

Investor Presentation

Brookwood Estates Senior Living



BROOKWOOD
E S T A T E S
SENIOR LIVING

Q4 2024

Executive Summary

Building communities to meet growing demand

Brookwood Estates is a Michigan-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, and designated stack flats buildings in prime locations. Offering the highest occupancy rates in the area and consistent returns for our investors.

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 two powerhouses in real estate development and investment with decades of experience in construction and property management.



Brookwood Estates

512 Independent senior living units

Club house

208 apartments

8 stack flats buildings

35 townhouses

Build to sell



Executive Summary

Brookwood Estates – Capital Raise

- Owner of five lots approved for senior living and mixed-use at the best locations in Southeast Michigan Including Van Buren, Fenton, Superior town ships.
- The company obtained all building permits and is ready to go vertical.
- Construction loans secured through CPACE and HUD loans with favorable terms.
- Highly professional team managed by Luke Bunner with decades of experienced architects, engineering, and interior GC.
- Once equity is secured, the company will break ground and start the infrastructure period.
- Building period – expecting 18-24 months of construction.
- Garner Property Management will manage the properties while a la carte vendors will provide ancillary services on demand.
- A clubhouse with multiple amenities offered to active adult tenants.
- Occupancy rates – appraisals show that Brookwood offers a new and bigger product at 20% below market average lease cost. Therefore, at our avg lease per month per door, occupancy rates should be high.
- Marketing – GPM has 50 years of experience in leasing SFRs.
- Holding period – 3-4 years. Once the project reaches a stabilized point, institutional and fund offers are expected.



Our Goals

- Brookwood has high belief in Michigan's demographic and economic environment.
- Honest and productive real estate eco system focuses on its thousands of tenant's needs and comfort. This is one of our main goals.
- In 2019 the company recognized high residential growing demand followed by supply shortage and low new construction for 55+ senior residents in Southeast Michigan. IRES began to locate, develop and design appropriate complexes.
- Independent senior living – As a strategic approach, Brookwood initiates five complexes in Southeast Michigan within the next three years. Started with Brookwood Taylor with 60 units and then Van Buren with 132 units under the brand name "Brookwood Estates". Followed by Fenton with 224 units and Superior Twp's with a total of 800 units under construction.
- Company's goals: develop and manage 5 senior living complexes. The complexes will provide a safe environment to hundreds tenants and fulfil the rising demand. Thus, providing ages of 55+ a domestic solution that will allow them to remain productive in their hometown next to their family and friends.

The first Brookwood Taylor building



All Benefits In One Place



A professional planning and construction team that specializes in obtaining all permits and building permits.



Land in a desirable location – location, location, location.



Professional tenant and properties management abilities



Huge demand and lack of facilities for the aging population.



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 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.

