Villas at the Gin

INVESTMENT OVERVIEW

EQUITY CAPITAL
FUNDING GROUP

“We Make Passive Investing In Commercial Real Estate Simple.”

Company Overview

Equity Capital Funding Group, LLC was founded in March 2013 and is based in Tempe, Arizona. Our vision, to make commercial real estate investing simple for our clients seeking passive participation, value, and performance, is delivered when we can present a project such as Villas at the Gin, further described below/herein.

Our mission is to identify unique investment opportunities in commercial real estate projects, providing passive investors convenience, value, and performance. The principals have completed more than $426 million in commercial real estate transactions since 1997.

This material does not constitute an offer or solicitation to purchase securities. An offer can only be made by a private placement memorandum. Please request a copy of the private placement memorandum if you are interested in investing.

EQUITY CAPITAL
FUNDING GROUP

Joe Cook, CEO
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Cliff Jones, President
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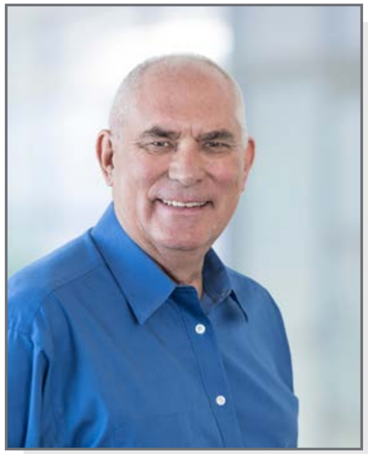
Tempe, AZ 85281-2889

Visit us online @ https://ecfg.us

The Team

Equity Capital Funding Group is two principals plus a small team of experienced real estate professionals, including development, design, architecture, construction, leasing, and sales.



Joe L. Cook

Founder and Chief Executive Officer

Joe Cook is the founder and visionary for Equity Capital Funding Group, LLC. Joe's extensive experience as a real estate investor spans decades and includes more than $426 million in real estate transactions.

Joe's track record includes several hundred million in private lending transactions, several thousand residential pre-foreclosures as a principal, and several hundred fix and flip transactions. His domain of expertise is finding unique opportunities with value and providing investment results for himself, the team, and passive investors.

Joe's transactions include reviving a 54-acre residential development on the oldest golf course in Arizona, which included two subdivisions, three office buildings and related parcels, and a property sold to develop a multifamily housing project.

Other past projects include; repositioning a vacant theater into a charter school, a second golf course redeveloped into multifamily housing, and thousands of residential acquisitions delivered wholesale to fix and flip professionals.

Joe attended Utah State University, where he studied math and finance. He and his family have lived in Arizona for nearly forty years.

