



 CATALYST
CAPITAL
P A R T N E R S

BUILDING. RELATIONSHIPS.

REAL ESTATE DEVELOPMENT & INVESTMENT

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BUILDING. RELATIONSHIPS.



A TRUSTED PARTNER – PROVIDING ABOVE-AVERAGE, RISK ADJUSTED RETURNS FOR INVESTORS ON A DIVERSE SPECTRUM OF REAL ESTATE OPPORTUNITIES



15

projects currently in development

\$1.3B+

in active development and investments

\$4.5B

commercial & multi-family real estate experience

3,000+

residential units developed or acquired

60+

years combined multi-family real estate experience

Disclaimer: Thank you for your interest in Catalyst Capital Partners. We are not offering, or soliciting an investment through this presentation. Investments may only be made by accredited investors, through a Catalyst Capital Partners private placement memorandum (PPM) and subscription agreement. Please review Catalyst Capital Partner's PPM for more information and a discussion of risk factors related to an investment. If you have not received a PPM, please contact Catalyst Capital Partners for the most updated version. This presentation contains some forward looking statements that management believes are reasonable assumptions but we cannot assure that such expectations will be realized. Changes may occur in the future and past performance is not indicative of future results.

CATALYST CAPITAL PARTNERS OVERVIEW

OUR HISTORY

Since 2008, Catalyst Capital Partners' principals have completed over \$4.5B in real estate development projects, investments, and transactions across a variety of asset classes including retail and office, attached/detached residential for-sale, and garden, mid-rise, high-rise, and affordable multi-family rental assets. The Catalyst team has diverse and complementary backgrounds in commercial and residential real estate development, operations, principal ownership and investing, property and asset management, joint-venture structuring, project capitalization, and disposition brokerage.

This **uniquely diverse background has built a well-rounded team who brings an un-matched entrepreneurial approach to the ultra-competitive** and increasingly sophisticated commercial real estate industry. Catalyst Capital's tactical opportunity-driven approach to real estate investing enables it to quickly identify opportunities, proactively anticipate shifts in market conditions, and capitalize on sound investments across real estate cycles. With 60+ years of combined residential, multi-family, and commercial real estate experience, our team has current ownership interests in 3,300+ residential units and over 400,000 SF of office/retail with an aggregate value of over \$670MM.

OUR FOCUS

MULTI-FAMILY & MIXED-USE DEVELOPMENT

ADAPTIVE RE-USE

OPPORTUNISTIC / COVERED LAND

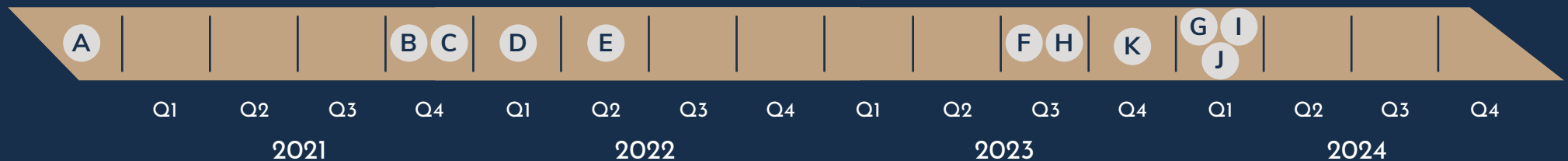
VALUE-ADD ACQUISITIONS

DEVELOPMENT SUMMARY

DEVELOPMENT PIPELINE

PROJECT	LOCATION	PROJECT COST	UNITS	STATUS
A The Exchange at Rock Hill	Rock Hill, SC	\$60,000,000	229	Lease-Up
B The Wayford at Innovation Park	Charlotte, NC	\$62,000,000	210	Under Construction
C Bowery West	Charlotte, NC	\$57,000,000	213	Under Construction
D Mason	Charlotte, NC	\$68,000,000	304	Under Construction
E Hominy at RiverBlue	Asheville, NC	\$71,700,000	262	Under Construction
F The Wayford at Pringle Village	Charlotte, NC	\$39,000,000	102	Under Construction
G Camden Exchange	Charlotte, NC	\$204,000,000	314	Pre-Development
H Chapel Hill	Chapel Hill, NC	\$50,000,000	250	Pre-Development
I Durham Master Plan	Durham, NC	\$220,000,000	846	Pre-Development
J Archer at RiverBlue	Asheville, NC	\$69,600,000	245	Pre-Development
K Mariposa at RiverBlue (55+)	Asheville, NC	\$37,800,000	153	Pre-Development