Brookwood Senior Living Developments

The Projects



Fenton



Van Buren



**Superior
Ann Arbor**



**Safe
Harbor**



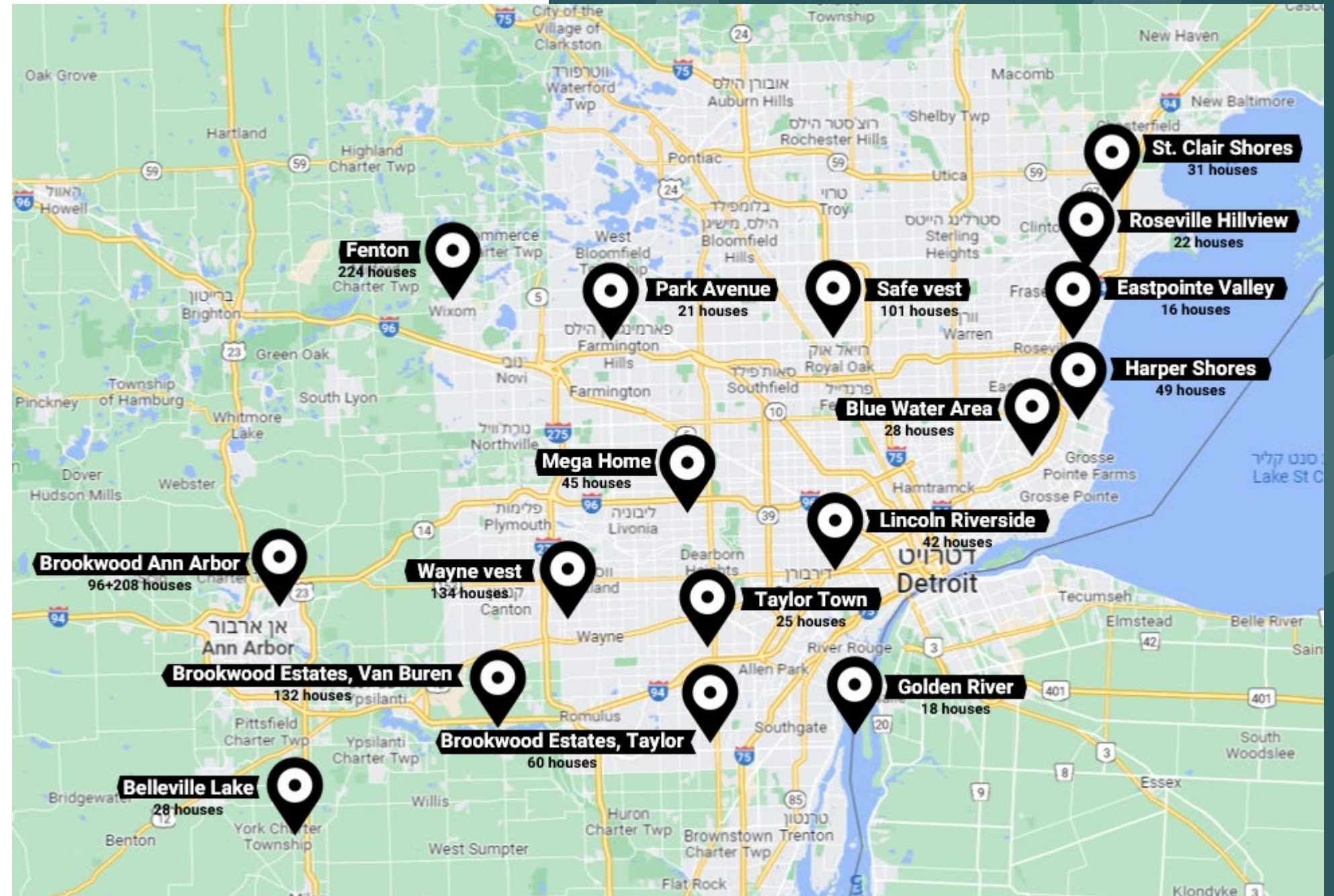
Location Overview

Our projects in Southeast Michigan

Our portfolio consists of five enhanced senior living communities located in Southeast Michigan and hundreds of SFR's under management.

Fulfilling rising demand

With state-of-the-art property management capabilities, Brookwood will ensure a secure environment for over 800 new residents.



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 funds company in Israel.
- Senior professor of economics at the college of business management.



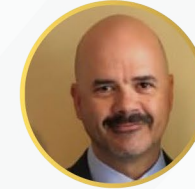
Shlomo Baranovski
Director

- 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.
- Owns Aaron Cox Law, a successful law firm 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.

Brookwood Estates - Additional Team

HOBBS + BLACK
ARCHITECTS

Hobbs & Black

Hobbs & Black, located in Ann Arbor, is one of the leading architectural firms for senior living developments in the country. With their vast experience in this market, they were a natural partner for the Brookwood Senior Living Developments. Their designs for our projects incorporate the proven solutions that the senior living communities are looking for.

giffels
webster

Giffels Webster

Giffels Webster is another leading engineering firm in Michigan that we are using for our developments where Wade Trim had a conflict of interest. Giffels Webster has extensive engineering experience in multi-family and commercial projects throughout the state.



4 Diamond ConCo

Brookwood Estates owns 4 Diamond ConCo, a construction company that brings over 50 years of proven experience in land development and construction.



Gritter Real Estate Services

15 years of real estate development, project management and transactional experience across the hospitality, multifamily and commercial real estate industries.

BONNER
Advisory Group

Bonner Advisory Group

Bonner AG focuses on economic development, incentive procurement, real estate development services and advisory consulting with 20+ years of economic development experience in the public and private sectors. Over that time, he has supported over 250 projects in which the companies have committed to nearly 10,000 jobs and over \$3 billion in new investment in Michigan communities.