Clifford Jones

President

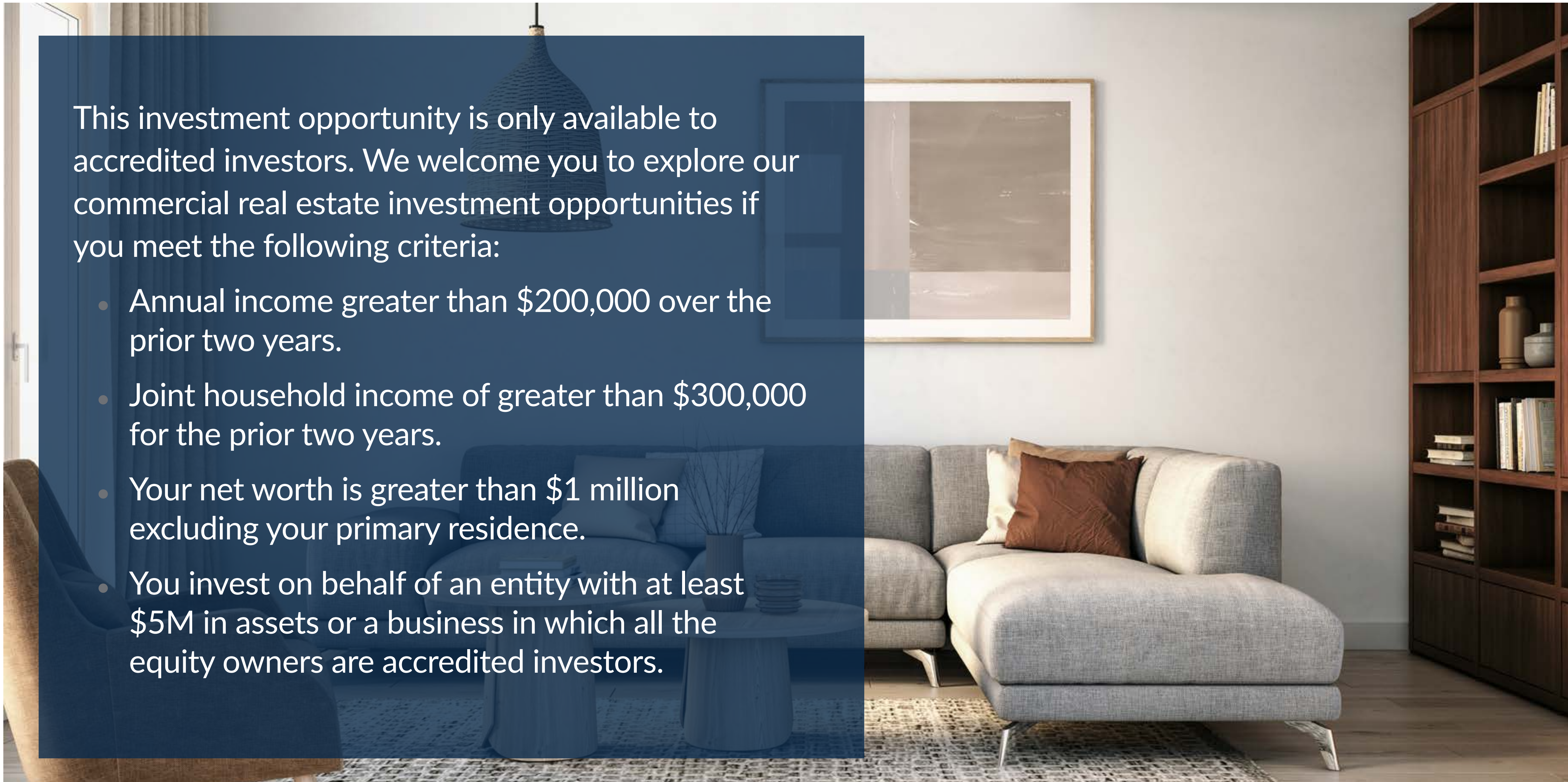
Cliff Jones is an experienced financial service and investment professional who has served retail investors and companies in the greater Phoenix area for over a decade.

In his early career, Cliff worked as a sales and marketing executive specializing in promoting new luxury resorts and business hotels. He worked with Sheraton Hotels, Meridien Hotels, The Phoenician Resort in Scottsdale, and Ritz Carlton Hotels.

He has been a Registered Investment Advisor and worked for Merrill Lynch, Prudential Securities, and UBS. He left the securities industry in 2002 and has since worked as a strategic business consultant and investor.

Cliff graduated from Ohio Wesleyan University, receiving a Bachelor of Arts degree in International Business. Raised in the New England area, Cliff and his family have lived in Arizona since 1983.

