

2023

FIRM OVERVIEW & INVESTMENT STRATEGY



BROOKWOOD
E S T A T E S
SENIOR LIVING

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WHO WE ARE

Residents-first real estate model

Brookwood develops **top-tier** housing communities exclusively designed for the **55+ age group** in high-demand areas across the Midwestern United States.



Through our unique business model, we provide the potential for **consistent returns** based on historical performance without the stress of traditional property management.



We run an **honest** and **productive** real estate platform that puts residents' needs and comfort first.



Our mission is to treat every resident **like family** and to achieve that, we provide our staff with extensive training and education.



EXECUTIVE SUMMARY

Building communities to meet growing demand

Brookwood Estates is a U.S.-based real estate developer for enhanced senior communities in Southeast Michigan.

We simplify the purchase, build, and management of thousands of private senior living homes, offering the **highest occupancy rates** in the area and the potential for **consistent returns** for our investors based on historical performance.

Currently, our core focus is on financing our primary development:
Brookwood Fenton.



Fueled by accelerating demand

According to a recent NIC Report, the occupancy rate for senior housing in Michigan has been **consistently higher** than the national average, indicating **strong demand** for senior housing in the state.

High-growth market opportunity

The Michigan Economic Development Corporation has identified senior housing as a **priority industry** for the state, making it a favorable business environment for investors looking to enter a **high-growth** real estate market.

Experienced leadership

The Brookwood team is a partnership between Sapir Baranovski Ltd. (American/Israeli) and GPM Property Management LLC (U.S.-based), two real estate development and investment **powerhouses** with a global presence.



CORE FOCUS ON BROOKWOOD FENTON

\$84M-\$101M

Estimated completion value

12.9%-16.4%

Cash-on-Cash Return (CoC)

1,240 per unit

Square feet of projected density

16%-21%

Internal Rate of Return (IRR)