Senior Living

Huge Demand – No Supply



The Need

- 70% of active adults existing projects are 25 years old and more.
- Very low construction starts.
- Michiganders has high tendency of looking for local solutions and stay in state rather than go south.
- State and cities favor and welcome new active adults projects developments.
- Recent research show grow demand and lack of thousands of units.
- Latest HUD appraisal for our Fenton project indicates more than x2 demand over capacity.

Brookwood offers hundreds of senior living units for active adults in the best cities in Michigan.

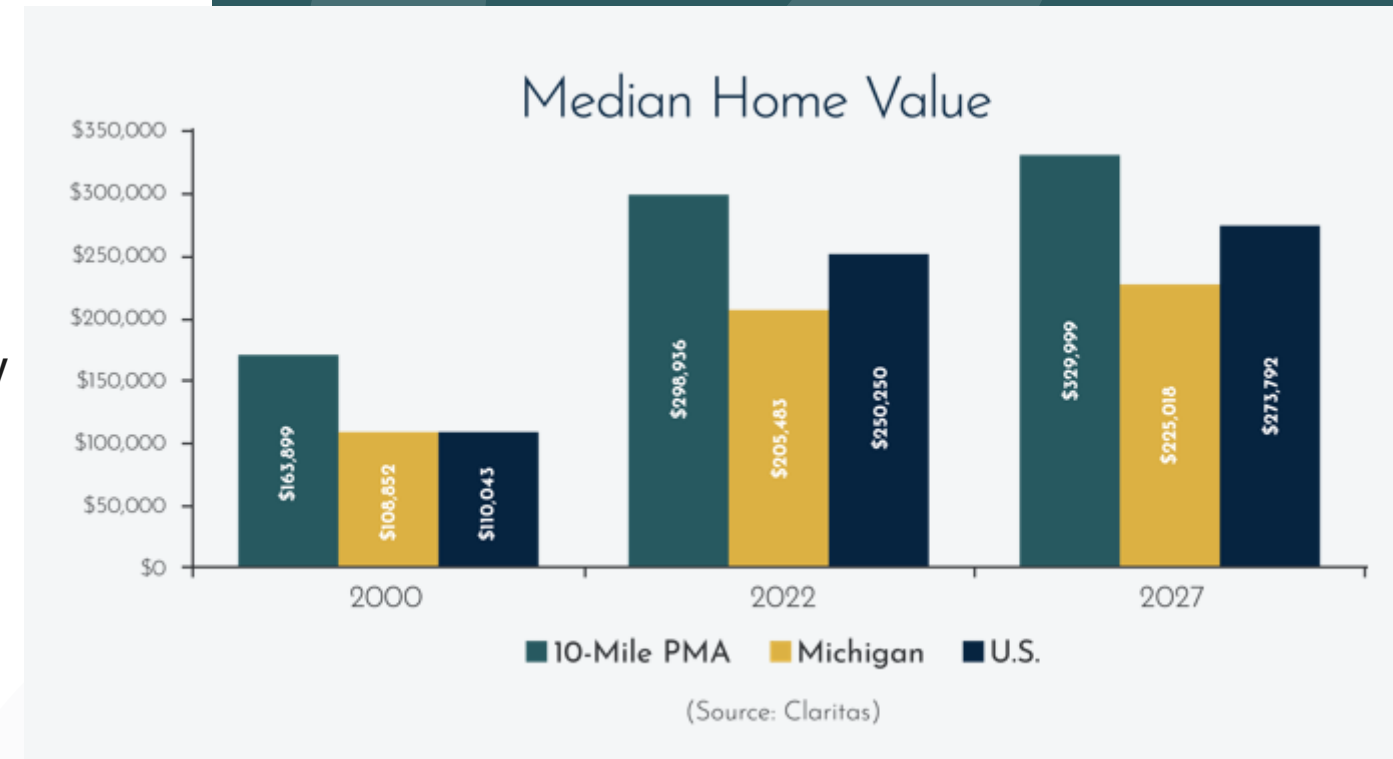
Market Opportunity

Low inventory

- The tendency of Michigan residents is to find an active adult housing solution within their state rather than moving to the South
- 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.

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.



Brookwood Fenton

- Location: Fenton, Michigan
- Status: Plan approval received, and infrastructure work has commenced
- Total units: 224 + 1 club house
- Square feet of projected density: 1,240 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).