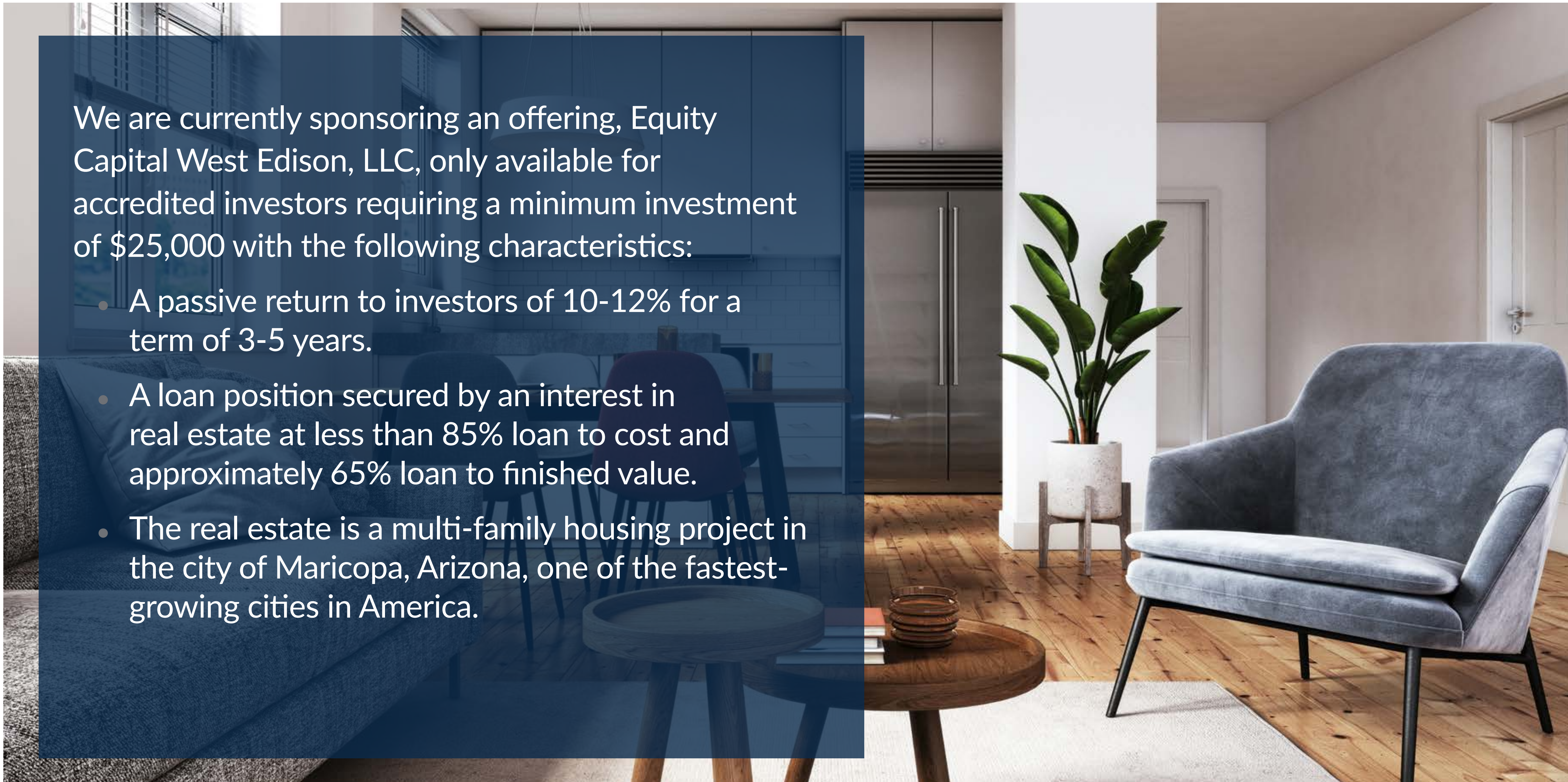
Investment Overview



This investment opportunity is only available to accredited investors. We welcome you to explore our commercial real estate investment opportunities if you meet the following criteria:

- Annual income greater than $200,000 over the prior two years.
- Joint household income of greater than $300,000 for the prior two years.
- Your net worth is greater than $1 million excluding your primary residence.
- You invest on behalf of an entity with at least $5M in assets or a business in which all the equity owners are accredited investors.

Investment Overview



We are currently sponsoring an offering, Equity Capital West Edison, LLC, only available for accredited investors requiring a minimum investment of $25,000 with the following characteristics:

- A passive return to investors of 10-12% for a term of 3-5 years.
- A loan position secured by an interest in real estate at less than 85% loan to cost and approximately 65% loan to finished value.
- The real estate is a multi-family housing project in the city of Maricopa, Arizona, one of the fastest-growing cities in America.

Property Description

Villas at the Gin is the entitlement, development, and construction of 195 apartment units on 10.19 acres of raw land in the City of Maricopa, just twenty miles south-southwest of the Phoenix area.

Property Description

The Villas are being developed and managed by diverse ownership that includes the sponsor, its principal, and an experienced team developing additional properties in the area.