8%

Preferred passive income

LOCATION OVERVIEW

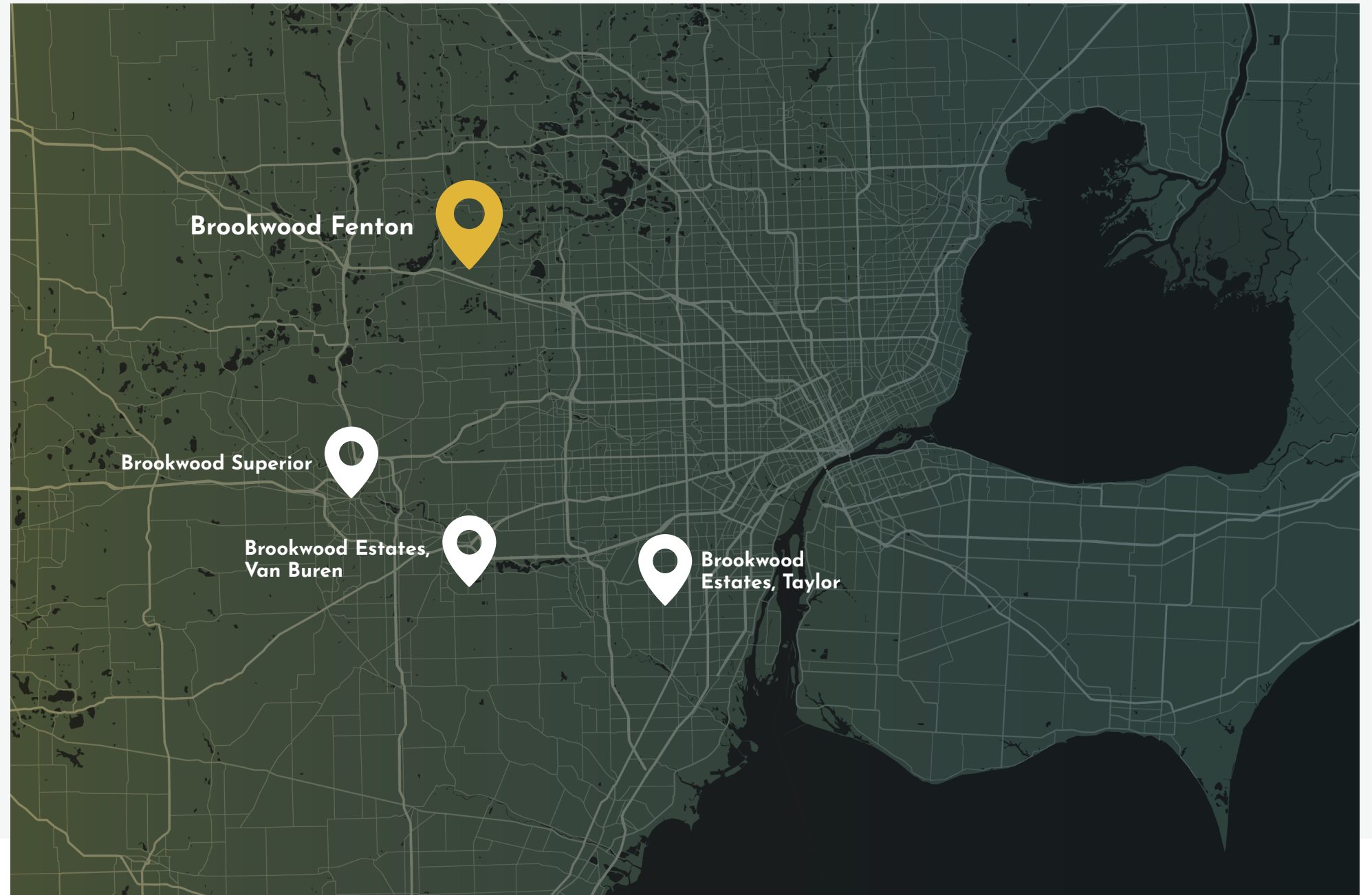
Our projects in Southeast Michigan

Our portfolio consists of **four** enhanced senior living communities located in Southeast Michigan.

Our current initiative is to obtain funding for our **Brookwood Fenton project.**

Fulfilling rising demand

With state-of-the-art property management capabilities, Brookwood Fenton will ensure a secure environment for **over 1,000** new residents.



HOW WE DIFFER

Hassle-free real estate ownership capitalizing on high demand and low supply



End-to-end business model that ensures high returns for investors

Brookwood Estates manages the process of locating, buying, gaining approvals, developing, and maintaining enhanced senior communities, providing a **hassle-free** investment opportunity with transparency.



Access to an early-stage, high demand real estate opportunity

The Brookwood Fenton opportunity allows investors to get in at the **ground level**, providing high returns, greater control, tax benefits, and portfolio diversification.

Michigan is a favorable business environment for investors looking to enter a high growth real estate market.

- Occupancy rates in residential communities for the elderly stand at **92%** (as of 2022), with demand continuously rising.
- According to the Michigan Department of Health and Human Services, Michigan's population of residents aged 65+ is projected to increase **33%** by 2030, compared to a **3%** increase in the overall population.

MARKET OPPORTUNITY

Why Michigan

The cost of living and doing business in Michigan are **generally lower** than other states, with **high demand** for senior housing. This makes it an attractive market for investors looking for **affordable** real estate opportunities.

Addressing gaps in supply

- The Joint Center for Housing Studies has reported that the demand for senior housing in the U.S. is projected to grow by **more than 25%** over the next decade, as the baby boomer generation continues to age.
- Due to the challenges highlighted by COVID-19 for older adults, there has been a **rise in interest** for senior housing in separate single-family residences that provide a safe, secure, and comfortable living environment.

