REAL ESTATE CAPITAL INVESTMENT · INVESTOR OVERVIEW

731 N Davis Dr

Warner Robins, Georgia

A value-add multifamily acquisition minutes from Robins Air Force Base — presented by MANAV Capital Group, the human touch.

DISCLOSURE & FORWARD-LOOKING STATEMENTS

Please read before proceeding.

This Investor Overview has been prepared solely for, and is being delivered on a confidential basis to, persons considering an investment with MANAV Capital Group. It is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any interest in this or any property. Any offer will be made only pursuant to definitive transaction documents.

This document contains forward-looking statements — including projected returns, occupancy, rent growth, and exit outcomes — identified by words such as “target,” “project,” “estimate,” “expect,” and similar terms. These statements are based on current assumptions and are subject to risks and uncertainties that could cause actual results to differ materially. Past performance of MANAV Capital Group or any other sponsor is not a guarantee of future results.

Market and economic data referenced herein (including Robins Air Force Base economic impact and Warner Robins housing statistics) is drawn from publicly available third-party sources believed to be reliable; MANAV Capital Group has not independently verified this data and makes no representation as to its accuracy or completeness. Comparable sales data in this deck is presented as an illustrative template pending final verification against county records, MLS, or broker-sourced data.

Prospective investors should conduct their own due diligence and consult independent tax, legal, and financial advisors before making any investment decision.

THE OPPORTUNITY

An undervalued fourplex beside a *$4.48B* economic engine.

731 N Davis Dr is a 4-unit, 1973-built multifamily property in Warner Robins, Georgia — currently renting well below what a renovated unit commands in this market. The surrounding economy is anchored by Robins Air Force Base, whose workforce has grown 11% in two years and is expected to keep expanding.

MANAV's plan: acquire, reposition, and stabilize the asset to capture the gap between in-place and market rent — then return capital to investors through a sale or refinance within three years.

VALUE-ADD MULTIFAMILY | 3-YEAR HOLD | DIRECT OWNERSHIP

Property Photo
731 N Davis Dr, Warner Robins, GA

PLACEHOLDER — ADD REAL PHOTOGRAPHY

Why Warner Robins is the next Middle Georgia play.

Explosive base-driven employment growth, tightening rental demand, and a housing market still catching up.

$4.48B

Robins AFB economic impact in 2025 — the region's single largest economic driver.

21,000+

Base employees — up 11% in two years, roughly a third of all regional jobs.

~2,000

Additional households needing housing from base workforce growth alone.

Sources: 13WMAZ, “Robins Air Force Base drives $4.48 billion economic impact,” 2026 State of the Base Address; Walton Dean Realty, “Robins AFB & Houston County Housing Market,” 2026.

THE DEAL AT A GLANCE

Snapshot of key facts and targets.

$1.0M	4	$250K	8.5%	Up to 15%	3 Yrs
Purchase Price	Residential Units	Price Per Unit	Target Cash-on-Cash Return	Target Tax-Deferred IRR	Hold Period

Well-located value-add fourplex

Built 1973 · 2,756 sq ft · 1.45-acre lot · Houston County, GA. Located near Robins AFB, schools, and town amenities.

Below-market in-place rents

Current rents run ~$760–$795/unit/mo. Renovation and repositioning are underwritten to close the gap to market.

PROPERTY OVERVIEW

By the numbers: a fourplex built for repositioning.

Site Photo
731 N Davis Dr

PLACEHOLDER — ADD REAL PHOTOGRAPHY

Address	731 N Davis Dr, Warner Robins, GA 31093
County	Houston County, GA
Year Built	1973
Units	4
Avg. Unit Size	~600 sq ft
Total Building Area	2,756 sq ft
Lot Size	1.45 acres
Current Rent Range	$760 – $795 / unit / mo
Purchase Price	$1,000,000

From acquisition to exit: our three-phase plan.

PHASE 1 · 0–6 MONTHS

Renovate & Stabilize

Unit-by-unit renovation, deferred maintenance addressed, curb appeal improved.

PHASE 2 · 6–18 MONTHS

Reposition to Market Rent

Re-lease renovated units at market rates, targeting base-adjacent renter demand.

PHASE 3 · 18–36 MONTHS

Stabilize & Exit

Hold for stabilized cash flow, then sell or refinance to return investor capital.

COMPARABLE SALES

Small multifamily comps — *pending final verification*.

Publicly available search could not surface verified closed sales for sub-20-unit properties in this submarket — that data sits behind paid CRE platforms (CoStar/Crexi) or the local MLS. The rows below are a template for your broker or MLS pull; one active listing is shown for general market context only.

Address	Units	Sale Date	Sale Price	Price / Unit	Status
[Comp 1 Address]	*[N]*	*[Date]*	*[$]*	*[$/Unit]*	*Pending broker data*
[Comp 2 Address]	*[N]*	*[Date]*	*[$]*	*[$/Unit]*	*Pending broker data*
[Comp 3 Address]	*[N]*	*[Date]*	*[$]*	*[$/Unit]*	*Pending broker data*
Warner Robins, GA 31088	96	—	$6,500,000	~$67,700	Active listing (context only)

731 N Davis Dr underwrites at $250,000/unit — above the 96-unit reference asset's per-unit ask, reflecting the smaller asset class and renovated-unit repositioning premium. Confirm against true closed comps before finalizing underwriting.

TARGET INVESTOR RETURNS

What this repositioning is underwritten to deliver.

Cash-on-Cash Return

8.5%

Target annual cash distribution once units are repositioned and stabilized.

Tax-Deferred IRR

Up to 15%

Target internal rate of return over the 3-year hold, inclusive of depreciation-driven tax deferral.

Forward-looking target, not a guarantee. Actual returns depend on renovation cost, lease-up pace, market rent growth, and exit execution. See disclosure, slide 2.

EXIT STRATEGY

Two paths to return investor capital.

Option 1 — Sale

Sell the stabilized, fully-repositioned asset at the end of the hold period.

45% TARGET TOTAL ROI

Option 2 — Refinance

Cash-out refinance once stabilized, returning investor capital while MANAV retains the asset.

7% TARGET CASH-OUT RATE

Sale ROI and refinance rate are underwriting targets, not guarantees — actual terms depend on market conditions, lender criteria, and appraised value at time of exit.

RISK FACTORS

Risk is real. So is our plan to manage it.

Risk	Mitigation
Renovation cost or timeline overrun	Fixed-scope contractor bids, contingency reserve built into the renovation budget, licensed owner-managed crew.
Slower-than-planned lease-up at market rents	Conservative underwriting on rent-up pace; direct marketing to base-adjacent renter demand.
Interest rate movement at refinance	Refinance target rate stress-tested against current forecasts; sale remains the fallback exit.
Local market or base-driven demand shift	Diversified MANAV portfolio across renovation, multifamily, and STR/MTR strategies limits single-asset exposure.

WHY MANAV

One team. Renovate, lease, manage, *reposition*.

Direct ownership

No syndication — investors hold a direct interest in the asset.

Hands-on execution

Renovation and leasing run by the same team that underwrote the deal.

Transparent underwriting

Every target return is modeled line-by-line, not promised in the abstract.

The human touch

Real people managing real properties — not a call center.

GET IN TOUCH

Ready to invest with *the human touch*?

Request full underwriting, renovation budget detail, and current availability for 731 N Davis Dr.

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(555) 010-0143 (placeholder number)

This document is a sample investor overview. Figures marked as targets are forward-looking and not guaranteed; comparable sales are a template pending verification. See full disclosure on slide 2.