Property Description

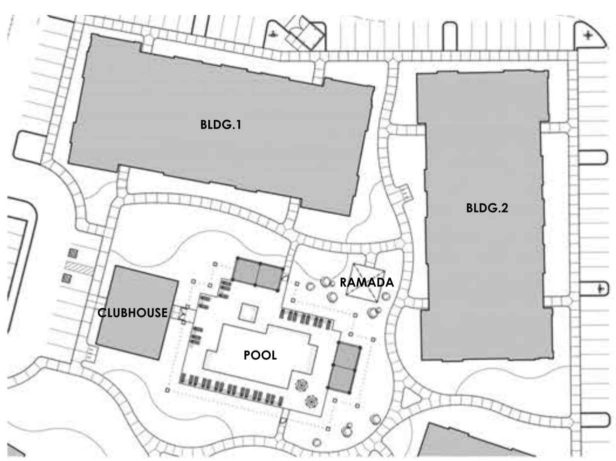
With the continued shortages of housing units, the City of Maricopa has embraced the project, and the principals have it substantially in tow, providing an investor the opportunity to make a secured, high-yield commercial real estate investment.

Property Aerial Overview

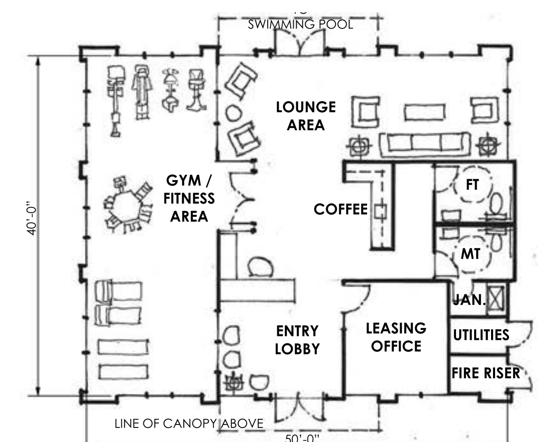
Property Images

WEST ELEVATION (CLUBHOUSE)

NORTH ELEVATION (CLUBHOUSE)



PARTIAL SITE PLAN (SHOWING CLUBHOUSE)



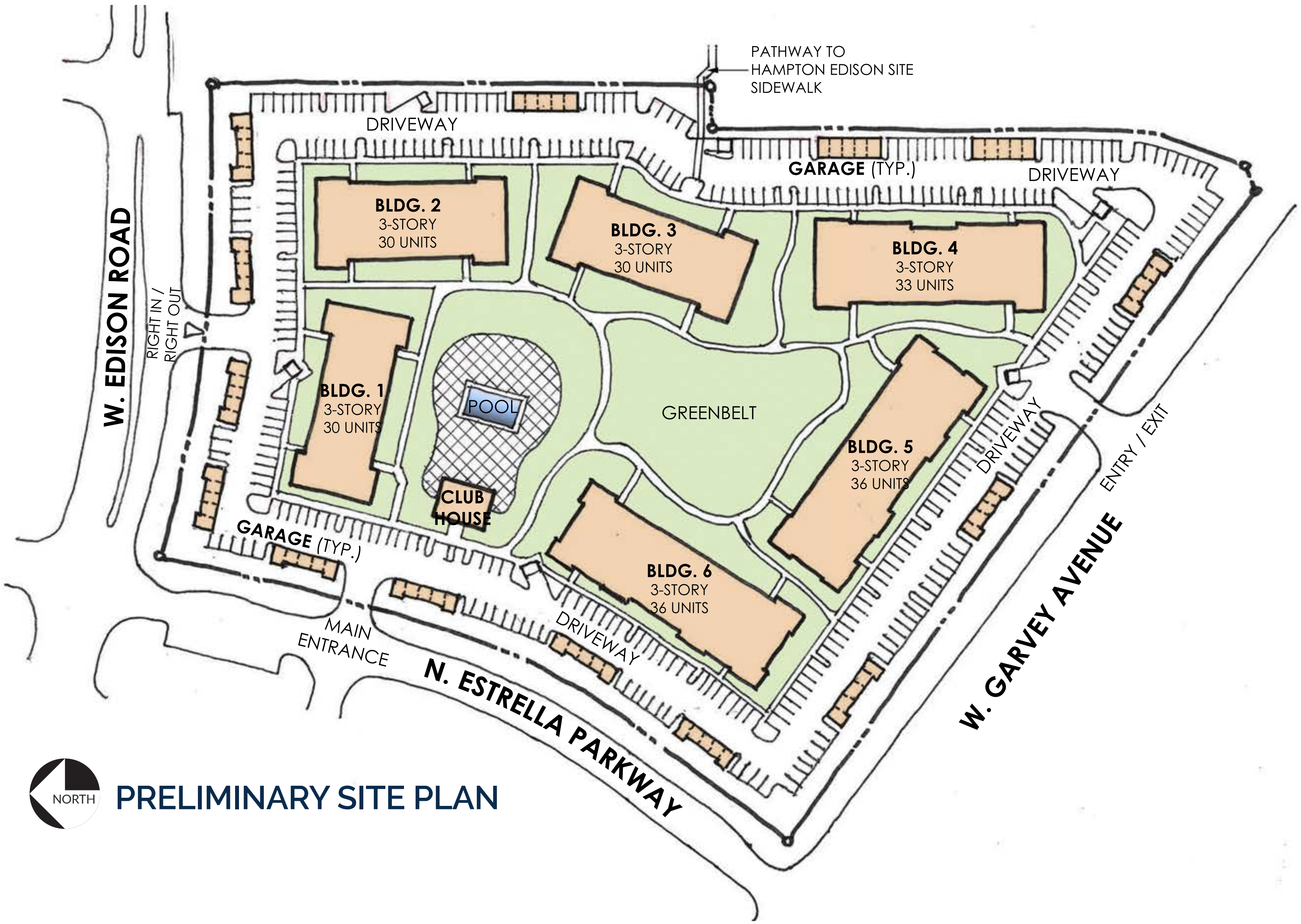
PRELIMINARY FLOOR PLAN (CLUBHOUSE)