Annual Market Opportunity for Age-Qualified Rental Townhomes for the 10-Mile Primary Market Area (PMA) - 2022 and 2027

Year	Age Segment	Income Segment	Qualified Market	Proportion from Outside of PMA or Age Group Tested	Annual Demand
2022	65 - 84 Households	\$100,000+	12,279	30%	42
2027	65 - 84 Households	\$100,000+	16,004	30%	54

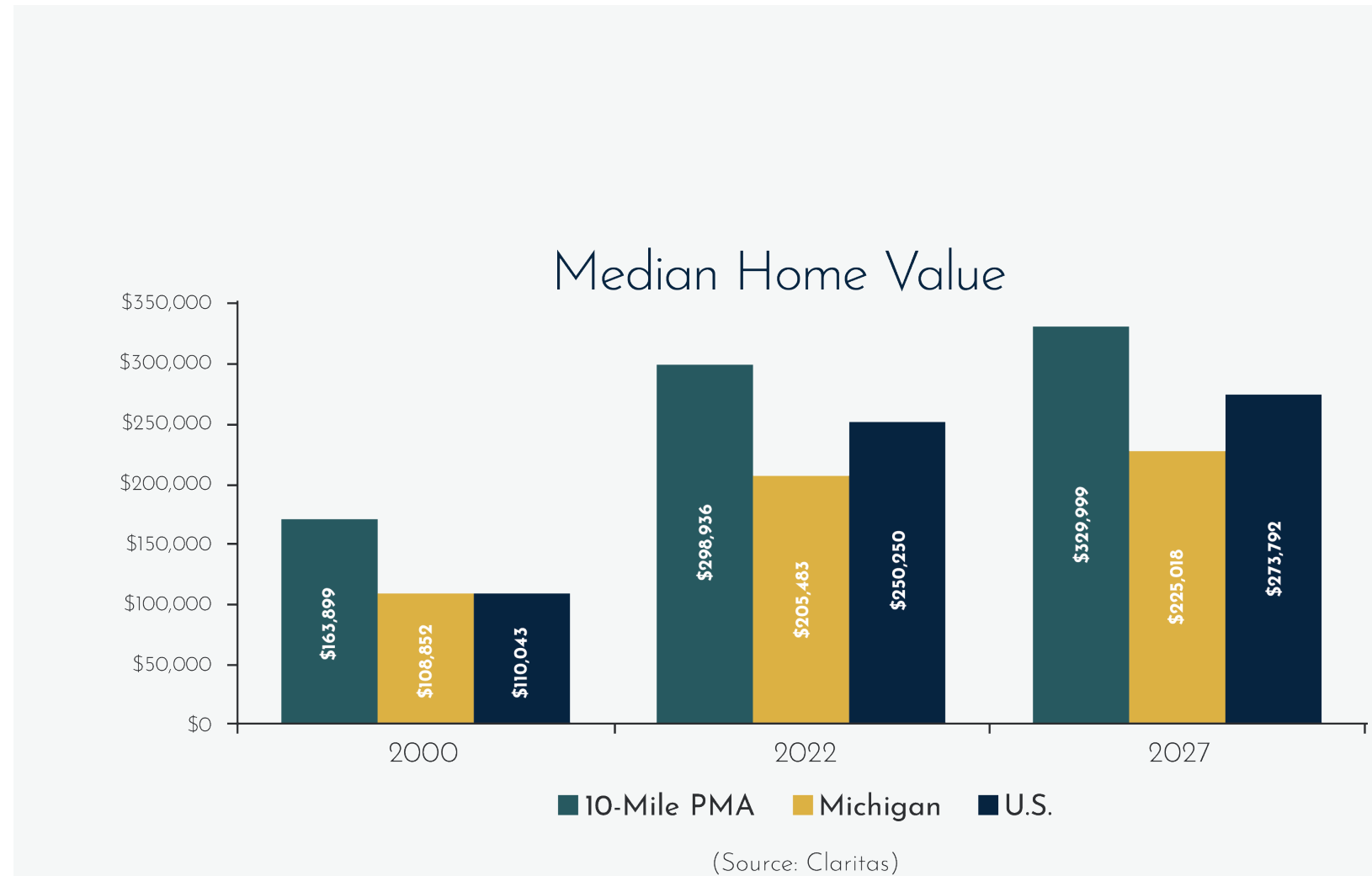
MARKET OPPORTUNITY

Low inventory

- Michigan has a relatively **low supply** of senior housing units compared to other states with similar demographics, indicating a **market gap** where demand is set to outpace supply.
- Accelerated construction of senior housing complexes have already been carried out in Michigan, with **70%** of the homes constructed over 25 years ago. This construction growth provides a huge opportunity for investors to get in at the ground-level on new and pre-construction homes.