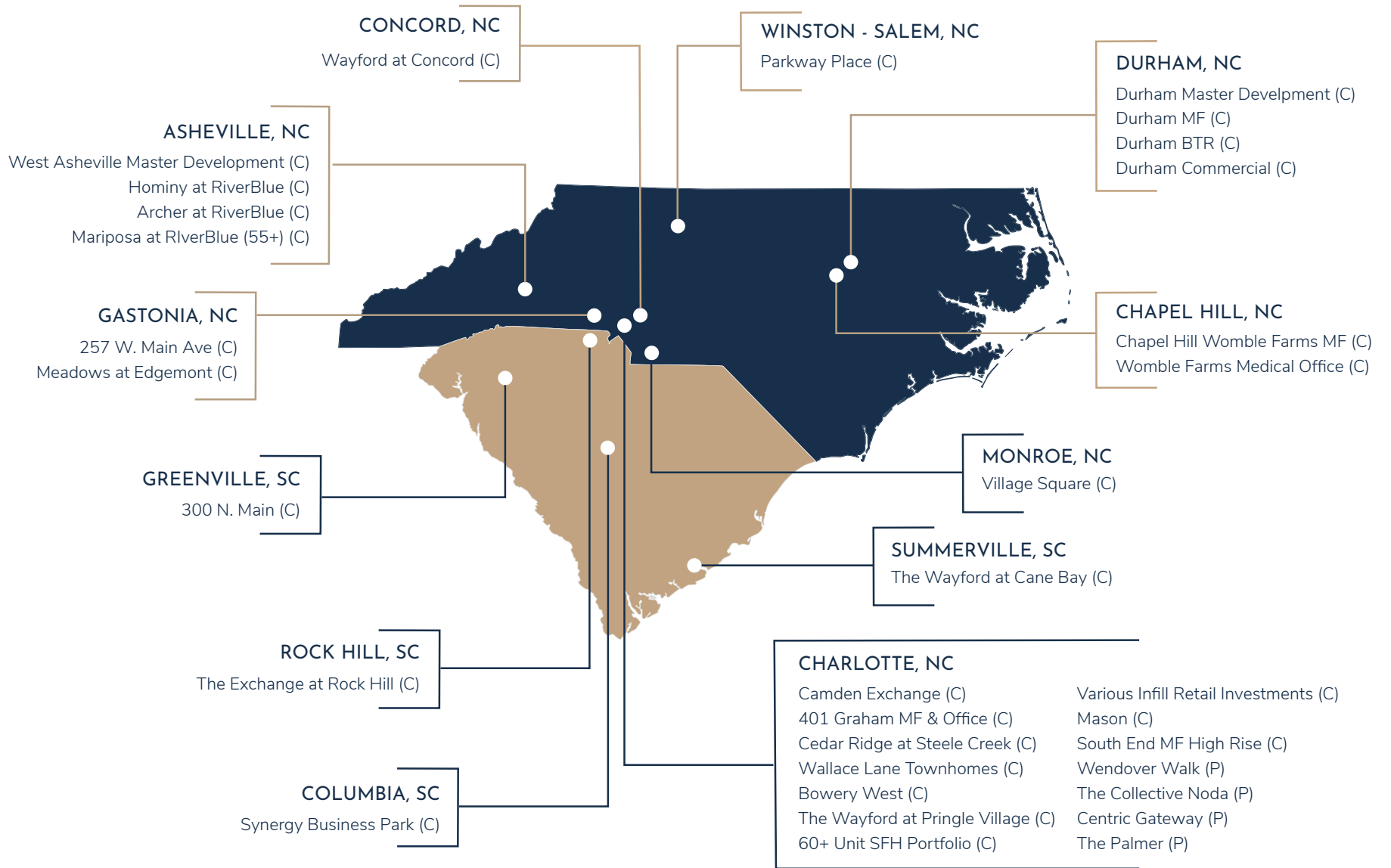
CONSTRUCTION START





DEVELOPMENT & INVESTMENT PORTFOLIO

C - ACTIVE/OWNED PROJECTS
P - COMPLETED & SOLD PROJECTS





OUR UNIQUES

1

TRANSPARENCY & INTEGRITY ABOVE ALL ELSE

A must – we would never consider operating any other way.

