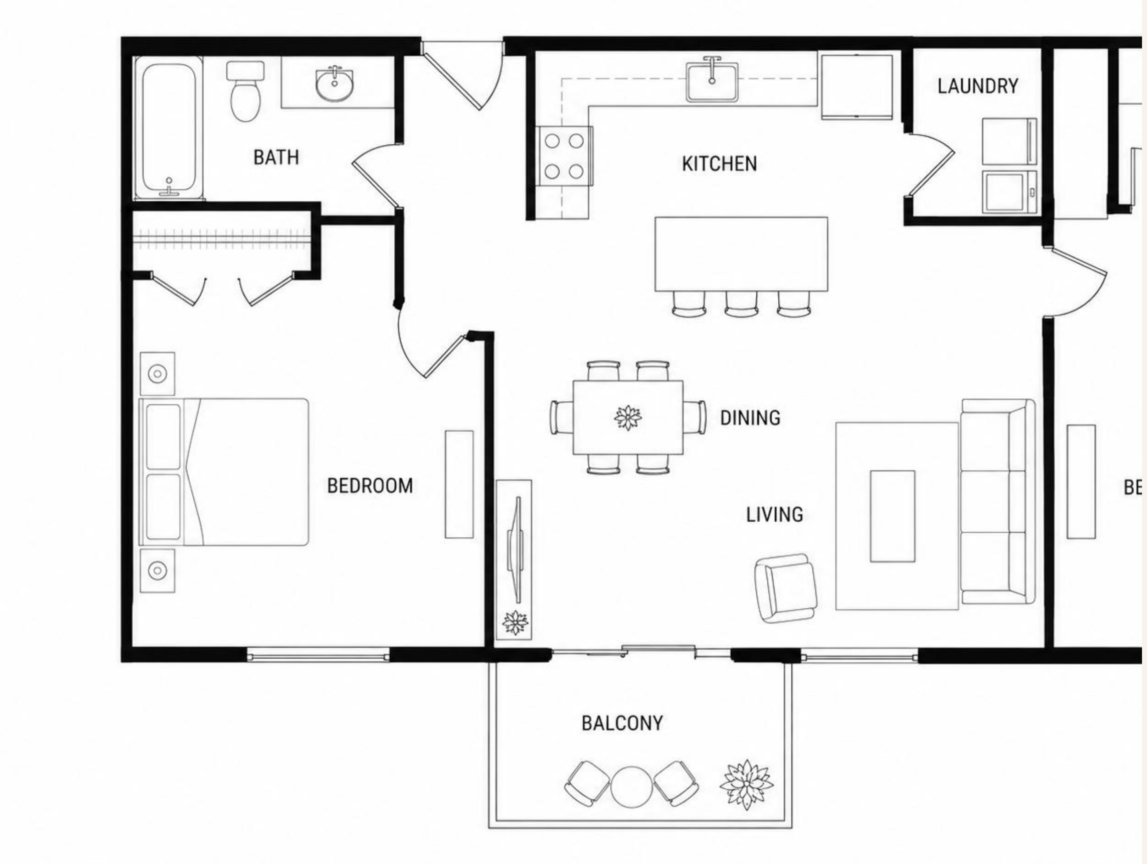
900 SF

approximate unit size

90,000 SF

net rentable area, before common/circulation factors

- Split bedrooms for privacy and broader renter appeal.
- Open kitchen/living core with full-size laundry.
- Balconies/patios and storage where feasible.
- Final plans require licensed architectural and code review.



Design Positioning

Contemporary Southern vernacular: durable, shaded, warm, and operationally efficient.

Architectural cues

Brick bases, fiber-cement siding, covered balconies, dark windows/rails, deep overhangs, palms, live oaks, and warm exterior lighting.

Amenity logic

Package lockers, fitness, co-working nook, shaded courtyard/pool, pet area, EV-ready parking, and secure site lighting.

Resilience & operations

Drainage-first civil design, efficient HVAC, durable roofs, moisture-resistant finishes, LED lighting, and low-maintenance materials.

Product promise

Newer, cleaner, safer, and more efficient than older local supply, while staying attainable relative to Savannah core rents.

Market Context

Savannah-area momentum is supportive, but Jesup underwriting must be locally verified.

Sources: Census QuickFacts, USAFacts, RealPage, Realtor.com; proposal figures are preliminary.

Public data points consulted

- U.S. Census QuickFacts estimates Savannah city population at roughly 149,440 in 2025.
- USAFacts reports Savannah metro population grew from about 348,900 in 2010 to about 431,600 in 2024.
- RealPage described Savannah as a recent construction hotspot with historically high 2025 apartment deliveries.
- Realtor.com showed Wayne County median rent near $1,500/month in 2026 snapshot data.

Underwriting stance: use Savannah as a growth-context benchmark, but price the project on Wayne County/Jesup comps and demonstrated local absorption.

Preliminary Financial Snapshot

Sponsor-provided core assumptions translated into a discussion model.

Cost basis and value-on-cost target

Indicative stabilized project gain: $960K to $1.2M before financing, taxes, costs of sale, and final operating assumptions.