Potential high home value

- The median home value in the 10-mile PMA for 2022 was **\$298,936** and projected to increase by **\$31,000** in the next five years while remaining stronger than in the rest of Michigan and the U.S.
- Potential tenants in the region are experiencing a **surge in wealth**, resulting in **greater equity** in their existing assets and the capacity to meet the expenses associated with senior living.



OUR HISTORY

A collaboration that uniquely combines real estate expertise, financing, and Single-Family Residence (SFR) management.

GPM Property Management LLC (GPM)

- Full-service property management company with **70+** years of experience.
- Global leader in real estate investment and development with offices in Israel, New York, Michigan, and Indiana.
- Oversees the operation of over **\$450M** in real estate assets.
- Manages over **1,800** properties for both global asset groups and individual investors.

Sapir Baranovski Ltd. (SBC)

- **14** years of experience in locating, managing, and selling real estate investments across the U.S.
- Considered an **SFR leader** in the Midwest U.S., with 900 SFRs bought and rehabbed through 2018-2022 and over **2,000** SFRs currently under management in Michigan.
- Established and manages Sharap Medical Centers - the largest medical center chain in Israel, recently begun expansion of operations in Canada.

End-to-end business model, including construction

- Brookwood Estates owns 4 Diamond Conco, a construction company that brings **50+ years** of proven experience in land development and construction.



OUR PRIMARY DEVELOPMENT

Brookwood Fenton



Location: Fenton, Michigan

Status: Approved building permit, under construction

Total units: 224 + 1 club house

Square feet of projected density: 1,240 per unit

Average rent: \$2,600 per month, per unit

Amenities: walking trails, community center & garden, meeting areas, activity court, dog paths, community director, and service partners (including services such as in-home health care, memory care, food service, housekeeping, transportation, legal & accounting services, beauty, and more).

Completion value: \$82M

Target IRR: 16%-21%

Preferred passive income: 8%



*While we strive to present accurate and reliable financial projections, there can be no assurance that any of the assumptions in the projections outlined above will be accurate. The projections are subject to inherent limitations and are based on information available at the time of their preparation. They may be affected by subsequent developments or changes that were not anticipated.