Brookwood Van Buren

- Location: Van Buren, Michigan
- Status: Plan approval received, and infrastructure work has commenced
- Total units: 132 + 1 club house
- Square feet of projected density: 1,240 per unit



Brookwood Superior Ann Arbor

- Location: Superior, Michigan
- Status: Approved building permit. Expected May 2025
- Total units: 96 senior living + 208 apartments + 35 townhouses + 1 club house
- Square feet of projected density: 1,240 per IL unit
- Timelines : Breaking ground summer of 2025.
Two years construction and up to 5 years of managing.



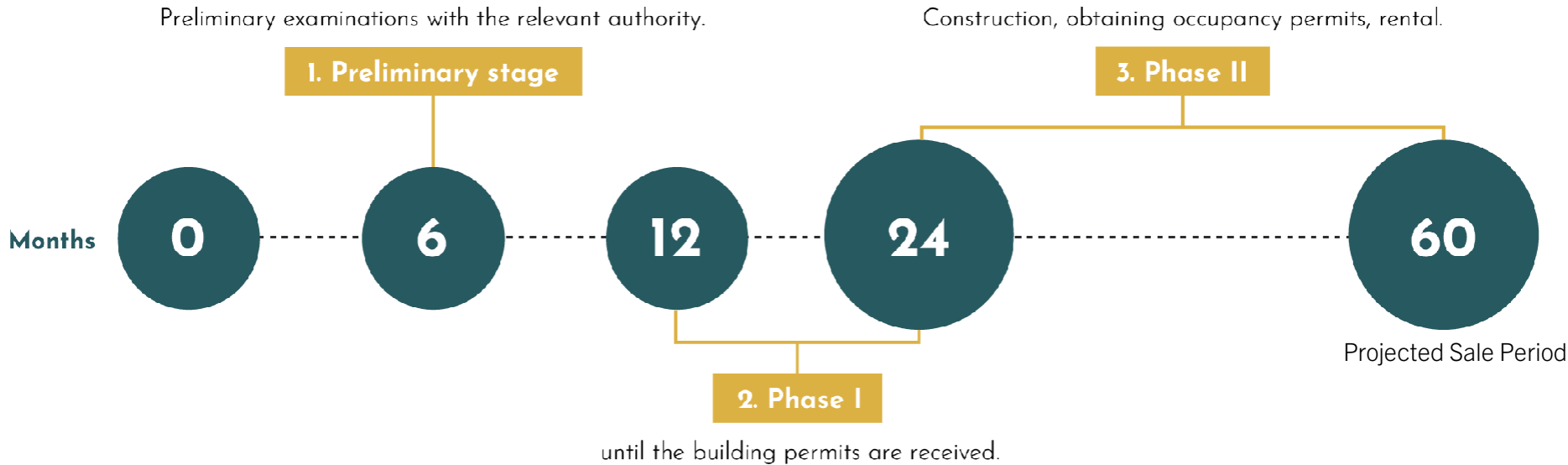
Brookwood Taylor

- Location: Taylor, Michigan
- Status: Construction nearly done. Leasing starts at January 2025
- Total units: 60 + 1 club house
- Square feet of projected density: 1,240 per unit



Development Process Snapshot Superior

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.



BROOKWOOD FENTON PROGRESS



Brookwood – Leisure Cities For The Elderly

Shopping, restaurants and more

Malls, downtown, etc

Leisure and recreation

Close to public golf courses, a library, a public park and more.

The community center for the elderly

Close to several hospitals and elderly centers.



Brookwood – The Complex

The Brookwood project provides high-quality, fully furnished housing for the elderly, featuring 1,230-square-foot, wheelchair-accessible units equipped with advanced voice-operated systems for security, lighting, and climate control. Each unit includes a modern kitchen, open-concept living space, and two parking spaces.

Located in a secure, gated complex near the city center, Brookwood offers green spaces, 24-hour services, and a clubhouse. À la carte services such as housekeeping and meal deliveries are available. Essential services like lawn care, snow removal, and maintenance are included, ensuring a hassle-free living experience with security as a top priority.



Brookwood – Housing Units



Contact Us

From Our Home, To Yours

Contact Us for more information

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BROOKWOOD

E S T A T E U S A

SENIOR LIVING



Legal Disclaimer

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