Property Images

Preliminary design and finishes Buildings 2 & 3

NOTE:
Finishes are preliminary

Preliminary Site Plan



Multi-Family Development

Sec. W. Edison Road & N. Estrella Parkway
Maricopa, AZ 85139

PROJECT DATA

PARKING REQUIREMENTS:

1 Bedroom	1.5 Spaces per unit
2 Bedrooms	2 Spaces per unit
3 Bedrooms	2.5 Spaces per unit
Guest	0.2 Space per unit

NUMBER OF ROOMS PER BUILDING

BUILDINGS 1,2,&3

1 Bedroom	15each Units
2 Bedrooms	15each Units
Total	90 Units

BUILDING 4

1 Bedroom	9 Units
2 Bedrooms	18 Units
3 Bedrooms	6 Units
Total	33 Units

BUILDING 5&6

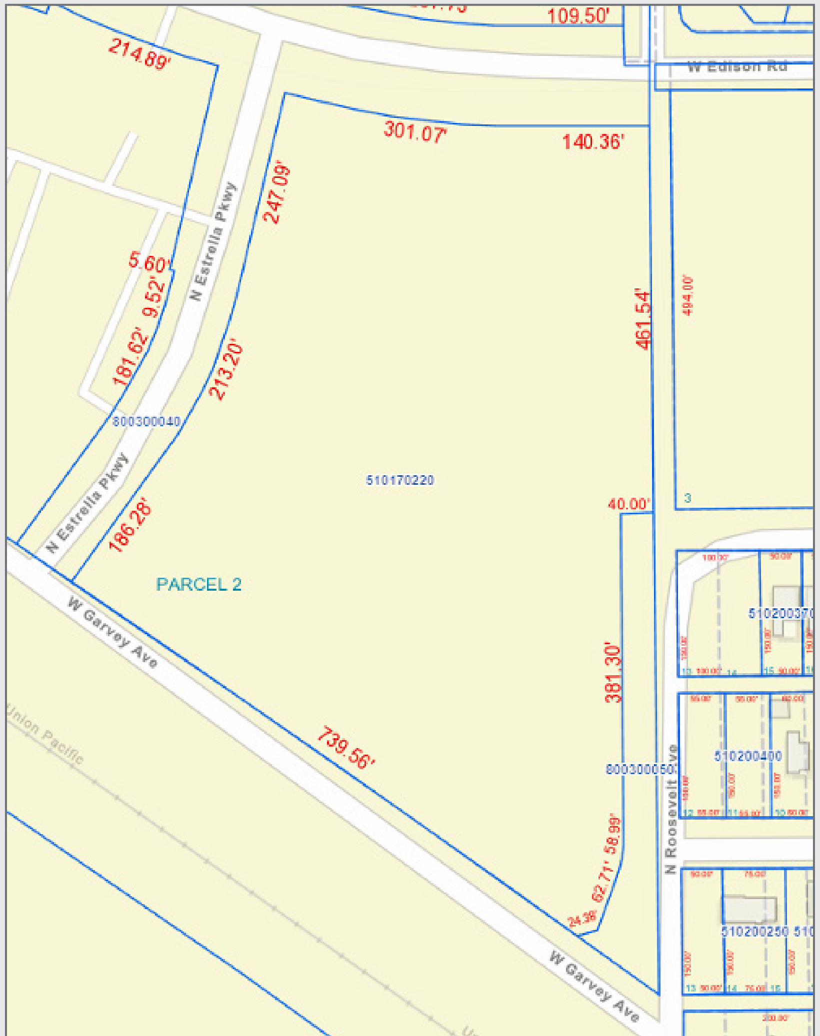
1 Bedroom	12each Units
2 Bedrooms	18each Units
3 Bedrooms	6each Units
Total	72 Units

