



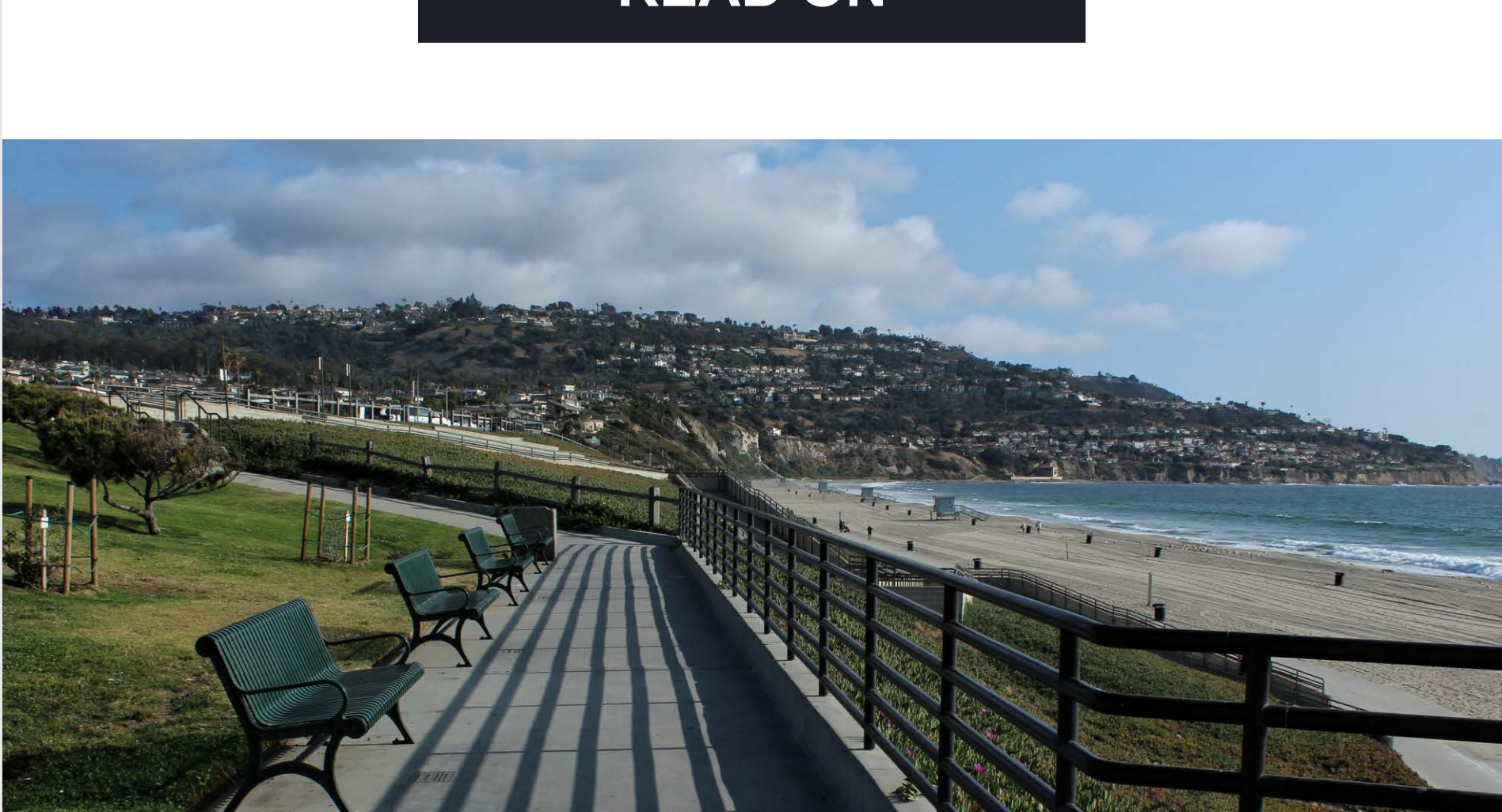
INTRO

Summer is here and seen as a time of happiness and joy. The warm weather brings out a sense of positivity and optimism! It is a quite common theme in books that happy times coincide with summertime. For example, many authors introduce a positive character by explaining the wonderful warmth and sunshine outside. Similarly, we will often say someone is 'radiating happiness,' using the sense of a summer sun that radiates warmth.