2

DIRECT ACCESS TO OPPORTUNITIES

The partners of CCP own the largest private multi-family investment sales brokerage firm in the US, which provides ongoing access to the best on and off-market opportunities.

3

PROJECT DIVERSITY & INVESTMENT OPTIONALITY

Diversity is “investing 101”, and we invest in a multitude of property types and value creation strategies with varying risk profiles and upside opportunities.

4

EXTENSIVE DUE DILIGENCE & DEEP MARKET INTEL

100+ employees and an army of external brokers covering a 30-state region provides CCP with an Information and Access Advantage to quickly execute on worthy opportunities or kill deals unworthy of pursuit.

5

SUPERIOR RISK ADJUSTED RETURNS

CCP generates above-market returns via thorough risk assessment, buying into upside opportunities at below market pricing, and execution of our value creation strategies. Our unblemished track record speaks for itself.

6

THE RESOURCES & EXPERIENCE TO EXECUTE

90+ years of combined Commercial Real Estate Experience in acquiring, developing, operating, brokering, and liquidating various types of assets across the country. This diverse perspective and skill set is a clear CCP differentiator -- allowing us to strategically out-manuever and out-perform the competition.

CCP IS KNOWN FOR FINDING THE BEST OPPORTUNITIES IN THE BEST LOCATIONS WITH THE BEST STORIES.



CATALYST CAPITAL PARTNERS - ACQUISITION CRITERIA

Multi-Family Development:

- Top MSA's of NC, SC, TN
- Urban, Suburban, Infill
- Strong Employment/Growth Stories
- Positive Supply/Demand Dichotomies
- Above-market "Risk-Adjusted Returns"
- A focus on basis differentiation

Adaptive Re-use:

- Best in Class locations
- Creative office, trendy retail uses
- Significant rent increases with modern upfits
- Path of Progress Stories
- Renovation, Operational Upside
- Placemaking, experiential development

Multi-Family Acquisitions:

- Southeast, Mid-Atlantic, Midwest
- Primary, Secondary, Tertiary Markets
- All Vintages
- Middle-market Housing Rent Levels
- Value-add upside opportunities

Opportunistic / Covered Land:

- Path of growth locations
- Early entrant investments
- Land entitlement, master planning
- Below-market basis
- Exponential long-term upside

Please contact A.J. Klenk, *Managing Partner/Acquisitions* at aj@catalystcp.com or 704.231.4882



EXECUTIVE LEADERSHIP



MANAGING PARTNER

BEAU McINTOSH

Beau McIntosh is one of the Managing Partners of Catalyst Capital Partners and is responsible for overall management of the firm and its development and investment activities. Beau began his career in public accounting with both Deloitte and KPMG, where he worked as a consultant in private client tax services. Prior to founding Catalyst, Beau was a Regional Partner with Dominion Realty Partners, where he developed and acquired over \$300M in multi-family, office, and mixed-use projects.

Beau is also a founding Partner of Capstone Apartment Partners, the nation's largest privately-owned multi-housing investment sales brokerage firm with offices across the Southeast, Mid-Atlantic, Midwest and Mountain States. Over the last 11 years with Capstone, Beau has helped lead the growth of the company into various new geographic markets and service lines, achieving consistent double-digit company growth every year since inception. In 2013, Beau was selected as one of the Charlotte Business Journal's "40 Under 40", a recognition granted by the publication to the area's most successful up and coming business professionals.



MANAGING PARTNER

A.J. KLENK

A.J. Klenk is one of the Managing Partners of Catalyst Capital Partners and is responsible for overall management of the firm and its development and investment activities.

