



Investing with Purpose

2022

gshrealestate.com

About The GSH Group



Multifamily real estate can provide a viable investment strategy for investors looking for less volatility and higher returns than investing in the stock market. **Our Concierge Approach** means investors leverage the power of real estate while we do all the heavy lifting.

Our focus is on Class B to B+ housing, also known as workforce housing, with the goal of providing superior returns for investors and improved quality of life for our residents.



Industry Experience

Our leadership team has over 40 years of combined experience. Our mission is to provide the highest level of service to our investors and our residents.



Results-Oriented

Workforce, or Class B to B+, housing is less impacted by economic cycles than other real estate markets. Investors have peace of mind investing in a long-term viable niche market driven by the increase in renters.



Social Impact

We apply ESG Investing (Environmental, Social, and Governance) principles at GSH. This includes conservation of natural resources, social considerations, and internal company governance.



Investor Experience

We offer complete transparency, ongoing communication, and most importantly, consistent annual returns for our investors.



Michigan Celebrates Small Business
50 Companies to Watch
AWARD RECIPIENT



| Current Portfolio Summary



1 Billion

Portfolio Value¹

7

Full Cycle
Deals²

29

Apartment
Communities³

6,553

Units⁴

10%+

Average Cash on
Cash Yield

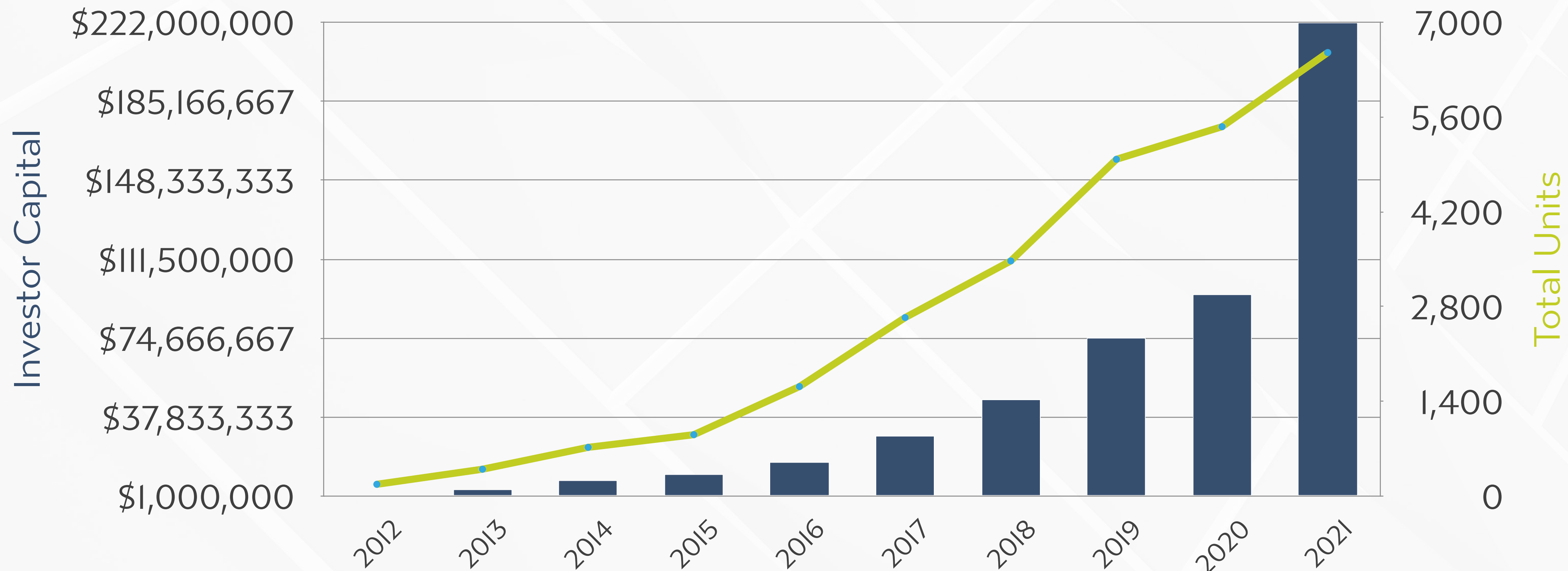
27%

Tracked IRR
Return⁵

1. Portfolio value includes an assumed value based on current TI/TI2 financials and a capitalization rate of 5.00. This also includes certain legacy properties owned and managed by partners.
2. Full cycle deals include the sale of legacy properties owned by the partners, two GSH property sales and two GSH properties that are under contract to sell in Q1 2022
3. Apartment communities include both GSH properties as well as legacy properties owned by the partners.
4. This figure includes legacy units owned by the partners.
5. Tracked IRR is based on the 7 full cycle deals and calculated using TI/TI2 financials at a 5% Cap Rate. No return is guaranteed, and investors should be cautious when investing as all or a portion of their investment could be lost. The cited return is before fees

