



NETZ GROUP

REAL ESTATE FUND III L.P.

## Investor Presentation Q1 2024

Focused on value-add multi-tenant income-producing  
assets with superior term-based yields.

# Safe Harbor Statement

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This presentation contains forward-looking statements that are based on current expectations, estimates, forecasts and projections about the industry and markets in which we operate. We caution that these statements are not guarantees of future performance and are subject to certain risks, uncertainties and assumptions that are difficult to predict. Therefore, our actual results could differ materially and adversely as a result of various factors.



NETZ

Netz Fund III L.P. is the 3<sup>rd</sup> fund offered by Netz Group Ltd.

NETZ

Our business model: Cash purchase and renovation of undervalued assets driving prompt investor returns through self-owned management company.



**\$100MM**  
fund target size



**\$1B**  
total assets under  
management in US



**RETURNS**  
Fund-1 11.03% IRR  
Fund-2 13.82% IRR projected



NETZ  
USA  
sponsor



**\$250+MM**  
successfully raised  
and deployed



**PROVEN TRACK RECORD**

- 25+ Years of Experience
- Well-positioned to exploit and seize current market opportunities to capitalize on undervalued investments.

# Snapshot: Past Performance of Previous Funds

The logo for NETZ, featuring the letters N, E, T, Z in a bold, sans-serif font. The letter 'E' is stylized with a horizontal bar that is split into two segments, one light blue and one dark blue. The logo is set against a background of a complex, light blue wireframe network structure.

Consistent pattern of improving asset performance resulting in solid returns for our investors.

## SNAPSHOT

### FUND #1

IRR **11.03%**

Value: **\$ 51.2MM**

No. of units: **647** + Office Buildings

### FUND #2

IRR (projected) **13.82%**

Value: **\$ 120MM**

No. of units: **937**

### NOTABLE INVESTORS

#### PROVIDENT FUNDS (Israel)

Altshuler Shaham, Leumi Bank, Phoenix Insurance Group, Meitav Dash, Halman Aldubi

#### FAMILY OFFICES (Israel)

The Service, Altshuler properties, Wolfe family investors

Consistent pattern of improving asset performance resulting in solid returns for our investors.