A.J. is a co-founder and Board Member of Capstone Apartment Partners, the nation's largest privately-owned multi-housing investment sales brokerage firm with offices across the Southeast, Mid-Atlantic, Midwest, and Mountain States. Over the last 11 years with Capstone, A.J. has led the company's business development growth from one office and four employees in Charlotte, to 20 offices and over 120 employees across the country. Catalyst and Capstone's family-like culture and "team before self" credo is the source of an immense amount of pride for A.J. and indicative of his overall philosophy on life and business.

EXECUTIVE LEADERSHIP



MANAGING PARTNER

BRIAN FORD

Brian Ford is one of the Managing Partners of Catalyst Capital Partners and is responsible for overall management of the firm and its development and investment activities. He is also a co-founder and Chairman of Capstone Companies and served as managing partner of the firm since its inception in 2008 until 2021.

Brian's extensive experience has garnered him with a comprehensive understanding of the residential and multi-family sectors, which has led him to create a number of unique development and acquisition projects. Most notably, Brian's Wayford at Concord Build-to-Rent apartment development project, with rental townhomes and ranches. Wayford Concord was the first of its kind in the Carolinas and was ranked the #1 apartment community in the Charlotte MSA by Charlotte renters in 2020.

Brian earned a degree in Business Administration with a major in Finance from the Love School of Business at Elon University. In his spare time, Brian enjoys playing golf, following his favorite Michigan sports teams, boating with his 2 dogs on Lake Wylie or Edisto Island, and spending time with his wife, Heather, and their 3-year-old daughter, Isabella.



CHIEF INVESTMENT OFFICER

TED HILL

With more than 14 years of experience, Ted Hill brings a unique and valuable skillset to the sponsorship team. His experience in commercial real estate spans all sectors, but has always been focused on value-add income capacity.

Ted began his real estate career renovating single-family homes in 2004 and graduated to commercial real estate in 2006. To date, he has participated in more than half a billion dollars in transaction volume as both a principal and broker. Ted has participated in ventures with clientele and investors ranging from small, high net worth individuals to \$30+ billion dollar private equity groups. He has experience in brownfield redevelopment, rezoning, adaptive re-use development, bankrupted debt purchases, REO acquisitions, air rights trades, and M&A activity. Additionally, Ted holds a Certified Commercial Investment Member (CCIM) designation.

CATALYST TEAM



DIRECTOR OF FINANCE

ERICH MAHLE

Erich joined Catalyst Capital Partners as Director of Finance in May 2022. Bringing more than ten years of experience advising owners, management teams and investors of privately held companies on a broad range of business matters including corporate governance, financial analysis, valuation, operations and transaction structuring.

Before joining Catalyst Capital Partners, Erich served as Vice President with Wells Fargo's Business Advisory Services and Truist Bank's Privately Held Investments practices where he advised clients on business transition planning and managed multi-billion dollar portfolios of real estate and privately held investments. Previously, he was a Senior Equity Analyst with J.P. Morgan's Closely Held Asset Management practice. Erich has executed complex transactions in his capacities as a board member and fiduciary across a number of industries including: commercial real estate, multi-family development, government contracting and intellectual property.



REGIONAL DEVELOPMENT PARTNER

DAVID LEE

David has 27 years of experience in the acquisition, entitlement, development and construction of mixed-use projects nationally. He has been involved in over \$5 billion in various commercial office, retail, multi-family and industrial projects. He has spent most of his career in the Carolinas where he is from but has developed property nationwide. He has completed large retail projects with anchor tenants such as Publix, Wegmans and Harris Teeter.

Prior to joining the Catalyst team, David lead SunCap's efforts in the multi-family and mixed-use space covering the US but primarily focused in the Carolinas. Prior to that, David lead Cortland Partners efforts in Western US, covering NV, UT, AZ & CO. David is an active ULI member and is a CCIM candidate.