The beginning of the second half of 2022 is upon us and there are early indications that good things are ahead. The current economic climate has many investors running to the sidelines. However, as history has shown, crises are only opportunities for those who understand that if you do nothing, nothing will happen. There is always risk in real estate investing. Nothing is guaranteed. The art of the deal is making sure the risk calculation is accurate. And at CGI+ we have proven our ability time, and time again to generate attractive risk-adjusted returns through several economic cycles dating back to before the great financial crisis.

In this issue of The Journal, you will read about why multifamily investment is a good hedge against the rising inflation we are experiencing today and about the members of our team who understand how to make risk pay off. This includes Executive Vice President Andre Soroudi who oversees our investment and development teams. We also provide an update on the reposition and development of our current assets.

MARKET OUTLOOK



Why multifamily investment is a good hedge against inflation

Growing inflation is a big concern for all types of investors right now, as the rising pricing tide not only erodes purchasing power, it also diminishes returns. The good news is that real estate has historically outperformed during periods of high or rising inflation. The news gets even better when you invest in the booming multifamily investment sector and have a sound, time-tested approach like that of CGI+ Real Estate Investment Strategies.

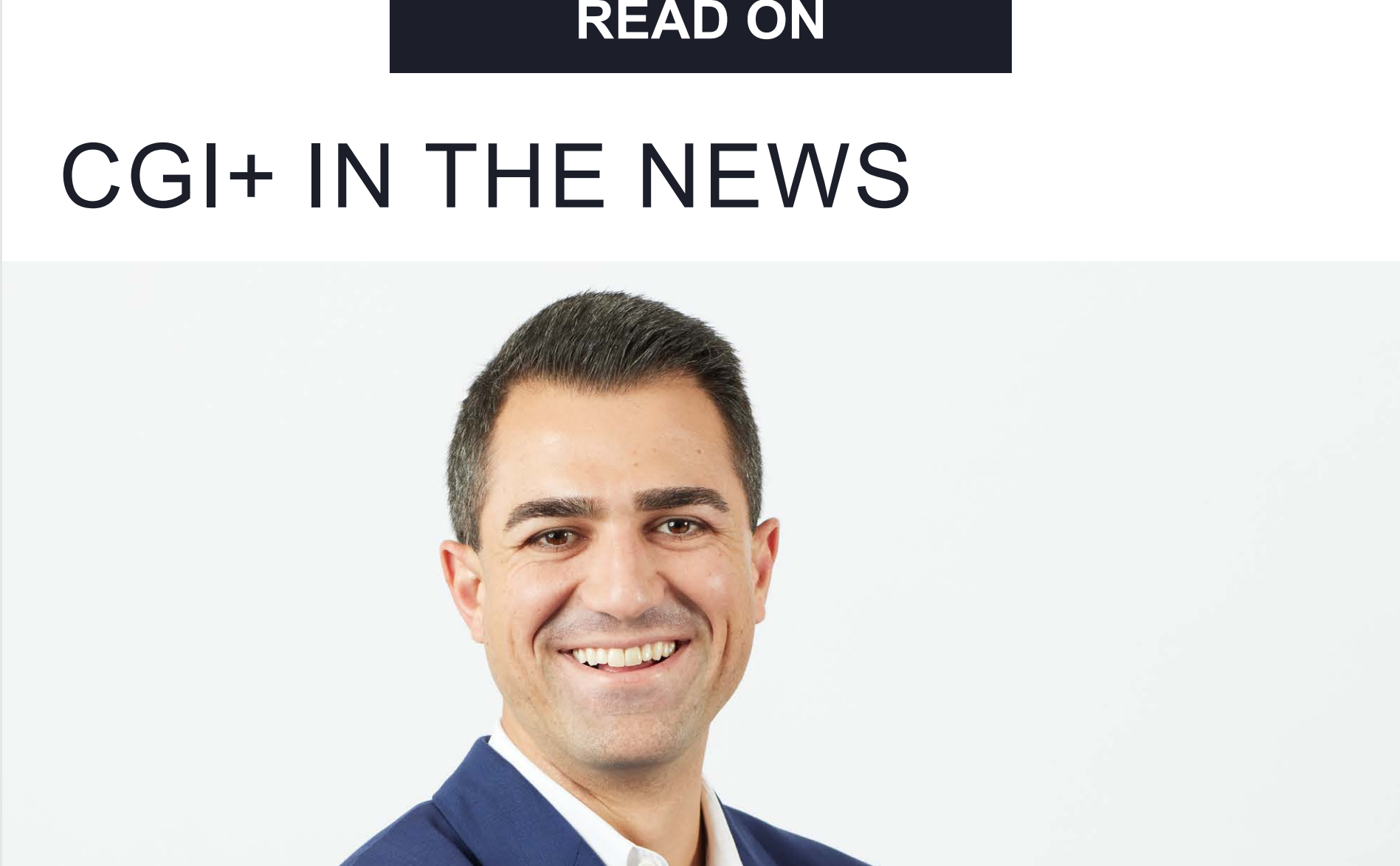
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A Closer Look at the West Carson Transit Oriented District