OTHER ONGOING DEVELOPMENTS

Brookwood Taylor



Location: Taylor, Michigan

Status: Under construction

Total units: 60

Square feet of projected density: 1,130 per unit

Average rent: \$2,400 per month, per unit

Completion value: \$24M

Target IRR: 13%-17%



Brookwood Van Buren



Location: Van Buren, Michigan

Status: Under construction

Total units: 134

Square feet of projected density: 80 acres

Average rent: \$2,600 per month, per unit

Completion value: \$60M

Target IRR: 13%-16%



FUTURE INITIATIVES

Brookwood Superior



COMING SOON

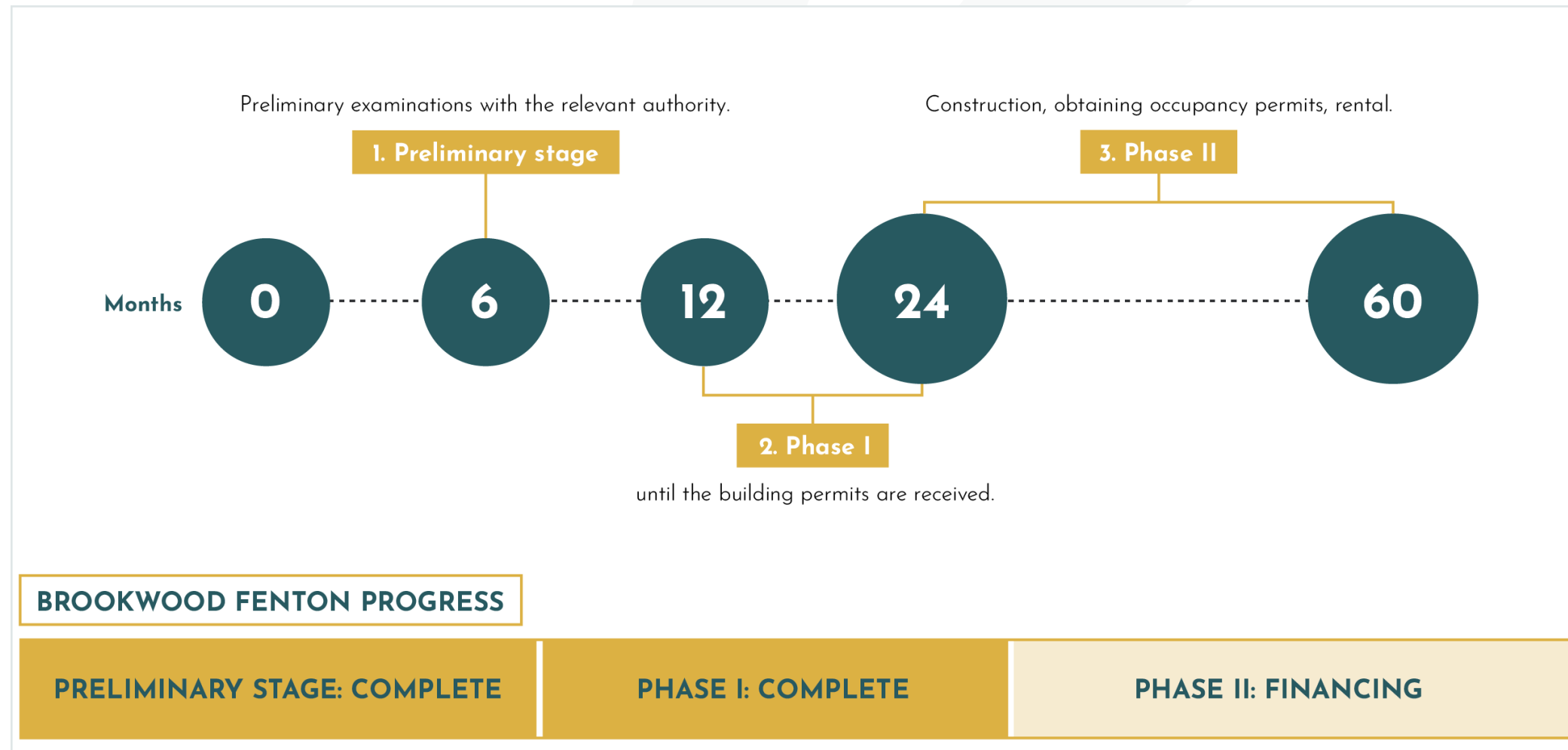
Location: Ann Arbor, Michigan

Total units: 291



DEVELOPMENT PROCESS SNAPSHOT

Drawing on years of experience in project development and management, we have created a **repeatable model** that consistently delivers **high and stable** yields. The application of this **tried-and-true** model has proven to be a highly sought-after and effective approach.



FINANCIAL MODEL

Aiming for consistent returns through our proven, long-term model

10%-16%

Rate of Return (RoR)*

20%-26%

Return on Investment (ROI)*

By participating in this opportunity, investors not only have the potential to benefit from attractive financial metrics, but also secure their position as the first to receive **8% preferred passive income**.

*according to scenarios

Building better communities through a financial model that works

- 3-5 year hold period for investors

Source of funds

Cost Breakdown	Total Cost	Equity Use
Earth work	\$7,445,311	\$2,605,859
Land acquisition and construction costs	\$42,904,425	\$17,850,549
Offering expense	\$1,038,608	\$1,038,608
Contingency	\$1,714,944	\$600,230
GC costs	\$2,057,933	\$1,337,656
Manager fees from RE activities	\$482,304	\$482,304
Total	\$55,643,525	\$23,915,206