CATALYST TEAM



REGIONAL DEVELOPMENT PARTNER

JOHN BELL

John has over 25 years of residential experience and has developed \$2B+ of ground-up residential and associated retail. He has served in executive positions at Terwilliger Pappas Multifamily Partners, Trammel Crow Residential, and AMLI Residential covering markets throughout the Southeast. Additional experience includes consulting for a high-yield credit fund structuring complex senior, preferred, and equity transactions. He has extensive experience in development and operations of both for-sale and for-rent product as well.

John earned a master's degree in real estate from M.I.T., an undergraduate degree in economics from Vanderbilt University, and studied at the London School of Economics. He has won awards that include NAHB's national Best in American Living Award, ULI's national Development of Excellence Award, ASID's Carolinas Excellence in Design Awards for Residential Multiunit and for Hospitality. John has four children and resides in Atlanta with his wife.



DIRECTOR OF CONSTRUCTION

ADAM L. JONES

Adam joined Catalyst Capital Partners in October 2021 with over twenty years of experience in commercial General Contracting and Owners Representation. His project experience spans from high-end custom homes to large scale multi family to over seas data center and mission critical assignments accounting for over \$2B in value.

He began his career in Washington, D.C. as a Superintendent for several large, private builders before transitioning to Project Management and returning to the Carolinas with a Top 5 multi-family owner/builder gaining substantial experience as an Owners Representative with a large southeastern development firm before joining the team at Catalyst.

CATALYST TEAM



DEVELOPMENT ASSOCIATE

AUSTIN PARENT

Austin joined the Catalyst Capital Partners team in October of 2021 as a Development Associate and has previous experience in real estate finance, financial modeling, and investment analysis.

Prior to joining Catalyst, Austin began his career with U.S. Bank, where he managed a commercial real estate portfolio of over \$300 million that covered multi-family, office, and retail projects across the Southeast. He obtained his Bachelor of Science in Business Administration degree from University of North Carolina at Chapel Hill and studied abroad at the London School of Economics in London, UK.



DEVELOPMENT ASSOCIATE

JAMIE ROBINSON

Jamie brings a wealth of expertise from diverse roles in real estate, including property management, acquisition, and investment management. His experience spans a broad spectrum, from founding Valu8tion, a firm that provided institutional-quality finance and analysis services to a variety of CRE-clients, to serving in key roles at Spectrum Companies and Grubb Properties.

At Spectrum Properties, Jamie was instrumental in the successful launch of their first GP investment fund, skillfully deploying all capital over a three-year period across multiple product types.

In his role as CDP's Vice President of Finance and Capital Markets, Jamie showcased a strong financial acumen. His responsibilities extended beyond modeling and fund management to include risk control and the cultivation of debt and equity relationships.

Jamie holds a B.S.B.A. in Finance and an M.S. in Real Estate from the University of North Carolina at Charlotte. Jamie resides in Charlotte with his wife, Amy.

CATALYST TEAM



CONSTRUCTION MANAGER

MIKE NICHOLS

With over 20 years of construction management experience, Mike joined the Catalyst Capital Partners team in June 2022. His experience ranges from retirement communities, residential and commercial development sites, and big box stores to townhome and condo projects and university buildings. Mike's previous experience has spanned the country from Maryland to Texas to Michigan. He's completed over 40 hours of OSHA certification. Mike prides himself on being dedicated to completing high-quality projects, safely, on-time and within budget.

Mike is an alumni of Ohio State University/ATI. Outside of work, Mike enjoys flyfishing in the mountains out west for trout and inshore/offshore fishing down in Edisto beach.



DIRECTOR OF MARKETING

COLLEEN OLSZEWSKI

Colleen joins Catalyst with more than 6 years of creative marketing and communications experience, including 4 years of experience at a commercial real estate brokerage firm. She is responsible for creating and editing marketing materials and assisting with a variety of firm projects.

Colleen received a Bachelor's of Science Degree in Fashion Merchandising from Ball State University. In her spare time, she enjoys being outdoors and spending time with her husband, family, friends, and her two cats.

CATALYST TEAM



EXECUTIVE ASSISTANT

STEVIE LITTLE

Stevie is the Executive Assistant to AJ Klenk and has been with Catalyst since December 2020. She brings experience in Project Management, Event Coordination, and HR.