Create, connect and attract — that's what the West Carson Transit Oriented District (TOD) Specific Plan will do. And the prime south Los Angeles County area will be all the better for it, from more engaging and vibrant places and conveniently integrated uses and activities to the all-important stimulation of future investment.

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Multifamily Continues Red-Hot Growth

After record rent growth in 2021, what could the multifamily market do for an encore in 2022? Nearly halfway through the year, the market is exceeding expectations once again and CGI+ is in the hottest cities.

The average U.S. asking rent rose to \$1,680 in May, up \$70 year-to-date, a 13.9% year-over-year growth rate, according to Yardi Matrix. Rent growth this year has been far more robust than any year except 2021. Market performance not only has defied natural deceleration to the long-term average, but also has withstood much impact from the slowing economy. Persistently high inflation is prompting the Federal Reserve to raise interest rates to slow economic growth.

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CGI+ IN THE NEWS



Connect CRE Award Winner

CGI+ Real Estate Investment Strategies Executive Vice President Andre Soroudi oversees all acquisitions and development, which includes a robust pipeline of nearly \$500 million that is expected to break ground in the next several months. We are proud to share that he has been recognized by Connect CRE as being one of the young leaders in the commercial real estate industry who is likely to be influential for years to come. Read the full article below:

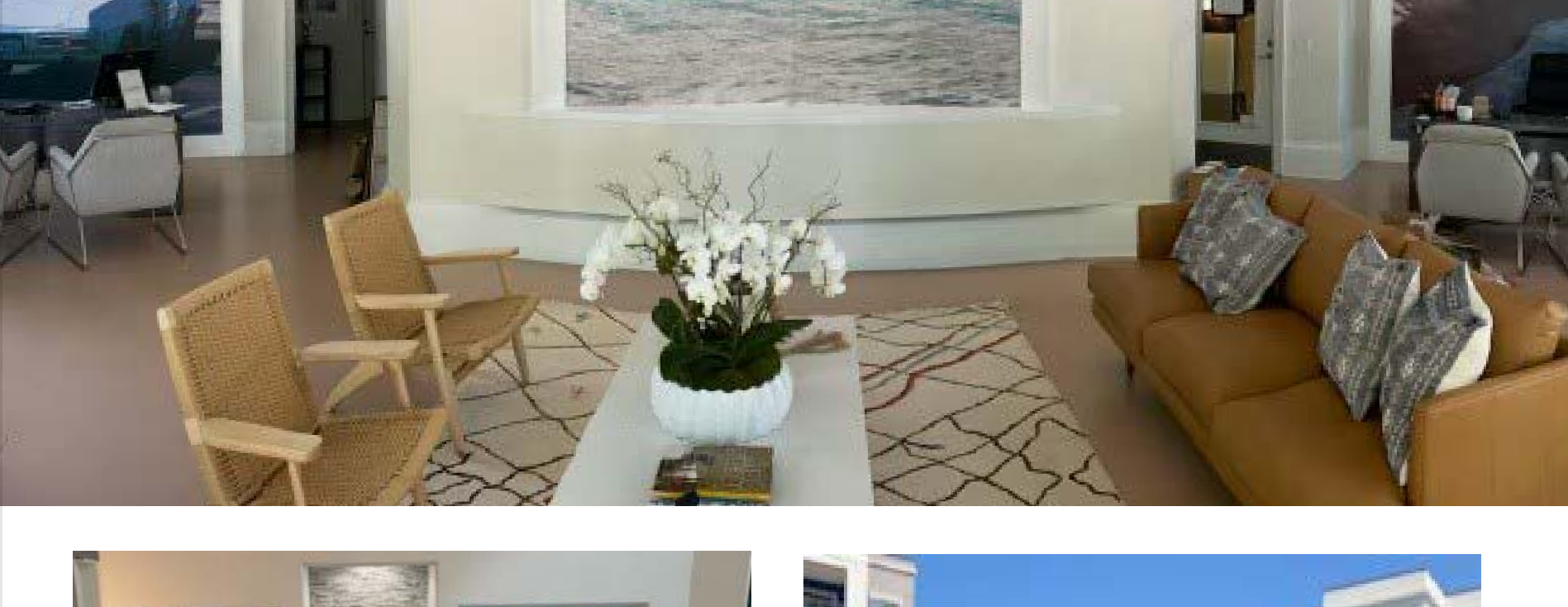
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Employee Spotlight - Vida Bautista