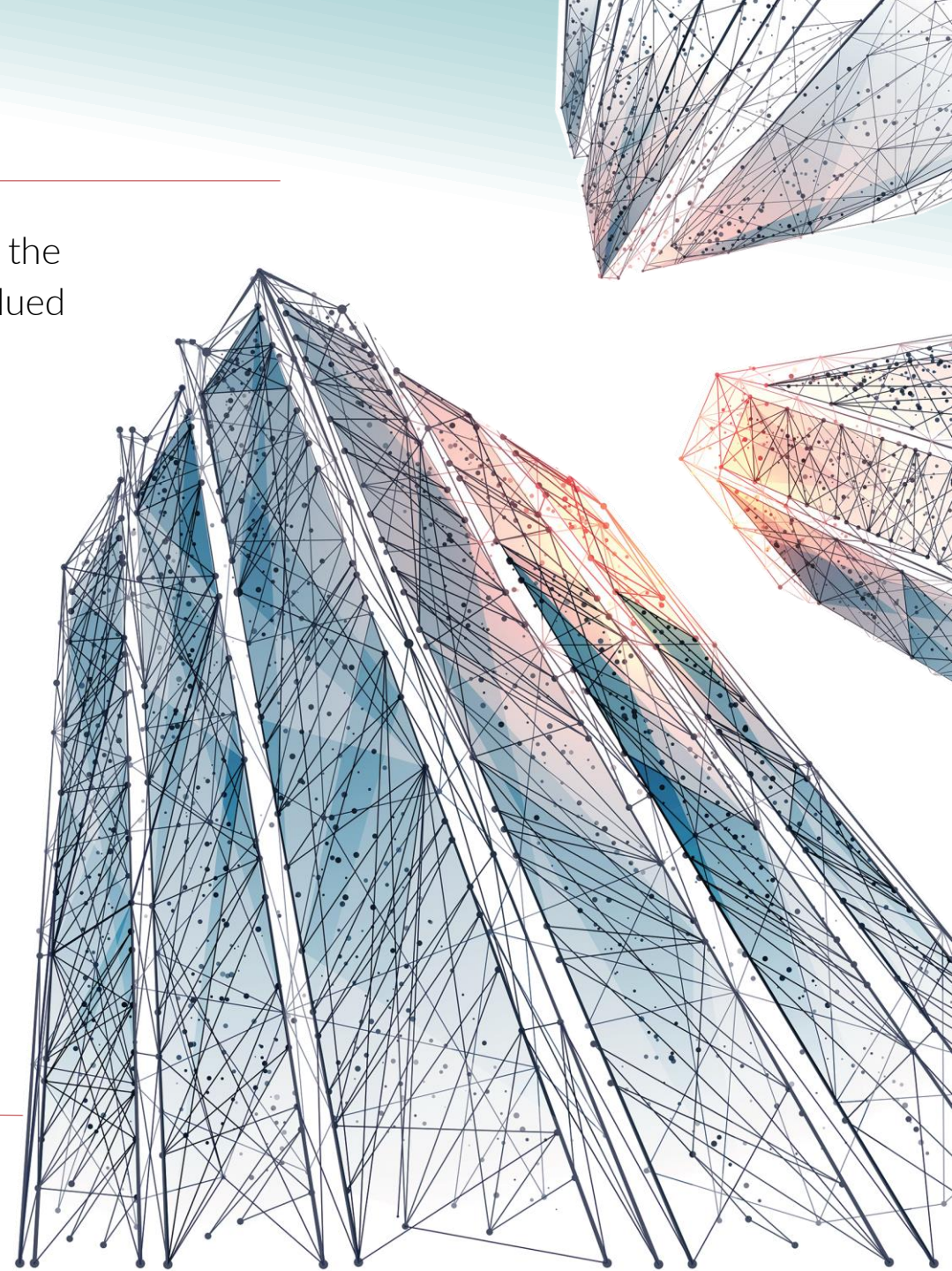
- **TARGET SIZE: \$100MM** and **TERM: 5-year term**
- **SPONSOR COMMITMENT : \$2MM**
- **FUND OFFERS : 7%** preferred returns to investors, **AFTER CATCH UP:** LP investors receive **75%**, GP receives **25%**
- **MINIMUM INVESTMENT : \$500K**, Individuals can join a legal entity and their joint investment shall be recognized as one
- **TARGET RETURNS: IRRs** of **11%** to **15%**
- **STRUCTURE:** Most Investments shall be **25%** equity and **75%** loan (based on each asset's investment business plan)
- **PAYMENT:** Fund pays quarterly **7%** annual interest
- **FEES:** Fund Management **1%**, Acquisitions at **1%** and Management Fee **5%**, Construction management - **5%** of construction costs
- **INVESTMENT GUIDELINES:** A mix of assets, primarily in Multifamily, that generate attractive risk adjusted returns and capital appreciation in sustainable growth markets including Southeast Florida, Atlanta and Connecticut
- **ADVISORS AND AUDITORS:** Audit –Big 4 (tbd); Legal (Regulation and Consulting) - Meltzer Lippe LLC.