Illustrative rental scenarios

Scenario	Rent	Occ.	NOI	Yield
Conservative	$1,500	92%	$1.04M	8.7%
Base	$1,600	93%	$1.13M	9.4%
Upside	$1,680	95%	$1.21M	10.1%

Rental scenarios use simplified assumptions and exclude debt terms, taxes, insurance, reserves, and tax impacts.

Seven-Year Growth Illustration

4.5% to 6.5% annualized principal growth is an aspiration, not a guarantee.

Indicative asset value after seven years

Increase over $12M cost basis

$4.34M to $6.64M

Value will be driven by realized NOI, cap rates, financing, taxes, market liquidity, reserves, construction performance, and exit timing.

Investor Structure & Governance

Targeting a focused investor group with clear reporting and counsel-led documents.

Ideal investment

$2M to $4M

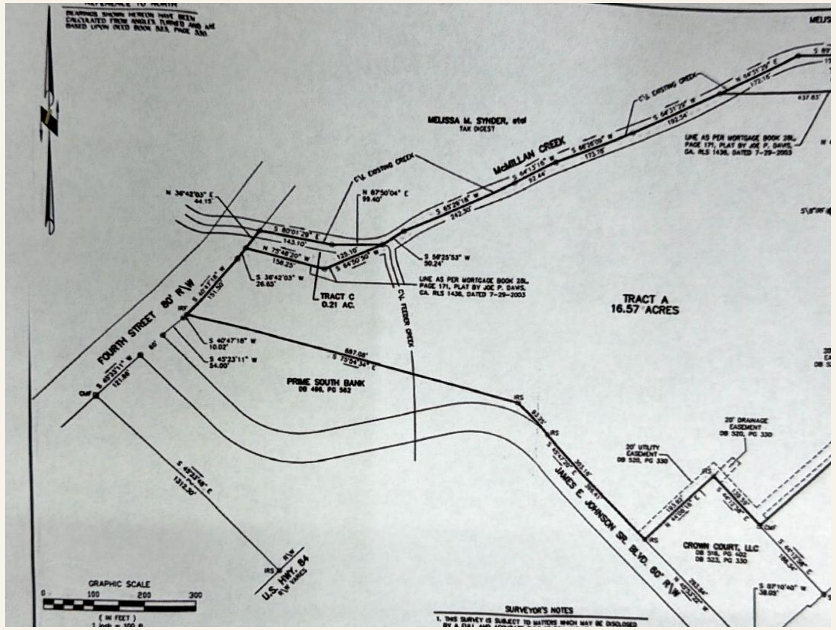
target participation per investor

Investor count goal

≤ 6

simplified governance and communications

- Special-purpose LLC structure recommended for project-level governance.
- Possible preferred return / profit participation or membership equity structure.
- Quarterly construction updates; leasing and operating reports after delivery.
- Offering materials, disclosures, and investor eligibility must be counsel-reviewed.



Protection focus

Confirm title, lien status, survey, zoning, utilities, insurance, budget, lender terms, and securities compliance before accepting investor capital.

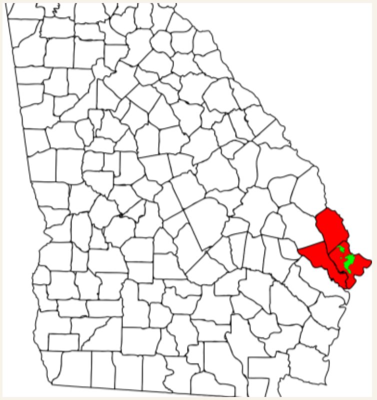
Due Diligence Roadmap

A staged process to turn the concept into financeable, permit-ready plans.

1. **Title + Survey**
   ALTA, title, liens, legal description
2. **Civil + Utilities**
   site plan, stormwater, utility letters
3. **Market Study**
   rent comps, absorption, concessions
4. **Budget + GMP**
   hard/soft costs, contingency, schedule
5. **Capital Close**
   LLC docs, subscriptions, financing
6. **Build + Lease**
   construction, pre-leasing, stabilization

Immediate action items

- Confirm no-lien ownership with title commitment.
- Commission civil, environmental, geotechnical, zoning, utilities, and rent study.
- Prepare counsel-led investor term sheet and operating agreement.



Proceed only after site-specific underwriting validates the development budget, rent schedule, approvals, and capital protection terms.

Important Disclosures

Preliminary discussion document; counsel and third-party diligence required.

This presentation is preliminary and non-binding. It is not an offer to sell securities and should not be relied on as legal, tax, accounting, engineering, architectural, lending, or investment advice.

- All returns, rents, yields, values, and timing assumptions are illustrative and subject to change.
- Construction costs, insurance, taxes, entitlement conditions, lender requirements, interest rates, and operating expenses may materially affect results.
- Site assumptions must be confirmed by ALTA survey, title, environmental, geotechnical, wetlands/floodplain, civil engineering, and local jurisdiction review.
- Offering terms, investor eligibility, operating agreement, and subscription materials should be prepared by qualified counsel.

Selected sources consulted: U.S. Census Bureau QuickFacts; HUD Fair Market Rent documentation; RealPage Savannah Apartment Market Profile Q1 2025; USAFacts Savannah metro population data; Realtor.com Wayne County market snapshot; Wikimedia Commons Savannah MSA locator map by Chris Pruitt, CC BY-SA 3.0. Concept renderings and floor plan are AI-generated design references only.