GSH Total Investor Equity Raised/Units Acquired¹

Over \$222 million to date

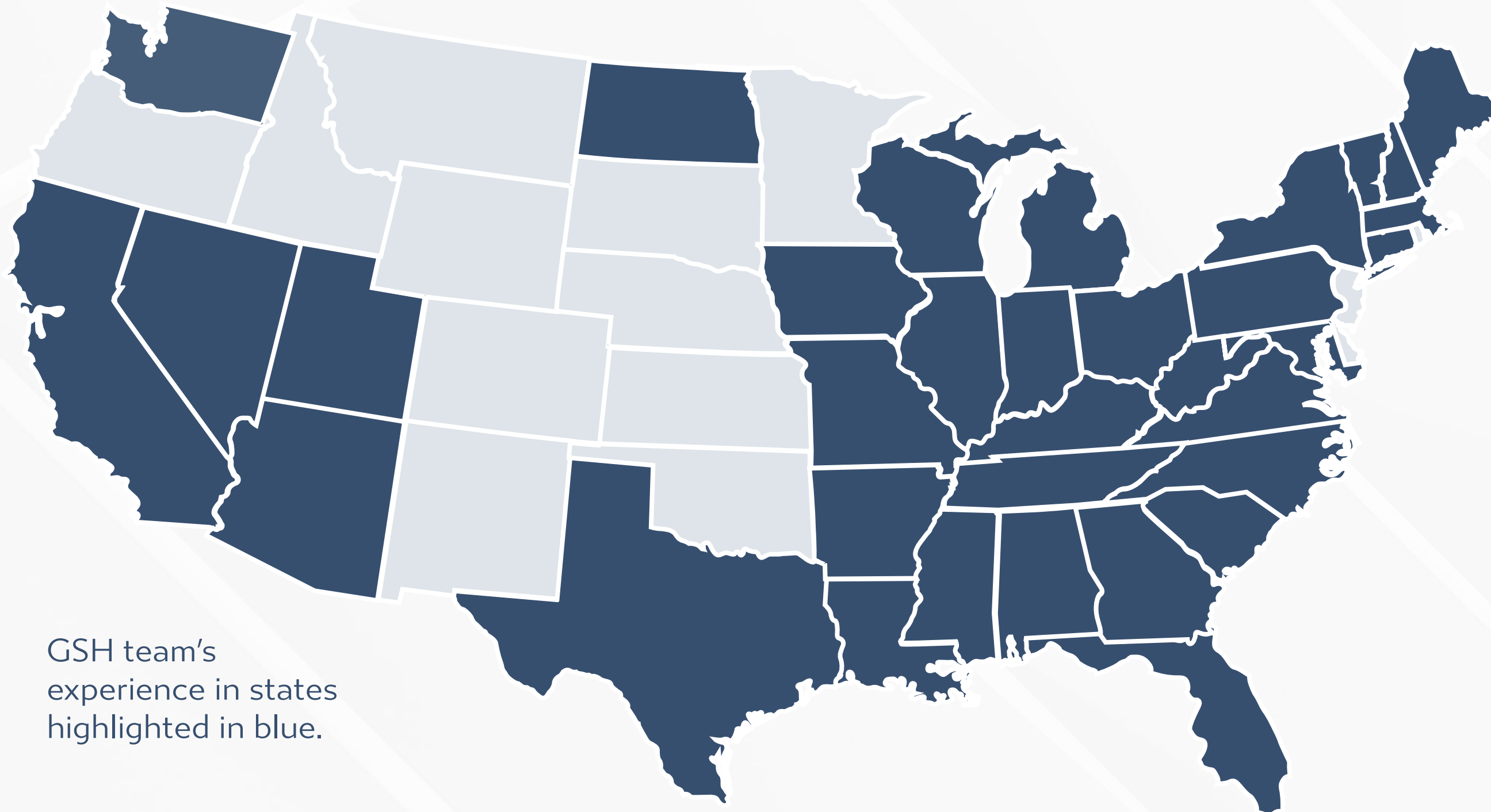


Average cash-on-cash return consistently over 10% ²

1. Of the \$222 million capital raised to date, approximately \$22 million was raised prior to the formation of the GSH Group, these funds primarily having been raised in aggregate by the individual founders.
2. Average cash on cash return above 10% is based on an aggregate distribution amount, to date, for both GSH and legacy properties.
3. No return is guaranteed, and investors should be cautious when investing as all or a portion of their investment could be lost.

Operational Experience

The GSH Group Team Has Operational Experience In 34 States



GSH team's
experience in states
highlighted in blue.

100

Years of Experience¹

251

Properties²

800+

Investors³

2,500

Single Family Homes⁴

49,470

Multifamily Units⁵

15.8M

Million Commercial Square Feet⁶

1. 100 years is a cumulative number of years for the partners and the executive team.

2. Number of properties include properties currently owned as well as consulting work for properties in a market or brokerage work for properties in a market by the partners and the executive team.

3. Number of investors include all current investors in GSH and partner legacy properties.

4. 2,500 single family homes are the amount of single-family houses Gideon Pfeffer purchased, sold, renovated, and/or managed prior to forming the GSH Group.

5. Number of units include units currently owned as well as consulting work for properties in a market or brokerage work for properties in a market by the partners and the executive team.

6. 15.8 million square feet of commercial space is the amount of space for the properties currently owned as well as consulting work for properties in a market or brokerage work for properties in a market by the partners and the executive team.

The GSH Relationship Advantage



Relationships with Banks and Special Servicers

The GSH Team has over 40 years of combined operating experience. GSH enjoys extremely close relationships with Banks and Special Servicers. Having had experience as advisors, managers, and problem loan resolvers, GSH is skilled at optimizing multifamily operations and conducting successful asset exits.

Relationships with Institutional and Private Owners

The GSH Team has extensive relationships with owners in multiple markets. We focus on acquiring properties that institutions deem no longer applicable to their ongoing strategies. Additionally, the GSH team is accustomed to the disposition needs of private property owners with respect to their succession planning.

Relationships with Brokers

The GSH Acquisitions team communicates with over 100 brokers a week. Our rate of successfully closed transactions, combined with the cultivation of new relationships in the national and regional broker networks, gives GSH a steady stream of reliable first-advantage acquisition opportunities.

Optimizing Value-Add Creation

GSH employs a tactical strategy for value creation/enhancement approached from multiple angles and scenarios. These include, but are not limited to, organic rental growth due to market inefficiencies, rent premiums generated through unit upgrades, decreasing expenses through management efficiencies, and more.

Technology

The GSH Group uses applicable, real-time software to help our team manage all assets on a minute-by-minute basis. Using real-time data, GSH can effectively keep all projects on track to ensure the business plan's proper implementation.

Construction Management

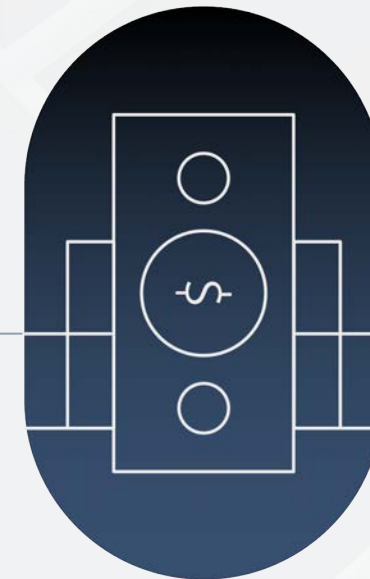
GSH Group primarily employs an in-house general contractor and construction team. This allows us to have a vertically integrated business plan and ensures projects stay on budget and on time.

