

INVESTMENT SUMMARY

Opportunity

CPI Capital (the "Sponsor") is seeking to raise approximately **\$11 million** of equity to acquire Atlas at Bay Point (formerly Villas at Flagler Pointe) (the "Property"), a 136-unit multifamily community located in St. Petersburg, Florida. The total purchase price for the Property is **\$16.85 million**, presenting investors with an opportunity to acquire a well-positioned asset in a high-demand market.

Property Highlights:

Diverse Unit Layouts: The Atlas at Bay Point offers a range of unit layouts, including 1BD/IBA, 2BD/IBA, and 2BD/2BA units, with an average size of 787 sq. ft. This diversity appeals to a wide range of tenants, enhancing the Property's marketability and revenue potential.

Key Amenities: Residents enjoy access to various amenities, including a swimming pool, fitness center, clubhouse, and picnic areas. These amenities contribute to a desirable living experience and support tenant retention.

Strategic Plan for Opportunistic Returns

The strategic plan for the Atlas at Bay Point encompasses a comprehensive approach to maximize returns for investors. Through interior and exterior renovations, including the addition of washer/dryer connections, ceiling fans, LED flat panel lights, and modernized amenities, we aim to enhance tenant satisfaction and increase rental premiums. Concurrently, the development of new property branding and signage will strengthen the property's identity in the market, attracting discerning tenants seeking a modern living environment. These initiatives will be supported by optimized financing strategies, utilizing fixed-rate agency debt with favorable loan-to-value ratios, to ensure the successful execution of the investment thesis and drive long-term value appreciation for investors.

Regional Advantages

Situated in South St. Petersburg, the Atlas at Bay Point boasts a strategic location just minutes away from Downtown St. Petersburg and the Skyway Marina District. Its proximity to major transportation routes, Universities, Hospitals and popular attractions enhances its appeal to prospective tenants, ensuring sustained demand and steady rental income.

South St. Petersburg is experiencing rapid growth and development, with favorable occupancy rates and rent growth projections. Atlas at Bay Point is poised to capitalize on this growth, offering investors the opportunity to achieve attractive risk-adjusted returns in a thriving multifamily market.

Compliance

For Canadian Investors this offering is open to accredited investors, and eligible investors via 45-106. For US investors this offering is a Reg-D 506C offering and is open only to accredited investors. A US accredited investor has either a net worth of \$1 million, not including their primary residence or an annual income of \$200,000 (or \$300,000 if married) for the last two years and you have a reasonable expectation that it will continue.

EQUITY INVESTMENT OVERVIEW

Total Offering	\$11,000,000
Investment Type	Garden-Style Multi-Family Value-Add
Location	2150 62nd Terrace S, St. Petersburg, FL 33712
Purchase Price	\$16,850,000
Price Per Unit	\$123,897
Year of Construction	1972
Total Units	136
Parcel Size	8.6 Acres
Total Buildings	7
Average Rent	\$1,376
Proforma Rent	\$1,550
Current Occupancy	94.9%
Purchase Cap	6.63%
Assumed Exit Cap	6.0%
Debt Leverage	55% LTV
Investment Vehicles	Limited Partnership (Canadian), Limited Partnership (U.S.)
Expected Hold Period	5 years
Minimum Investment	\$50,000
LP IRR*	17.36%
LP Averaged Annualized Returns*	21.04%
LP Average Cash on Cash Return*	7.76%
LP Equity Multiple*	2.05x

* Projected Limited Partner (LP) Class A Shares.