TOTAL NUMBER OF UNITS = 195

TOTAL PARKING REQUIRED = 336 SPACES
TOTAL PARKING PROVIDED = 401 SPACES
(INCLUDES GARAGE SPACES)

GARAGE = 14 BUILDINGS
5 SPACES PER BUILDING

Parcel Map



PARCEL NUMBERS 510-17-0220 SHOWS THE FOLLOWING INFORMATION FOR TAX YEAR 2023	
PARCEL NUMBER	510-17-0220
SECTION	21
TOWNSHIP	48
RANGE	03E
PROPERTY DESCRIPTION	PARCEL 2 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695, LOCATED IN SECTION 21, TOWNSHIP 04 SOUTH, RANGE 03 EAST, 443,773.00 SQUARE FEET, 10.19 ACRES
DATE OF RECORDING	5/19/2022
SALE AMOUNT	NOT GIVEN
DOCUMENTS	2022-059468, 2021-150989, 2020-131752, 2020-004760, 2011-054745

PRIMARY OWNER	**ESTRELLA GIN BUSINESS PARK, LLC.**
ADDRESS	3463 S RIM RD
CITY	GILBERT
STATE	AZ
ZIP CODE	85297
SUBDIVISION	AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK 2019073078
LOT	2

Financial Overview

The Project is currently in the zoning and entitlement process. We are creating the construction documents, which should be complete and approved by the 4th quarter of 2022. The construction will occur over the subsequent 18-24 months and stabilization from 12-18 months after that.

Financial Overview

The offering must reach its minimum of $3 million by October 30, 2022. The mezzanine loan will go into place as we raise capital. Investors will earn an annual return of 10-12% over the time required to complete construction, which we expect to be between August 2025 and 2027.

Financial Overview

From the time the loan is placed until the project is sold or refinanced, investors can accrue a 12% annual return on capital or receive quarterly distributions at a 10% annual rate. Return of capital will occur at the project's sale or refinancing.

Balance Sheet

The balance sheet of the borrower related to the project should be similar to the summary below when construction bids, financing, and entitlement are all in place:

- First position construction loan: $26,000,000
- Equity Capital West Edison mezzanine loan: $7,650,000
- Borrower's Equity: $5,733,537
- Value at completion and stabilization: $49,000,000

The loan will be subordinate to the construction loan and senior to the equity. Please refer to the Offering Memorandum for additional detail.

City of Maricopa Highlights

The unprecedented real estate price increases in Maricopa County are the primary reason demand for housing, retail, and other development in the city of Maricopa is expected to continue.

- Consistent and growing demand for housing with proximity to major employers. Housing starts were 987 in 2019, 1,623 in 2020, and 1,846 in 2021.
- Approximately 80 percent of City of Maricopa homes are owner-occupied.
- Plentiful resources and raw materials for agriculture, aviation and aerospace technology, mining, and specialized manufacturing.