Stevie is a University of South Carolina graduate and All-Star Cheerleading coach. In her spare time, she enjoys traveling, cooking, bingeing documentaries, and exploring Charlotte with her friends.



EXECUTIVE ASSISTANT

OLIVIA GALLAGHER

Olivia is the Executive Assistant to Brian Ford and supports the Catalyst Team. Prior to joining Catalyst in May of 2021, Olivia began her career in Account Management and Logistics. Olivia graduated from the University of South Carolina in 2018 with a Bachelor of Science in Psychology and Biology.

In her free time Olivia enjoys spending time with friends, traveling, and hanging out with her dalmatian, Pongo.

KEY PARTNER & VENDORS

STRATEGIC PARTNERS, CAPITAL PROVIDERS & LENDERS



KEY VENDORS & SERVICE PROVIDERS





SELECT ACTIVE PROJECTS

CAMDEN EXCHANGE

SOUTH END CHARLOTTE INFILL RE-DEVELOPMENT ACQUISITION



PROJECT STATUS: Pre-Development
TOTAL APARTMENTS: 314 Units
CONSTRUCTION COMMENCEMENT: TBD
PROJECT COST: \$204,000,000
AVERAGE UNIT RENT: \$3,450
AVERAGE UNIT SIZE: 1,064 SF

THE WAYFORD AT INNOVATION PARK

CHARLOTTE UNIVERSITY CITY INFILL BUILT-TO-RENT COMMUNITY WITH MULTIPLE PHASES



PROJECT STATUS: Under Construction
TOTAL APARTMENTS: 210 Units
CONSTRUCTION COMMENCEMENT: September 2021
PROJECT COST: \$62,000,000
AVERAGE UNIT RENT: \$2,486
AVERAGE UNIT SIZE: 1,453 SF

HOMINY AT RIVERBLUE

WEST ASHEVILLE MULTI-PHASE DEVELOPMENT



PROJECT STATUS: Under Construction
TOTAL APARTMENTS: 262 Units
CONSTRUCTION COMMENCEMENT: JULY 2022
PROJECT COST: \$71,700,000
AVERAGE UNIT RENT: \$1,891
AVERAGE UNIT SIZE: 887 SF

BOWERY WEST

CHARLOTTE CBD QOZ DEVELOPMENT ALONG FUTURE LYNX LIGHT RAIL



PROJECT STATUS: Under Construction
TOTAL APARTMENTS: 213 Units
CONSTRUCTION COMMENCEMENT: March 2022
PROJECT COST: \$57,000,00
AVERAGE UNIT RENT: \$1,746
AVERAGE UNIT SIZE: 912 SF

THE EXCHANGE AT ROCK HILL

QOZ DOWNTOWN LUXURY APARTMENT AND ADAPTIVE RE-USE RETAIL DEVELOPMENT



PROJECT STATUS: Lease-Up
TOTAL APARTMENTS: 229 Units
CONSTRUCTION COMMENCEMENT: September 2020
PROJECT COST: \$49,000,000
AVERAGE UNIT RENT: \$1,715
AVERAGE UNIT SIZE: 843 SF

WALLACE LANE

COVERED LAND ENTITLEMENT & DEVELOPMENT OPPORTUNITY



PROJECT STATUS: Under Construction
TOTAL APARTMENTS: 228 Units
CONSTRUCTION COMMENCEMENT: September 2020
PROJECT COST: \$46,500,00
AVERAGE UNIT RENT: \$1,387
AVERAGE UNIT SIZE: 2,600 SF



SELECT COMPLETED PROJECTS

THE WAYFORD AT CONCORD

1ST Ranked as the best community in Charlotte by Renters

SUBURBAN CHARLOTTE RENTAL TOWNHOME BTR COMMUNITY DEVELOPMENT



PROJECT STATUS: Completed and Sold
TOTAL UNITS: 150 Rental Townhomes & Ranches w/Garages
CONSTRUCTION COMMENCEMENT: November 2018
PROJECT COMPLETION: January 2021
PROJECT COST: \$45,000,000
AVERAGE UNIT RENT: \$1,718
AVERAGE UNIT SIZE: 1,425 SF

