

A modern, two-story residential building with a minimalist design. The house features large glass windows and doors, some of which are illuminated from within, showing interior spaces like a living room with a chandelier and a dining area. The exterior is composed of light-colored concrete or stone panels and dark, textured vertical elements. A swimming pool is visible in the foreground, with lounge chairs and a small table nearby. A person is standing near the pool on the right side. The sky is overcast and dim, suggesting dusk or dawn. The overall aesthetic is contemporary and sophisticated.

Residential Real Estate

Bond Investment Holdings (BIH)

TriGlobal Capital Partners cooperates via Joint Venture with Bond Companies that is an integrated real estate development and investment platform that owns, operates multifamily, retail and office, and is currently in planning and development on more than 2,000 units of multifamily rentals.

BIH is a joint venture investment vehicle owned between Bond (51%) and TGCP (49%), and created for the acquisition and development of U.S. real estate, primarily Multifamily development, utilizing Bond's existing platform. BIH is the general partner and sponsor of the underlying investment projects, responsible for identifying projects, raising institutional LP capital and securing financing as well as providing the necessary infrastructure to support project development and investor reporting.

Bond Investment Holdings (BIH)

The targeted Equity Capital Commitment is initially set at \$100 Million. The combination of the funding sources is anticipated to create an investment platform value in excess of \$1.3 Billion.

Bond Companies completed over \$4.0 Billion in real estate transactions:

- ❖ **Sunset & Vinem Hollywood 750,000 sq.ft**
- ❖ **Soma AT 788 / San Francisco, 160 units**
- ❖ **Second Home Hollywood “One of the Seven Best Projects in 2019 in the US”
Wall Street Journal**

Inspire Projects in Development:

- ❖ **Inspire Hollywood**
- ❖ **Inspire West Town**
- ❖ **Inspire Colton**
- ❖ **Inspire Echo Park**
- ❖ **Inspire Court**

Bond Investment Holdings (BIH): Investment Opportunity

BIH presents the opportunity to invest with BIH to fund equity requirements in targeted development projects. The targeted Equity Capital Commitment (“Equity”) is initially set at \$100 Million to be provided by the contributor of the Equity.

The Equity will be leveraged with institutional LP and preferred equity capital raised by BIH along with traditional debt financing. The combination of the funding sources is anticipated to create an investment platform value in excess of \$1.3 Billion.

The Equity will be utilized to contribute the required general partner capital to the underlying projects with an initial \$10 Million to be deployed immediately into an escrow to guaranty debt financing.

The waterfall between BIH and the Equity is outlined as follows:

- ❖ **Payment of Preferred Return on Equity of 8%**
- ❖ **Then return of Equity**
- ❖ **Then 80% to Equity Investor and 20% to BIH until a 12% IRR**
- ❖ **Then 70% to Equity Investor and 30% to BIH until a 16% IRR**
- ❖ **Then 60% to Equity Investor and 40% to BIH**

Based on the LP and GP waterfalls above, the return metrics on the Equity is in excess of a 26% IRR and an 2.84x equity multiple.