



Narana  
Capital

## Texas Growth Multifamily Fund I

*A fund of funds for ground up multifamily  
investments in Austin - San Antonio, Texas*



# Disclaimer

This presentation is provided for informational purposes only and does not constitute an offer to sell, or the solicitation of an offer to buy, securities in any existing or to-be-formed issuer. Such offer or solicitation will only be made by means of definitive offering materials and definitive documentation in a transaction exempt from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"). The confidential private placement memorandum (the "Memorandum"), which will be subsequently provided, will describe the risks related to an investment in Texas Growth Multifamily Fund I (the "Fund"), as well as other important information about the Fund and its sponsor. The information contained in this presentation does not purport to be complete and is qualified in its entirety by reference to, and will be superseded by, the information set forth in the Memorandum, including, without limitation, the information therein describing risk factors and potential conflicts of interest. Prospective investors should carefully review the Memorandum in its entirety prior to investing in the Fund. This presentation is for distribution only to prospective investors who meet statutory qualifications as "accredited investors" and "qualified purchasers" under the Securities Act and the Investment Company Act of 1940, as amended, respectively.

An investment in the Fund is speculative and involves substantial risks, including risks related to conflicts of interest and the use of leverage. The performance of the Fund and its assets may be volatile. An investor may lose all or a significant amount of its investment in the Fund. It is anticipated that there will be no secondary market for interests in the Fund and the interests will be illiquid. Further, interests in the Fund will be subject to legal and contractual restrictions on transfer. Investment in the Fund is suitable only for sophisticated investors and requires the financial ability and willingness to accept the high risk and lack of liquidity inherent in the investment. Further, this presentation does not take into account the investment objectives, financial situation or particular needs of any prospective investor. In addition, each prospective investor should conduct its own independent investigation and assessment of the contents of this presentation and make such additional inquiries as it deems necessary or appropriate.

Statements regarding anticipated returns, forecasts and projections rely on a number of economic and financial variables and are inherently speculative. Forecasts relating to market conditions, returns and other performance indicators are not guaranteed and are subject to change without notice. Forecasts are based on complex calculations and formulas that contain substantial subjectivity and no express or implied prediction is made hereby with respect to the Fund. There can be no assurance that market conditions will perform according to any forecast or that the Fund will be able to implement its investment strategy or achieve its investment objective. Actual returns on investments will depend on, among other factors, interest rates, capitalization rates, availability of financing, market conditions and any related transaction costs.

Statements contained in this presentation that are not historical facts are based on current expectations, estimates, projections, opinions and beliefs of the sponsor. Such statements involve known and unknown risks, uncertainties and other factors, and undue reliance should not be placed thereon. Additionally, this presentation contains "forward-looking statements." Actual events or results or the actual performance of the Fund may differ materially from those reflected or contemplated in such forward-looking statements. Certain economic and market information contained herein has been obtained from published sources prepared by third parties and in certain cases has not been updated through the date hereof. While such sources are believed to be reliable, neither the Fund, its sponsor or its advisors, nor their respective affiliates, officers, employees, agents and consultants, assume any responsibility for the accuracy or completeness of such information.

Unless stated otherwise, all information in this presentation is as of September 28, 2023. Except as required by law, neither the Fund, its sponsor or its advisors, nor their respective affiliates, officers, employees, agents and consultants, make any representation or warranty as to the accuracy or completeness of the contents of this presentation or take any responsibility for any loss or damage suffered as a result of any omission, inadequacy or inaccuracy herein. Recipients acknowledge that circumstances may change and the contents of this document may become outdated as a result.

**The information contained in this presentation is highly confidential. Except as required by law or regulatory requirements, by participating in or accepting this presentation, you agree to maintain the confidentiality of the information contained herein and agree that you will not reproduce or distribute such information to any other person or use such information for any purpose other than to evaluate your potential participation in an offering of the securities described herein.**

# Investment Strategy

*We are a Fund of Funds that invest in ground up multifamily real estate in Austin - San Antonio mega metro of Texas*

We invest in new builds of

- Duplex Communities
- Apartments
- Tiny Homes
- Condominiums
- Town Homes
- RV Parks
- Mobile Home Parks





**Gayathree Gopi**  
*Fund Manager*

- *Co-founder, Narana Capital*
- *Real Estate Family Investments*
- *Senior B.S Microbiology UT Austin*
- *Incoming M.S Business Analytics  
McCombs School of Business*



**Vishnuu Gopi**  
*Fund Manager*

- *Co-founder, Narana Capital*
- *Real Estate Family Investments*
- *Sophomore B.S ECE UT Austin*
- *Real Estate Minor                      McCombs  
School of Business*

*Investment Focus*  
**New Multifamily**

*Location*  
**Austin – San Antonio**

*Investor Type*  
**Accredited**

*Eligible for 401(k)/ IRA*  
**Yes**

*Total Fund Size*  
**\$10 Million**

*Minimum*  
**\$100,000**

*Interest Type*  
**506(c) Reg.D**

*5 years fund life*  
**3 yrs holding, 2 yrs harvest**

*Asset Mgmt Fee*  
**2% annual**

*Investor Returns*  
**80% to Class A Interests**  
**20% to Class B Interests**



**Fund  
Structure**

***We invest in ground up multifamily real estate***



*We are proud Preferred Partners to K7 Capital Partners who invest in Net Zero carbon emission multifamily communities.*

*Reduce utility cost & environmental footprint*

- *Consumers see direct utility savings*
- *Smart buildings with automation for better eco friendly amenities*
- *Enable power reliance with backup at local grids*
- *Track & validate carbon footprint & reporting*
- *Contracted subscription service with no upfront hardware costs*

*High Growth Opportunity*

*Risk mitigated high growth with ground up builds*

*Real Assets*

*Backed by hard multifamily real estate assets*

*Double Digit Returns*

*Higher tax efficient returns to build your wealth*

*Great Reinvestment Opportunities*

*Proven success formula with rinse & repeat model*

*Unparalleled Expertise*

*Our partners bring decades of experience in new ground up multifamily real estate investments*



**Why Narana  
Capital?**

**Limited access to opportunities. By invitation  
only!**



Thank you for  
your interest!

*Contact:*

*Vishnuu Gopi*

*[vishnuu@naranacapital.com](mailto:vishnuu@naranacapital.com)*

*737-228-3477*



*Get Started  
Today!*

*<http://naranacapital.com/invest>*