GSH Expertise



Solid team infrastructure and technology platform

Through differentiated asset identification outlets, methodical and thorough due diligence, cost-effective and efficient construction, and property management, the GSH Group is positioned to capitalize on the current economic market environment. We have an extensive platform with cost-effective and efficient acquisitions, construction, and ongoing property management.



A small nimble firm with the expertise of a large firm

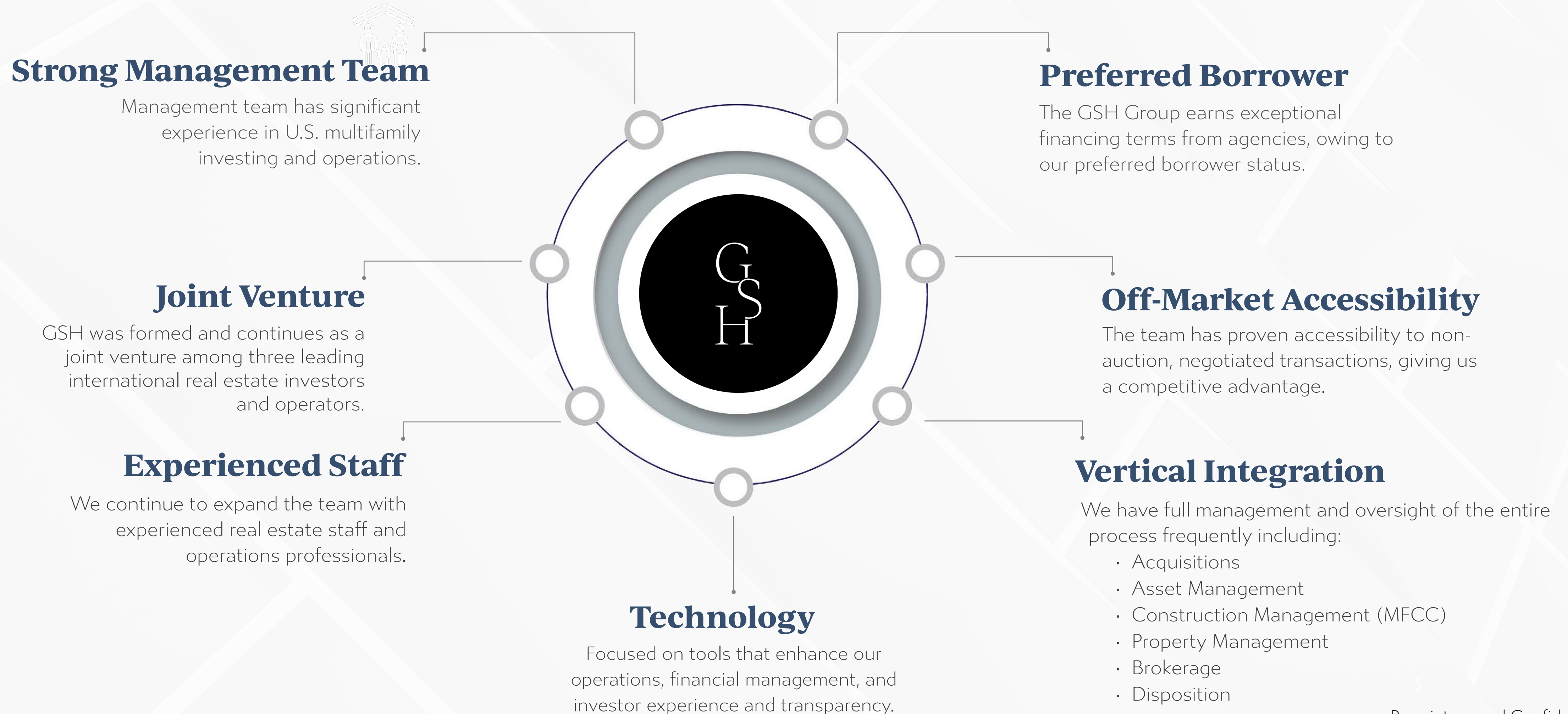
Until now, GSH has worked with a close group of investors, organizing equity capital on a deal-by-deal basis. In anticipation of multiple opportunities for acquisitions as a result of the current economic distress in the marketplace, we are organizing a dedicated pool of capital so we can be ready to strike quickly and competitively when we see opportunities that meet our criteria.



Ability to strike quickly increases potential profitability for investors

We will act swiftly and aggressively when opportunities arise so that we can achieve better, lower discounted pricing on assets. Our investors will have the advantage of a diversified pool of properties and asset classes, regions, and markets. This should result in less volatility and ultimately an improved and more stable return on investment.

Our Platform



Vertical Integration



Acquisitions

Our Acquisitions Team vets and selects properties that offer the best opportunity for investors and residents. We look for properties that can benefit from curb-appeal upgrades, common area amenities, customer service improvements, and unit renovations, each of which generally entails minimally invasive and cost-effective repairs and improvements.



Asset Management

The GSH Asset Management Team supervises the business plan implementation for our properties. The team oversees daily monitoring of our properties, weekly calls, and visits to the onsite management teams. Our in-house team ensures ongoing and clear communication with lenders and investors.



Construction Management

Our Multifamily Commercial Construction (MFCC) department leads our day-to-day construction projects. We focus on execution of all onsite construction and repairs and ensure they are done on-time, and within or below budget. Our number one goal is high-quality execution and attention to detail. In the occasional case of third-party construction, MFCC holds a tight rein on the team.



Property Management

Our concierge approach extends to our residents through our Property Management Team, which provides onsite customer service and ensures our properties are maintained to the highest level. The Team also applies our "Meadows" brand service with events, health-related services and resources, local business discounts, and more.

GSH Leadership Team



Gideon Pfeffer | CEO & Managing Partner

Gideon serves as the CEO and Managing Partner and is responsible for strategic partnership initiatives and ventures, equity and debt opportunities, overseeing investment performance, and approving decisions on investments and acquisitions. He also oversees daily operations. Under Gideon's leadership and direction, in the last four and a half years, the GSH Group has raised and placed over \$225 million of equity and assembled a portfolio of over 6,000 apartment units in five states, worth over a billion dollars.



Shmuel Cohen | Partner

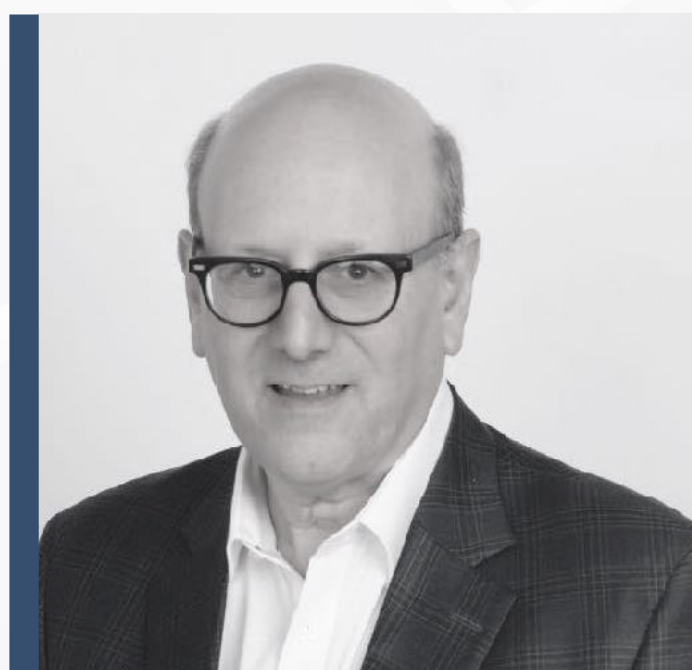
Shmuel is responsible for asset management and Israeli Investor relations. His expertise is in the investment and management of multifamily assets. He has been a part of many successful real estate ventures both in the US and Israel and has held a variety of board positions for publicly-traded companies and financial institutions. Shmuel is a current board member of Mediterranean Towers, a publicly-traded company and the leading senior living developer and operator in Israel. He is an Israeli citizen and leads GSH's capital sourcing in Israel.



Hannan Lis | Partner

Hannan is responsible for banking, investor relations, and branding. He is an experienced real estate investor and also owns a portfolio of several operating businesses in the areas of manufacturing, technology and software. He previously ran the WW Group, which was Weight Watchers International largest independent franchises group with operations in 14 states, Canada and Mexico before it was acquired by its parent. Hannan and his family are also involved with some of Michigan's leading civic organizations.

GSH Team



Mark Benyas is the **Director of Strategic Planning at GSH**. He provides strategic and tactical guidance on portfolio, acquisitions, asset management, and finance matters. Mark has extensive transactional, operational, and advisory experience involving over 30,000 multifamily units and over 15 million square feet of commercial properties located across the entire US. An attorney and accountant, his experience spans several business cycles, and he has advised on and executed transactions for major financial institutions, investors, and CMBS lenders.



Alex Goldfarb, Director of Capital Markets, a licensed CPA by trade, joined the GSH Group as Director of Capital Markets in 2020. Alex has 7 years of experience serving as a tax and consulting advisor to multifamily-residential clients with portfolios ranging from \$50M to over several billions of dollars. Previously Alex worked for Deloitte in the real estate tax practice of the firm focusing on tax and regulatory compliance. Alex also worked for a boutique tax firm representing multifamily-residential and commercial clients, advising them on the financial and tax implications of transactional events, operations, and general compliance. Alex graduated from Michigan State University in 2013 with a BA in Accounting and received a Masters of Accounting with a specialization in taxation from Michigan State University in 2014.



Rick DiBartolomeo is the **Chief Financial Officer (CFO)** at GSH. Rick is a member of the executive leadership team with overall responsibility for the finances and financial strategy. Working as a collaborative leader, Rick is responsible for managing and reporting on all fiscal and fiduciary affairs of the organization, including reporting to Partners, investors, lenders, and government agencies; cash and investment management; budgeting and forecasting; and overseeing the day to day operations of the Accounting Department.

Rick is a CPA and spent the majority of his career as a partner at Deloitte where he provided services to a number of real estate entities.



Cheryl Furtak is the **Head of Multifamily Commercial Construction (MFCC)** and an advisor to GSH on construction, renovation, and organizational development. She brings a strong background as a tenured consultant with Accenture, owner of a building components company, owner of a residential construction company, and a regional manager of a 6,200 unit multifamily portfolio. Cheryl is an essential contributor to GSH's systems and business plans.

GSH Team



George Harabedian is the **Acquisitions Manager** for GSH. He brings hands-on acquisition, renovation, and due diligence experience with current and legacy multifamily and single-family portfolio assets. Along with sourcing and vetting potential acquisitions, George is intimately involved in the evaluation, development, and execution of business plans for each asset and provides oversight as part of the asset management team.



Jen Seivers is the **Director of Operations** for GSH. Jen has an impressive resume in acquisition, finance, and disposition transaction management. Previous transactional experience includes working with institutional clients such as Bank of America, Citi Residential, Fannie Mae, Core Logic, Bayview Loan Servicing, Select Portfolio Servicing, and FlagStar Bank. Jen oversees loan compliance matters for the GSH portfolio and has built out our administrative systems and processes to support our planned future growth.

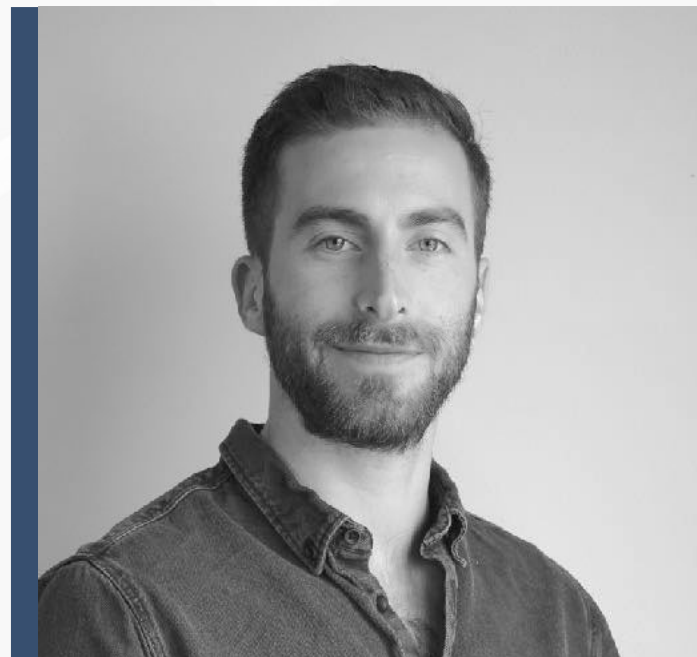


Toni Russell is the **Director of Accounting** at The GSH Group. She brings a strong background in financial accounting, project management, systems design, management, and administration. Toni leads our accounting function and coordinates all financial and tax reporting with our outside professionals. She has a strong financial, managerial, and administrative background and worked with large public companies (both for-profit and not-for-profit), insurance companies, and financial institutions including as AAA, USF, and Titan.

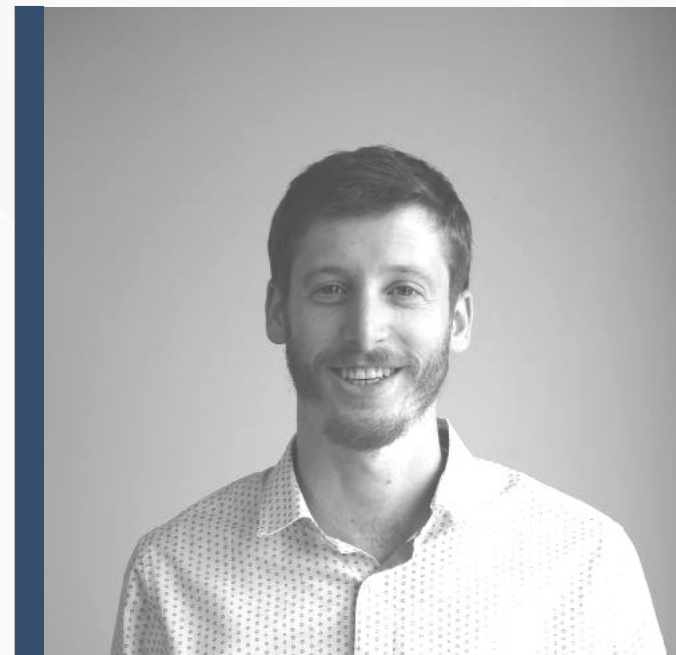


Olin Troutman is the **Controller** for Multifamily Commercial Construction (MFCC). Olin has created the accounting infrastructure for MFCC and organizes all cash and data analysis for large scale construction projects for GSH properties. He coordinates all construction draw processing and property management. Prior to MFCC, Olin worked in accounting for a large multifamily owner of over 20,000 units. He brings ten years of experience as an accountant, reporting on over \$200 Million in residential, commercial, and multifamily real estate.

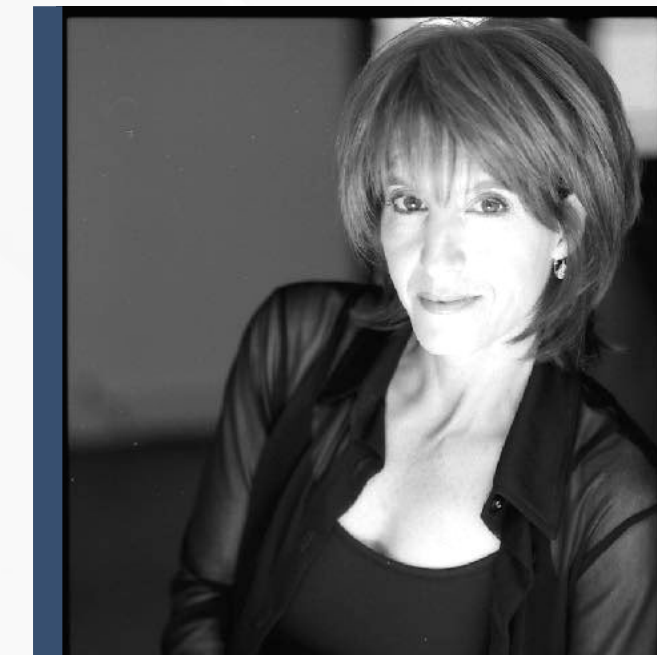
Investor Relations



Mataan Lis, Investor Relations Manager, including ongoing reporting for active GSH contributors and fundraising and communication for new acquisitions. Mataan also oversees GSH's corporate marketing strategy. Additionally, he works in asset management, primarily as it relates to property management and renovation project oversight. Mataan earned a BA in International Relations & Mideast Studies at the University of Michigan. Prior to GSH, he worked at a security consulting firm, managing corporate and private clients, and traveled extensively throughout Africa, Europe, and Asia.



Itamar Laufer, Investor Relations Manager, works out of the Tel Aviv office and manages investor relations, including fundraising for new acquisitions and on-going communication with active GSH contributors. Itamar also oversees the GSH asset management team, as well as the communication and management of the property managers. Itamar studied real estate acquisitions and management in the U.S., as well as financial report analysis at Lahav Executive Education and Collier School of Management. Prior to GSH, Itamar worked in real estate acquisitions.



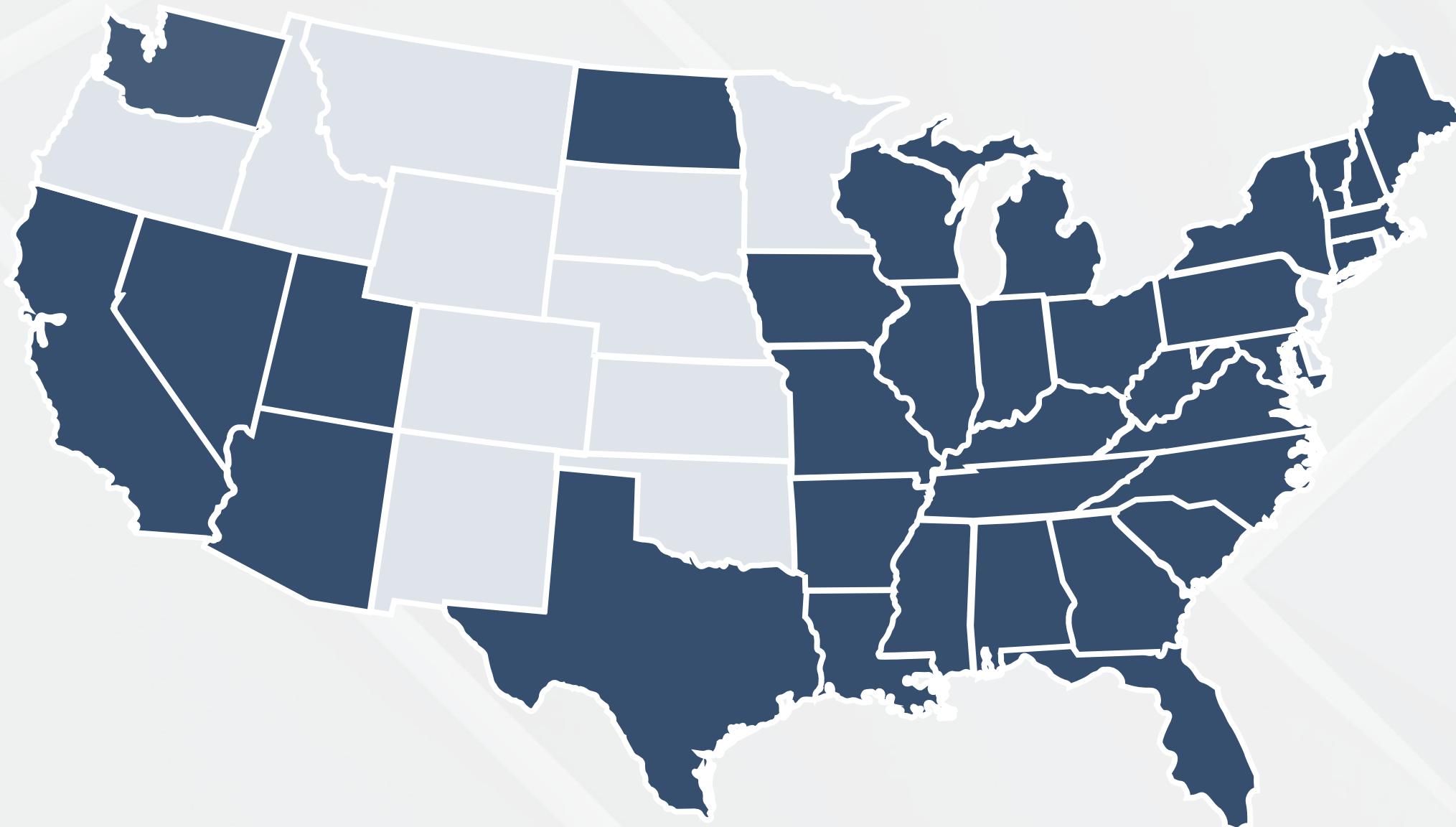
Lynn Isenberg, Head of Business Development and Investor Relations works with individuals and firms in capital advancement, deal sourcing, finance, marketing, communications, and social impact. Lynn was a Managing Partner/Co-Founder of Invigorate Fund Partners for multi-family workforce housing in Seattle achieving a 15% IRR in a 3.5 year fund. She is a co-founder of The Crossover, a multi-sports complex in Austin. Lynn hails from Hollywood as studio executive-writer-author-producer. She has a B.A. in English Literature & Film Studies, MBA & Entrepreneurial Studies Audit, and holds a Masters in Spiritual Psychology from USM.

GSH Focus



Target Locations Built on GSH Team's Past Experience¹

Some key areas of initial focus include Michigan, Ohio, Indiana, North and South Carolina, Georgia, Florida, and Texas.



GSH Team's experience in states highlighted in blue.

Team Experience

Solid experience in residential multifamily communities

We are not new to capital raising and asset acquisitions. In the last 4 years, we have raised over \$222 million in investor equity and currently manage a portfolio worth over \$970 million. During 2021, GSH expanded into three new states, acquiring 10 properties valued at \$450 million.

\$222 Million

Investor Equity
Raised²

\$970 Million

Current GSH
Portfolio³

1. Market experience is based on the experience of the partners and the executive deal. Note that experience includes multifamily deals and single-family deals owned, consulting work for properties in a market, or brokerage work for properties in a market.
2. Portfolio value includes an assumed value based on current TI/TI2 financials and a capitalization rate of 5.00. This also includes certain legacy properties owned and managed by partners.
3. Investor capital raised includes \$22 million of capital raised for multifamily deals by the partners prior to GSH being formed.

Concierge Approach to Investing



Superior Returns

Our unique approach to investing seeks to maximize risk-adjusted returns for our investors.



Complete Transparency

You have access to our business plan on Day 1 and throughout the holding period. We aim to always keep you in the know.



Ongoing Reporting

You may log in to the investor portal to see how your investments are doing anytime, anywhere.



Make A Difference

When you invest with GSH, you are also helping working families live in affordable, well-maintained, high-quality homes.

Investor Benefits



“I was tired of worrying about what the stock market would do next. I was looking for a consistent, safe, but profitable investment with people I could trust. The GSH Group has delivered that and more. Working with Shmulik and the GSH team was easy. Even better, I receive great returns through the quarterly dividends. It gives me not only peace of mind—but income as well.”

—Alex M. | Israel

Predictable Income

Historically, our investors have enjoyed consistent income through up and down markets. CRE statistics suggest continued increasing demand for rental housing.

An Investment Secured by Real Property

We offer a diversified investment opportunity in multifamily properties. Professionally managed investment in multifamily properties can also add a helpful alternative element to many portfolios.

Social Impact

By providing refreshed and modernized apartments and implementing community enhancements, we can improve the quality of life for essential workers who live in our properties.

Vision



Provide Superior Returns To Investors By:

- Focusing on existing multifamily properties in strategically selected locations.
- Targeting locations with excellent school districts and in proximity to local potential employers.



Superior Returns Achieved Through:

- Implementing property enhancements that seek to optimize revenue while reducing overall operating costs.
- Providing residents with a great place to live, discounts to local businesses, and additional perks.



“The GSH Group continues to provide me with consistent annualized returns as promised along with exceptionally clear and regular communications. I am impressed and pleased by their ongoing reports and transparency. In addition, their mission to create caring communities through their Meadows brand provides high-touch services that elevate the quality of life among their workforce housing residents. These programs improve the health and welfare of residents and the community at large, so that my investment aligns with social good and a mission-driven component for the benefit of all!”

— Steve, Los Angeles, CA

Workforce Housing



High-quality housing for essential workers



Workforce housing commonly targets “essential workers” in a community, including police officers, firefighters, teachers, nurses, and other medical personnel.

We see the long-term value in purchasing existing older, “vintage” workforce housing properties as more essential workers seek housing within their means. However, on occasion, GSH also finds opportunities to purchase recently constructed multifamily housing at a discounted price.

The properties are affordable and not subsidized. They provide safe, clean, and attractive accommodations for working-class Americans.

More economically viable than new builds



The type of multifamily properties that GSH buys can no longer be built efficiently or economically.

It is virtually impossible to build an apartment complex, charge an average of \$800 or \$900 a month in rent, and be economically viable. Rent in newly constructed apartment units typically starts at around \$1,500 a month.

GSH curates a portfolio of affordably priced apartment units, aimed at achieving higher occupancy and future performance due to the finite supply of these property types.

Purchase and improve existing buildings



Through our extensive research and onsite evaluation of properties, we discovered that there are many Class B properties available today. Most have been owned for decades by families or small apartment owners. The majority of these older “vintage” properties are very dated with few to no updates, even simple cosmetic ones.

GSH acquires these older “vintage” properties and invests capital in structural, as well as cosmetic, enhancements and overall modernization. These properties are in ideal locations, appealing to what today’s cost-sensitive renters are looking for in a home.

The Meadows: Building Communities

Our mission includes applying our signature Meadows concept to our properties, creating communities that our residents are proud to call home. We like to think of this as our soft value-add model, which includes resident retention incentives. These features tend to motivate residents to stick and stay.

- Concierge approach to customer service
- Upgraded common grounds and residences
- Welcome kits for all new residents
- Discounts to local businesses and entertainment
- Social events and food truck programs
- Adoption of community rooms to COVID-safe co-working spaces.
- Exploring the addition of Affordable Dwelling Units on larger properties to provide solo workspaces and new revenue streams.
- Community assistance programs, including provision of mobile services for COVID testing and vaccines.

ESG Investing

Environmental, Social, and Governance Investing



Environmental



Concerted effort of conservation & protection of our environment

At GSH, we understand our impact on the environment. We manage our business in alignment with the conservation of natural resources. Where feasible, our improvement plans include water and energy conservation. We utilize incentive financing that encourages green improvements. In our offices, we encourage environmental consciousness and sustainability including recycling programs.

Social



Relationships with investors, residents, employees, & vendors

We focus on providing safe and affordable workforce housing, focusing on essential workers in the markets we serve. Through our Meadows brand, we offer special value add programs for our residents. For our employees, we emphasize work-life balance, ongoing training and professional development, and encourage diversity in our workforce.

Governance



Standards for leadership, accounting practices, & investor rights

Our concierge approach to investing means investors experience complete transparency, ongoing communication, and access to our team of professional advisors. Our investors also have access to best-in-class systems, including online access to their portfolio performance. We extend the same level of communication and transparency to our employees.



Balance

We provide a synergistic environment for growth and challenge to GSH staff that helps us to retain skilled personnel.



Invest

We seek to provide sound asset investments for our investors with superior returns combined with an exceptional investor experience.



Collaborate

We leverage our strengths, skills, and experience to create best-in-class practices, incorporate technology, and encourage innovation.



Mission Driven

We create high-quality, safe, clean communities that our essential workforce residents are proud to call home.

Company Mission

At The GSH Group, our goal is balance. We are in business to earn superior returns for our investors and provide safe homes and solid communities for our country’s essential workers. We are committed to family, society, personal empowerment, and growth.

Illustrative Assets | Highlights

Pallister Plaisance Apartments

This property was purchased in the desirable Museum and University District in downtown Detroit right before the area became popular.

The property underwent a large capital contribution, especially for in-unit renovations.

Initially, the property rented for average of \$700/month; today the average rent is \$900+/month.

The property recently refinanced and returned 98% of equity to investors, with significant upside remaining.



Key Stats



Pallister Plaisance Apartments
Detroit, Michigan



Acquired Q4 2015
Refinanced Q2 2019



Cash on Cash: 33.8%
Equity Multiple: 1.5X



Meadows on Balfour

Property was acquired from long term owner in 2017. The property was under-managed and strongly below market in rental income.

We made significant management and property enhancements; we eliminated concessions; we controlled expenses. We applied our Meadows rebranding blueprint. This led to an increase in NOI of 67% in the first 24 months.

The property was sold in Q1 2021 and yielded strong returns and equity multiples to our investors.



Key Stats



Meadows on Balfour
Harper Woods, Michigan



Acquired Q4 2017
Sold Q1 2021



Deal-based IRR, before fees: 32.36%
Avg IRR to Investors: 23.37%
Equity Multiple: 1.81X
(Total distributions / total invested capital)

Illustrative Assets | Highlights

Eastpoint & Chicago Townhomes & College Grove

The opportunity to purchase this property under distressed conditions.

The property underwent a small unit renovation, and occupancy was stabilized at 95%.

In June 2018, 90 of the 210 units were sold, with a significant return to investors.



Key Stats



Eastpoint & Chicago
Townhomes & College Grove
Detroit, Michigan



Acquired Q2 2013
Partial Sale Q3 2018



Original Equity Call: \$2,650,000
Sale of 90 of 210 units in Year 5:
\$2,850,000 equity returned
Cash on Cash: 33%
Equity Multiple: 1.75X



Chapel Oaks

This property was The GSH Group's first distressed property and was acquired as an underperforming asset at 70% occupancy.

We executed significant renovations, a rental increase, and resident profile reposition, leading to NOI growth of 27% in the first 12 months.

The sale took place in March 2020 and yielded strong returns and equity multiples to our investors.



Key Stats



Chapel Oaks
Fort Wayne, Indiana



Acquired Q3 2017
Sold Q1 2020



Deal-based IRR before fees: 19.8%
Avg. IRR to Investors: 16.85%
Equity Multiple: 1.65X

Illustrative Assets | Highlights

The Cadieux & Morang Apartments Portfolio

This property was severely distressed when purchased with an occupancy rate of 70%, 30% bad debt, and not well maintained.

The property underwent a significant interior and exterior renovation, as well as an upgrade of onsite management.

The property was purchased for \$5,400/unit and later sold for \$17,000/unit.



Key Stats



The Cadieux & Morang Apartments
Detroit, Michigan



Acquired Q4 2012
Partial Sale Q2 2017



IRR after fees: 21.53%
Equity Multiple: 2.31X



Meadows on Thirteen

This property was distressed and had long-standing problems with tenancy.

Applied Meadows brand and blueprint and completed significant capital improvements in April 2020.

Financed initially with a bridge loan and was later refinanced with long-term fix-rate financing. As part of the GSH business plan, the result of this refinancing was a partial return of original equity to investors of 25%.



Key Stats



Meadows on Thirteen
Roseville, Michigan



Acquired 3rd Quarter 2018



266 Units

Illustrative Assets | Highlights

Colony Club

Colony Club was acquired from its original developer in 2019.

Strong NOI growth due to our active management and capital improvements.

The property was recently financed with very low rate (2.73%) 10 year Fannie Mae loan. Loan proceeds enabled us to return 30% of investor capital, retire the existing debt, and create reserves for continued enhancements to realize future upside potential.



Key Stats



Colony Club
Bedford, Ohio



Acquired April 2019



588 Units

The Loop

The Loop is a 717 unit property, acquired from a group that performed a \$12 million dollar extensive renovation.

The NOI of the property is four years ahead of our projections.

This growth is attributed to our aggressive rental income and expense management strategy at the property.



Key Stats



The Loop on Greenfield
Oak Park, Michigan
(Berkley Schools)



Acquired September 2019



717 Units



Illustrative Assets | Highlights



Meadows on Cherry Hill

Financed initially with a bridge loan and later refinanced with long-term fix rate financing. The property has already returned \$1 million to investors, 25% of original capital, with further return of capital and upside remaining.

Applied Meadows blueprint and brand and completed significant capital improvements inside and out.

Increased NOI 24% by the end of 2019 (16 months).

Key Stats



Meadows on Cherry Hill
Westland, Michigan



Acquired July 2018



173 Units



Disclosure



The information herein has been prepared on a confidential basis solely for your informational purposes and is being furnished to a limited number of accredited investors as such class is determined in accordance with federal securities laws for discussion purposes only. It is not an offer to buy or sell or a solicitation of an offer to buy or sell any limited partnership interests, securities or to otherwise participate in any investment or trading strategy ("Investment").

If any offer of Investment is made, it shall be pursuant to a definitive Operating Agreement, Private Placement Memorandum subscription documents and/or other relevant definitive legal documents, prepared by or on behalf of the Opportunity which would contain material information not contained herein and which shall supersede the information herein in its entirety ("Definitive Legal Documentation"). The opportunity mentioned in this document will not be registered in your jurisdiction and to the fullest extent possible any such offer will be made only pursuant to private placement exemptions available. It may therefore not be eligible for sale or investment in your state or country and may not be suitable for you or certain types of investors.

As such, any decision to make an Investment should be made after reviewing the Definitive Legal Documentation for the Opportunity which will contain representations by you that you are a sophisticated investor meeting any relevant regulatory requirements and that you have conducted such investigations as you deem necessary and after consulting your own investment, legal, accounting and tax advisors in order to make an independent determination of the suitability and consequences of making an Investment.

Although the information provided on the following pages has been obtained from sources which The GSH Group believes to be reliable, The GSH Group does not represent or warrant its accuracy and such information may be incomplete or condensed and must not be relied upon by you. The information is subject to change without notice. Since The GSH Group furnishes all information as part of a general information service and without regard to your particular circumstances, The GSH Group shall not be liable for any damages arising from any inaccuracy in the information.

Investing is speculative and may involve substantial investment, liquidity and other risks. Investments can be leveraged and performance results can be volatile and may result in loss of principal. Past performance is no indication of future results. There is no secondary market for the investors' interests and high expenses may offset any profits the Opportunity may generate.

i. "All projections and forward-looking statements are based on the information available to the company and its analysis of the same. They are not promises of performance or specific returns"; and (ii) "All case studies and historical statements are provided for informational purposes. They are not promises of future performance or specific returns."

Investor Relations

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Lago Vista, TX 78645

ISRAEL

Shoken 23 St
Tel Aviv, Israel 69016

“

“I’ve been investing with the GSH group for two years and have been very satisfied and impressed with their leadership team, company infrastructure, and operational acumen. I have spent time in their offices with their team members and believe GSH has the talent needed to continue to perform well on a consistent basis.

I am very satisfied with the performance to date regarding all properties managed by GSH in which I have invested. From acquisition and capital improvement programs to ongoing asset management and investor communications, The GSH Group has delivered high-quality performance and attractive returns on equity.”

— Nathan, Bloomfield Hills, MI