OPPORTUNITY TO INVEST IN BROOKWOOD FENTON

How to invest

Institutional investors	\$1,000 for retail investors
Terms of investment	<p>Securities Offered: Equity in the form of LLC membership interests denominated as Class A Units.</p> <p>Minimum Offering Amount: \$3,000,000.00</p> <p>Maximum Offering Amount: \$30,000,000.00</p> <p>Offering Period: The Offering will commence immediately upon qualification by the Securities and Exchange Commission (SEC) and will terminate on the earliest of: (a) the Company's discretion to terminate, (b) when all Units have been sold, or (c) exactly 12 months after the Effective Date.</p> <p>Offering Proceeds: Proceeds from this Offering will be held in escrow until the Minimum Offering Amount is met.</p> <p>Offering Site: The Units will be offered through www.investbrookwood.com on a continuous and ongoing basis.</p> <p>Sales Agent: Netshares Financial Services, LLC, a FINRA broker-dealer, will act as the administrative broker-dealer for this Offering.</p> <p>Estimated Total Project Cost: The estimated total cost to complete the Project is approximately \$72,800,000, with \$30,000,000 to be raised through this Offering.</p>



LEADERSHIP TEAM



Chris Garner
Chief Executive Officer

- Established and transformed GPM Property Management LLC into one of the largest management companies in Michigan, U.S.
- Has been engaged in the field of real estate for over 30 years.
- Wealth of experience in the field of marketing and technology.
- Extensive knowledge in construction and project management.



Golan Sapir
Chief Financial Officer

- Manages and oversees the entire Israeli operation.
- Over 30 years extensive experience in financing, real estate, and the stock market.
- Served as VP at a leading discount mortgage bank in Israel.
- Former CEO of Prisma Mutual Funds, the largest mutual fund company in Israel.
- Senior professor of economics at the college of business management.



Shlomo Baranovski
Director

- Company chairman, head of business development, and real estate entrepreneurship.
- Over 30 years of experience in corporate, investment, and real estate management.
- Former engineer on IDF intelligent unit '8200'.



Aaron Cox
Chief Legal Officer

- Responsible for all legal processes including eviction, collection, and property tax appeals.
- Owner of Aaron Cox Law located in Michigan.
- Doctorate in law and a licensed real estate broker degree.



Gordon Dionne
General Contractor

- Owner of 4 Diamond Services, overseeing the renovation of over 1,200 homes and manages a team of 20 employees and sub-contractors.
- Over 21 years of experience in construction and remodeling as a licensed builder and plumber.
- Worked as a site superintendent for one of the largest builders in America, Pulte Homes, and responsible for the development of over 1,500 single family homes in the Phoenix, Arizona market.

CONTACT US

From Our Family to Yours, Welcome Home

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INVEST NOW



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This Presentation is not an offer to sell securities. Purchase of securities will be solely in compliance with Regulation A as promulgated by the Securities & Exchange Commission. The Company presents investors and potential investors with documents containing forward-looking statements within the meaning of the federal securities laws. These forward-looking statements are not historical facts, but rather are based on our current expectations, estimates, and projections about us, the proposed location of the development, and the senior living industry. You can identify these forward-looking statements when you see us using words such as “expect,” “anticipate,” “estimate,” “plan,” “believe,” “seek,” and other similar expressions that are intended to identify forward-looking statements. Although we believe that the expectations reflected in these forward-looking statements are reasonable, these statements are not guarantees of future performance and are subject to certain risks, uncertainties, and other factors, some of which are beyond our control, are difficult to predict, and could cause actual results to differ materially from those expressed or forecasted. All statements other than statements of historical facts included in the Company’s documents including, without limitation, any projections and assumptions such as “Completion Value”, “IRR”, or “Rents” are forward-looking statements. These risks and uncertainties include those described in “Risk Factors” in the Company’s Offering Circular as filed with the Securities and exchange Commission. You should not place undue reliance on these forward-looking statements, which reflect our management’s view as of certain dates. We undertake no obligation to update these statements or to report the result of any revision to the forward-looking statements that we may make to reflect events or circumstances after the date of this offering or to reflect the occurrence of unanticipated events. All subsequent written and oral forward-looking statements attributable to us, or persons acting on our behalf are expressly qualified in their entirety by these cautionary statements.