# Strategy

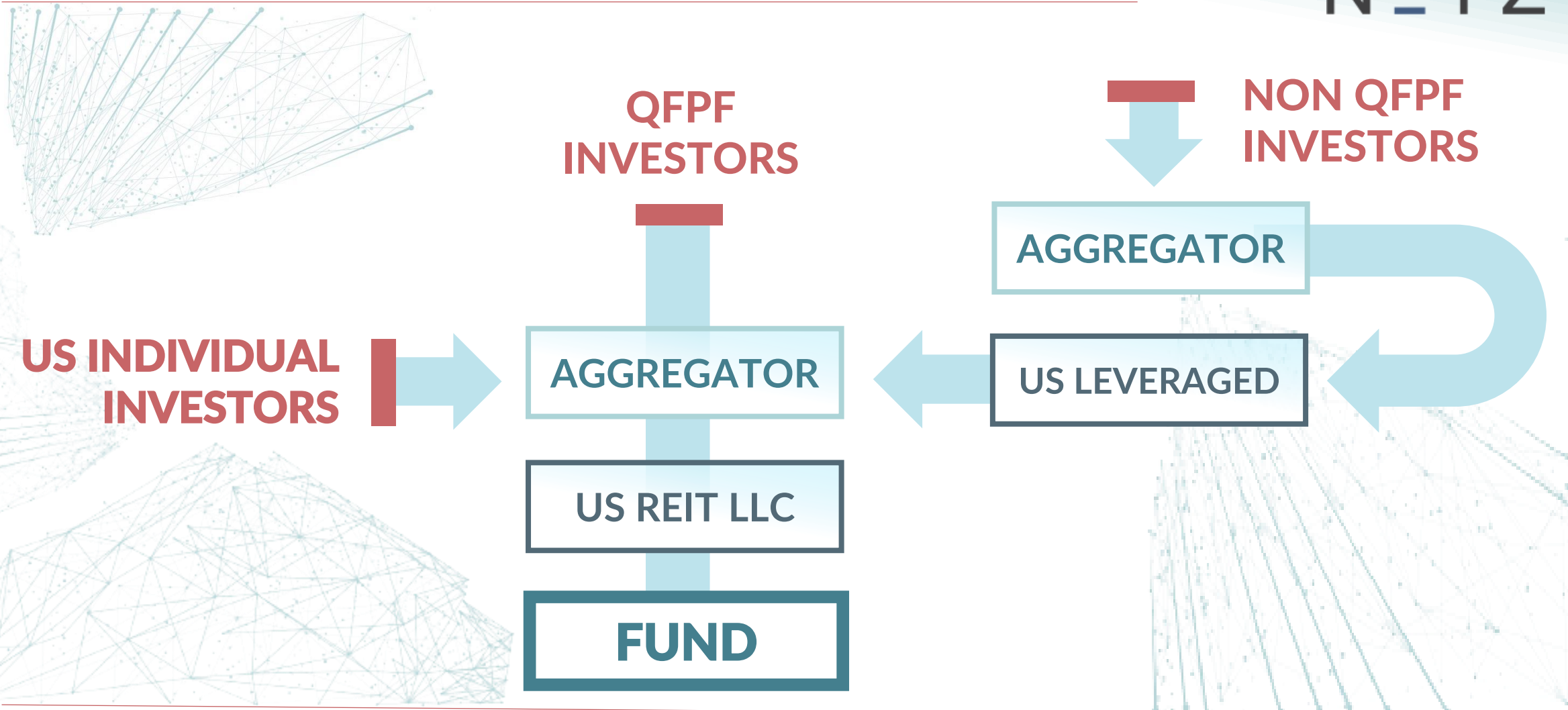
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Execute a refined and disciplined value-add investment strategy to exploit the present market weakness and seize opportunities to capitalize on undervalued investments.

- **MARKETS:** Diverse economy with strong infrastructure and solid anchors; constant demand drivers, such as a leading university and medical centers; educated workforce with demonstrable growth; sustainability, and resilience against market cycles.
- **TARGETED ASSETS:** poorly managed, cash trapped, under market rents, vacancies, or tired looking properties, calculably undervalued assets
- **MANAGEMENT:** Highly experienced and skilled hands-on stewardship, decreases expenses and increases ROI through business plan execution.
- **METHODOLOGY:** propriety knowledge, technology and analysis to evaluate risk, profitability and operational efficiency to unlock value in each asset.



# Fund Structure



## PRINCIPLES

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### TZVI ITZIK, MBA/CPA

Tzvi has been the CEO of Netz Group Ltd., since 2009 and Netz USA LLC since its inception in 2010. Tzvi serves as the Chief Executive Officer of Netz Hotels Ltd.; Asim Investments Ltd.; Netz Group Ltd., and Netz USA Ltd. He also serves as a Co-Chief Executive Officer of Mendelson Infrastructures & Industries Ltd. He serves as a Director of Netz Hotels Ltd

### MENACHEM GURVETICH

One of Netz USA, LLC's founding members, Menachem has more than 25 years of experience in asset management, portfolio management and private investing with a focus on maximizing revenue. He has a proven track record as an owner/operator/investor in a large, diverse portfolio of income-producing rental properties throughout US.

### MENASHE JOHN COHEN, LL.B., LL.M. MBA, ESQ., PhD. Studies.

A best-selling author with more than 2 million copies of law books sold, Menashe is a law professor, Managing Partner of Netz Funds, and since 2018, president of The Israeli Institute of Commercial Arbitration (IICA). He is an active investor, mediator and arbitrator focused on real estate, construction, business and high-tech. Previously he was the founder of Machshavot Group.

### FRANK M MICALI, CCIM

With a 35-year career in commercial real estate, Frank has a demonstrated track record within the market for optimizing assets and delivering strong financial returns for investors. An executive known for his strategic and focused approach, he has completed more than \$1 billion in real estate transactions during his career and is an expert in acquiring, disposing, leasing, underwriting, and contract negotiations across all industry sectors. Frank has a strong network of brokers across the Eastern US, and with national reach through his affiliation with the CCIM Institute. Frank joined Netz in 2011 and is the CEO and founder of Capitalize 360 Group LLC established in 2009.