CENTRIC GATEWAY

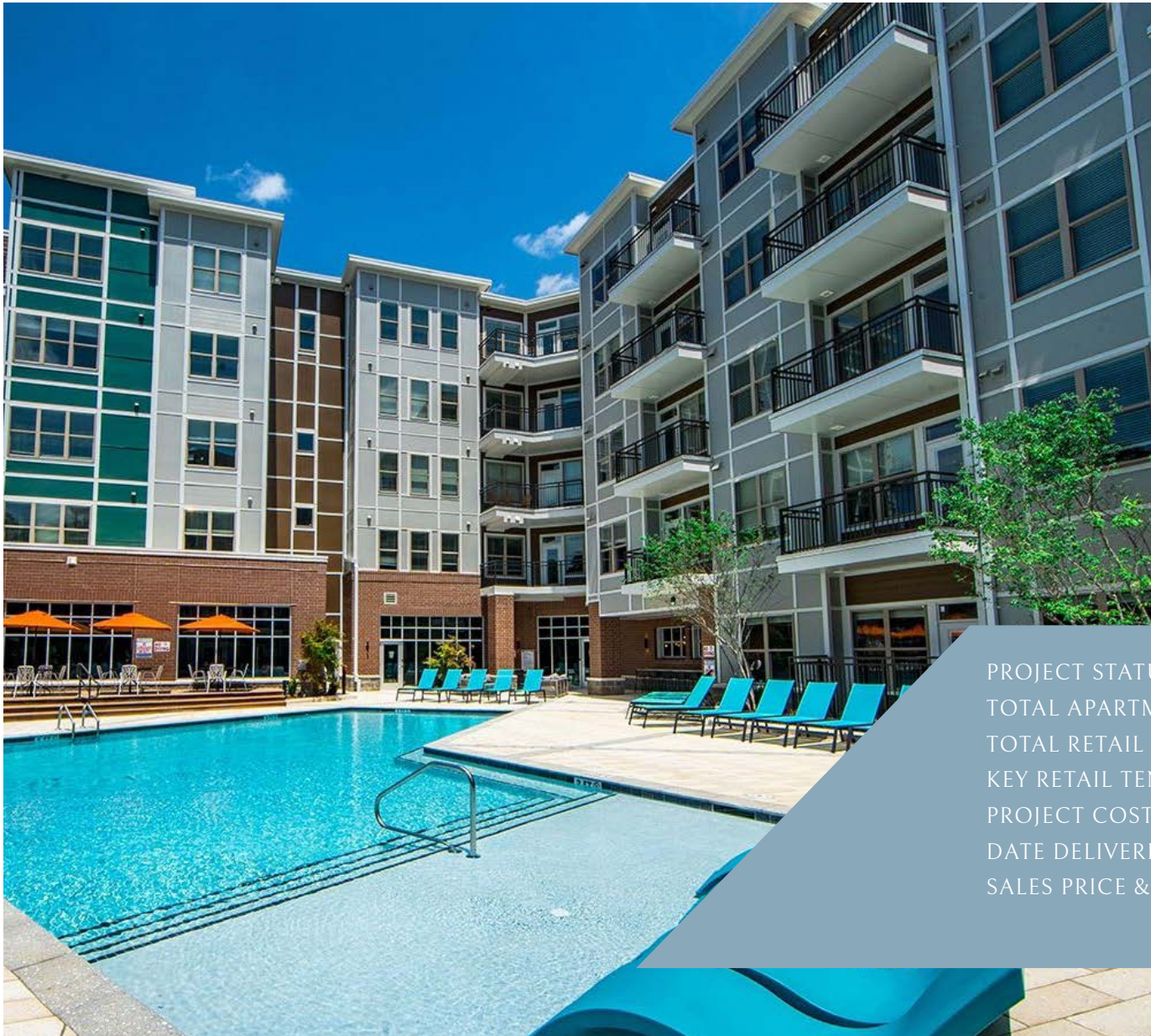
UPTOWN CHARLOTTE LUXURY MID-RISE APARTMENT DEVELOPMENT



PROJECT STATUS: Completed and Sold
TOTAL APARTMENTS: 297 Units
PROJECT COST: \$57,370,700 (\$193,170/unit)
DATE DELIVERED: October 2017
DATE SOLD: June 2018
SALES PRICE: \$68,750,000 (\$231,481/unit)
EQUITY MULTIPLE: 1.79x
IRR: 21.5%

THE COLLECTIVE

NODA CHARLOTTE MIXED-USE & MID-RISE MULTI-FAMILY DEVELOPMENT



PROJECT STATUS: Sold
TOTAL APARTMENTS: 250 Units
TOTAL RETAIL SPACE: 18,580 SF
KEY RETAIL TENANTS: Rhino Market, Free Range Brewing
PROJECT COST: \$45,829,300
DATE DELIVERED: April 2019
SALES PRICE & DATE: \$72,050,000, (\$288,200/unit)
September 2021

THE PALMER

SUBURBAN CHARLOTTE LUXURY APARTMENT DEVELOPMENT



PROJECT STATUS: Sold
TOTAL APARTMENTS: 318 Units
PROJECT COST: \$49,370,00 (\$155,250/unit)
DATE DELIVERED: October 2018
SALES PRICE & METRIC: \$63,000,000 (\$198,113/unit),
October 2020
AVERAGE UNIT RENT: \$1,275
AVERAGE UNIT SIZE: 921 SF

WENDOVER WALK

CENTRAL CHARLOTTE VALUE-ADD MULTI-FAMILY ACQUISITION



PROJECT STATUS: Repositioned and Sold
DATE ACQUIRED: May 2013
PURCHASE PRICE: \$5,650,000
DATE SOLD: July 2019
SALE PRICE: \$9,200,000
EQUITY MULTIPLE: 3.70x
IRR: 27.4%

VILLAGE SQUARE

SUBURBAN CHARLOTTE VALUE-ADD MULTI-FAMILY ACQUISITION



PROJECT STATUS: Repositioned & Re-Capitalized
DATE ACQUIRED: August 2012
PURCHASE PRICE: \$2,350,000
DATE OF RE-CAPITALIZATION: January 2017
INVESTOR EQUITY MULTIPLE: 2.39x
IRR: 25.6%
CURRENT VALUE: \$12,200,000

CATALYST CARES



Catalyst is committed to doing good and is donating \$50,000 of it's Development Fee for each project it builds to buildOn, which will directly fund the construction of an elementary school, in a rural community of a developing country, per project. To make a tax deductible donation, please visit our fundraising page at: <https://act.buildon.org/CatalystRiverBlue>

2023: One School Funded in Nicaragua (75 Students)

2024: Two Schools Planned in Nicaragua (150 Students)



“Building Schools Globally by Building Housing Locally”

Partner with buildOn and Catalyst Capital and provide access to quality education

For more than 30 years, buildOn has worked to break the cycle of poverty, illiteracy, and low expectations through service and education. buildOn's Global Programs partner with rural communities in developing nations to build equal access to education.

Catalyst, in partnership with it's investors, partners and friends will fund the construction of a school for each multi-family development undertaken.

The Partnership: Catalyst is committed to doing good and is donating \$50,000 of it's Development Fee for each project it builds to buildOn, which will directly fund the construction of an elementary school per project.

Who: Catalyst Capital Partners (developer) & buildOn (501c3)

The Project: buildOn is constructing 240 primary schools in rural communities in eight developing countries around the world in 2023.

How You Can Help?

- Catalyst will lead a team of volunteers to construct this school in Q4 2023 or Q1 2024.
- Donations are kindly requested to fund the school, trek team's travel, in-country costs and additional Adult Literacy Programs for the community.
- Tax deductible donations can be made by visiting our Team page: <https://act.buildon.org/CatalystRiverBlue> or by scanning the QR code below.

Paying It Forward:

Catalyst will highlight it's various philanthropic efforts in each community's leasing office, encouraging residents to contribute to buildOn and similar causes.





CATALYST CAPITAL

PARTNERS

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