Consistent Growth

987 in **2019**	**1,623** in **2020**	**1,846** in **2021**

Source: Maricopa Economic Development Alliance (MEDA)

City of Maricopa Highlights

- Strong household earnings are over 90% above $75,000 a year, and over 42% exceed $100,000 annually.
- 80% of Maricopa's workforce does not work within city limits. The industries with a surplus of resident workers driving 30 minutes to work includes business and financial operations, management, healthcare, transportation, material moving, sales, office, and administrative support.

Household Earnings

90% above **$75K**

42% above **$100K**

Source: Maricopa Economic Development Alliance (MEDA)

City of Maricopa Highlights

- A small-town atmosphere with a convenient location of 35 minutes to Phoenix Sky Harbor and 90 minutes to Tucson international airport.
- Well-established multimodal transportation in road, rail, and air with direct routes to the Ports of Los Angeles and Long Beach.

Great Location

35 minutes to **PHX**
Phoenix Sky Harbor International Airport

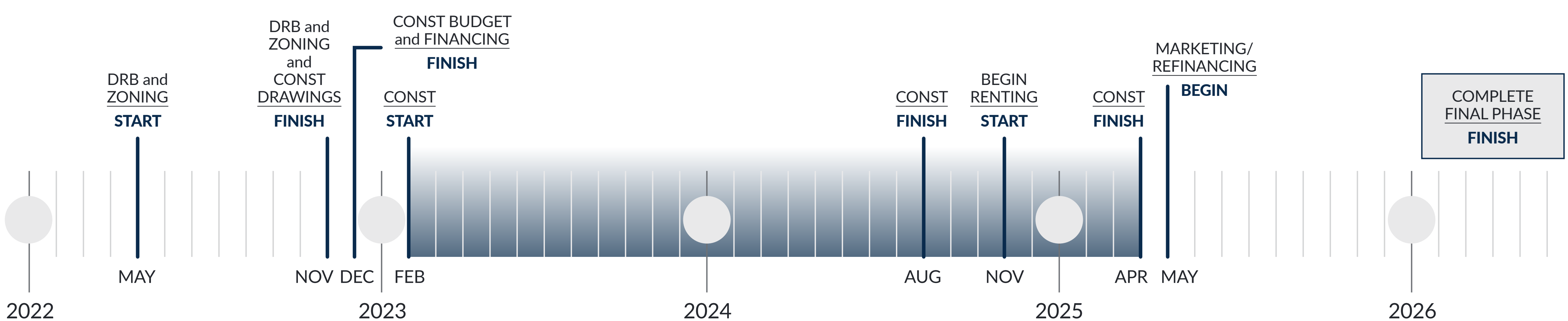
90 minutes to **TUS**
Tucson International Airport

Source: Maricopa Economic Development Alliance (MEDA)

Project Development Timeline

The expected project timeline is as follows:

- DRB and zoning began in May 2022. The expected completion date is November 2022.
- Completed construction drawings running congruent with DRB and zoning to be completed by November 2022.
- Finalized construction budget and financing completed by December 2022.
- Begin and complete construction to begin February 2023, with expected completion between August 2024 and April 2025.
- April 2024 begin renting in the project during the final stages of construction with stabilization within 12 months of completion. Final phase completion is expected by early 2026.
- The sale of the project could occur almost anytime during the process. Marketing/refinancing as soon as May of 2025.



Disclaimer

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By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

Forward-Looking Statements

This Property Summary includes "forward looking statements" within the meaning of the "safe harbor" provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as "forecast", "intend", "seek", "target", anticipate", "believe", "expect", "estimate", "plan", "outlook" and "project" and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under "Risk Factors" therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at the their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company's accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company's results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations."

Industry and Market Data

Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management's estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of the included information. The Company has not independently verified any of the data from third-party sources, nor has it ascertained the underlying economic assumptions relied upon therein. While such information is believed to be reliable for purposes used herein, none of the Company, their respective affiliates, not their respective directors, officers, employees, member, partners, shareholder or agents many any representation or warranty with respect to such information.

Thank You

We look forward to hearing from you.

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