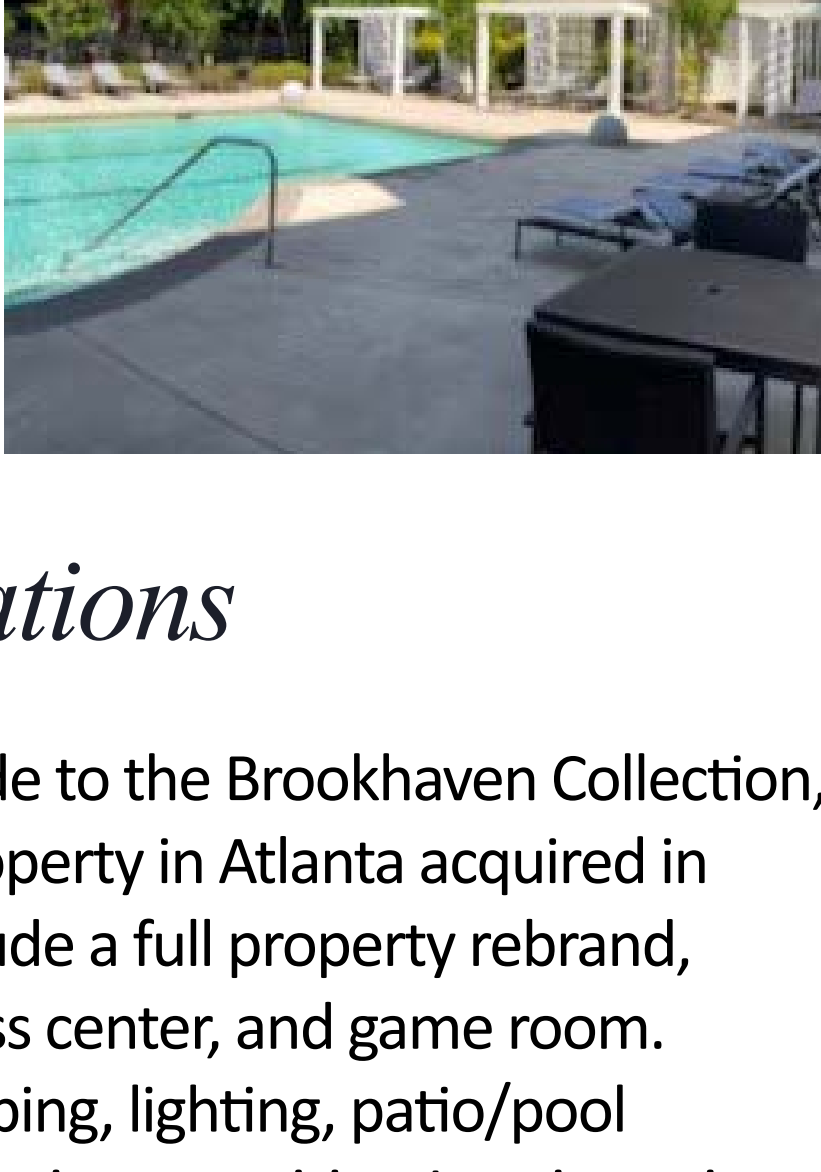
Vida Bautista is the Senior Vice President of Accounting at CGI+. Under her leadership, she has transformed the operations which have become incredibly sustainable and efficient. