INVESTMENT PITCH DECK

EQUITY IN REAL ESTATE PORTFOLIO - USA

Green Globe Impex Inc.

Presented By

Janak Shah, Owner

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INTRODUCTION- OWNER & PROMOTER

Janak Shah is a Civil Engineer with a Master's from Arizona State University (ASU) in 2018 majoring in Pavements & Transportation. Self-motivated and hard-working professional with a voracious appetite for knowledge, excellent communication, planning & problem-solving abilities, and with a dream to make a difference in the society by contributing towards job creation building a start-up company from scratch to US$ 1 billion Global conglomerate catering Reality sector.

COMPANY INTRODUCTION

Green Globe Impex Inc. (GGI) was incorporated on 2021.05.27 in Arizona, USA, promoted by three ASU Graduates, Janak Shah, Dirk BeGell, and Aswin Srinivasan.

GGI will bring the latest products and applications to improve process management, efficiency, cost reduction and will use Data Analytics, IOT, Artificial Intelligence (AI), Machine Learning to improve the quality of life for people worldwide

REAL ESTATE - INTRODUCTION

The U. S real estate market is valued over $135 billion in 2025 estimate to grow through 2030 driven by suburban demand, sustainable housing and increased REIT popularity. Good trends are stabilized interest rates, rising industrial, Warehousing, Data Centre and residential demand and shift towards AI enhanced property management. Recent J.P. Morgan Global Research puts housing shortage at 1.2 million homes.





The federal Home Loan Mortgage Corporation and Federal National Mortgage Association to buy $ 200 billion in Mortgage backed Securities to drive down mortgage rates and reduce borrowing cost from estimated $ 14.5 Trillion of mortgage market portfolio. Recent U.S. Executive Order allowing 401(k) plans to offer private real estate funds as a part of their offering, are paving the way for a potential new wave of capital into the sector in the coming years.

In 2026 for the investor the success strategy will be to integrate operational efficiency, experience, off market portfolio, technology capability, energy performance and capital accesses with competitive advantage in transformed real estate eco system.









OUR INVESTMENT STRATEGY



Acquire Modern Style, Walk-Up, or single, Low/Mid-Rise multi-family housing with value-add or upside potential located near education institutions and/or large employment base.



Develop Class A/B projects with 10 to 100 units located within an in-fill area with decent demographics and favorable market growth.



Partner with industry leading operators to oversee design, lease-up and operations.



Accumulate and develop a network of single and multi-family housing to fulfill the demand of the renters across the identified growth centers and for all generations.



Exit Strategy is to sell an accumulated, stabilized portfolio or single asset to an institution, private equity group or individual investor within three to five years after development completion.



Returns We help bring project vision and opportunities for investment in equity from outdated to modern world class, Single family, Mult-families, Housing & Commercials that delivers today rentals expectations.

IDENTIFIED GROWTH CENTRES



Arizona, Denver, Cleveland, Indianapolis, Columbus, Pittsburg, Houston, Colorado, California

TYPES OF STRUCTURES



- Fix and Flip
- Construction as J.V. Partner
- Land acquisition and Construction
- Construction only on owned Land

ACQUISITION CRITERIA

- Exposure to attainable housing with potential for high rental premium
- Strategic acquisition based on research preferably off market project
- Acquisition cost below 20% of replacement cost
- Value creation possibility by enhancing curb appeal and implementing amenities premium by providing pools, Fitness Centre, Garden, Playhouse, Walkway, Dog Park etc.
- Access to transit or connecting major highways
- Grow NOI through renovations
- Surrounding area with significant employment and location benefits including proximity to major retail center.
- Positioned in a high-growth area with significant employment and locational benefits, including proximity to major job centers and retail

PARTNERING WITH GREEN GLOBE IMPEX INC.

AT GREEN GLOBE IMPEX INC.,

we are committed to our core beliefs of integrity, working as a team and ownership approach. To us, these fundamental core values are the guiding light in our day-to-day decisions and how we work with our investment partners.

We work with ethics which fosters a culture of fairness, trust and accountability.

AS YOUR PARTNER, WE WILL:

- Continue to develop/acquire opportunities where demand exceeds supply and creates excellent opportunities for profit and growth
- Constantly evaluate risk at every phase of the development or acquisition process
- Produce consistent investment returns from our conservative under-writing approach
- Unique blend of hands on experience and use of technology

AS AN INVESTOR, YOU CAN:

- Continue to grow your equity investment through real estate investments
- Invest in high yield opportunities over other investment alternatives
- Continue to enhance the quality of life for our residents by sustainable efficient housing using advance products and designs

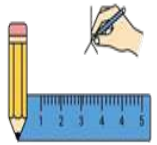
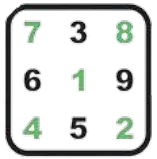








PROPOSED EQUITY INVESTMENT

 Project Size	-	US$ 500000 – US$ 1 Million
 Project Type	-	Attainable single House, Apartments, Rental etc.
 Project Location	-	Arizona, Denver, Cleveland, Indianapolis, Columbus, Pittsburg, Houston, Colorado, California.
 No. of Projects for first year investment	-	10 – 12 No.'s
 Average investment per project	-	US$ 100000



Total equity investment estimated - 1 – 2 Million US$



Cost of debt - 70% - 90% - 10% - 12% interest of investment



Period of investment - 1 Year – Fix & Flip Case Years or earlier other investments



Project annualized - 16% - 18 % IRR paid Annually returns

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