# Appendix: Past Fund Properties



Below are examples of Netz USA investments including the Funds and partners. All investments were sourced, acquired, managed, and disposed exclusively by Netz management team.



## BALFOUR CHAMBLEE APARTMENTS

(owned by...)

41 Clairview DR,  
Chamblee GA 30341  
(Atlanta Suburb)

Acquisition Price: **\$10,5MM**

Capex: **\$1.2MM**

Disposition Price: **\$21MM**

Inv. Hold Period: **35 mo**

IRR Hold: **85%**

Date Acquired: **OCT 2019**

Disposition Date: **APR 2022**



## 50FORTY ON 7<sup>TH</sup>

(Netz USA + private equity investors)

5040 NW 7<sup>th</sup> Street,  
Miami, FL 33126

**82.5K SQ FT**

Class "A" Office Building

Acquisition Price: **\$10.9MM**

Disposition Price: **\$14.5MM**

Inv. Hold Period: **38 mo**

IRR for Hold: **25%**

Date Acquired: **OCT 2017**

Disposition Date: **DEC 2020**



## MERRILL LYNCH PLAZA

(Fund owned)

2611 and 2601  
East Oakland BLVD,  
Fort Lauderdale, FL 33306

Two Properties totaling  
**82,727** Class "A" Office

Acquired Two Office Properties  
Leased up and subdivided and  
sold separately

Acquisition Price: **\$13.775MM**

Disposition Price: **\$16.75MM**

Inv. Hold Period: **55 mo**

IRR for Hold period: **15.50%**

Date Acquired: **MAY 2015**

Disposition Date: **AUG 2019**



# Appendix: Past Fund Properties



## SILVER OAKS APTS

(Fund owned)

1281 Brockett Rd,  
Clarkston GA 30021  
(Atlanta Suburb)

**406** Apartment Unit

Acquisition Price: **\$17.8MM**

Capex: **\$1.5MM**

Disposition Price: **\$29.3MM**

Inv. Hold Period: **46 mo**

IRR for Hold period: **40%**

Date Acquired: **FEB 2015**

Disposition Date: **DEC 2018**



## SHERIDAN CENTER

(Netz USA LLC owned)

400 W 41<sup>st</sup> Street,  
Miami Beach, FL 33140

**68K SQ FT**

Class "A" Office Building

Acquisition Price: **\$9.5MM**

Disposition Price: **\$17.85MM**

Inv. Hold Period: **61 mo**

IRR for Hold: **40.44%**

Date Acquired: **APR 2011**

Disposition Date: **FEB 2017**



## AVONDALE FOREST APTS

(Netz USA LLC owned)

3330 Mountain Drive,  
Decatur, Georgia  
(Atlanta Suburb)

Acquisition Price: **\$13.9MM**

Capex: **\$0**

Disposition Price: : **\$19.25MM**

Inv. Hold Period: **5 mo**

IRR for Hold period: **100%**

Date Acquired: **FEB 2017**

Disposition Date: **JUN 2017**



## HSBC CENTER

(Netz USA, LLC owned)

301 Arthur Godfrey RD.  
Miami Beach, FL 33140

**40K SQ FT** Class "B" Office tower

Netz purchased out of bankruptcy  
and closed in **15 DAYS**

Acquisition Price: **\$15MM**

Disposition Price: **\$21MM**

Inv. Hold Period: **26 mo**

IRR for Hold period: **33.40%**

Date Acquired: **APR 2013**

Disposition Date: **JUL 2015**

Thank You

For more information | **Frank. M. Micali, CCIM** | **860-436-3131**

## Appendix: A

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Netz USA is a commercial real estate and private equity arm of Netz Group Ltd with an approximately \$1B portfolio of Office, Multifamily, Mixed Use, Flex, and Retail, primarily across the East Coast of the US.

The logo for Netz, featuring the word "NETZ" in a bold, sans-serif font. The letter "E" is stylized with a blue horizontal bar through its center. The background of the slide is a light teal color with abstract wireframe geometric shapes in various shades of blue and green, resembling network structures or architectural forms.

NETZ

## Appendix: B

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Investors will have access to the investor portal providing increased fund transparency, manage subscription agreements and account data including tracking investments, receive distributions. It will be a central online location for all fund documentation, data and reporting.

The logo for NETZ, featuring the letters N, E, T, and Z in a bold, sans-serif font. The letter 'E' is stylized with three horizontal bars. The logo is positioned in the upper right corner of the slide, set against a background of a complex, light blue network of interconnected lines and nodes that resembles a digital or financial network.

NETZ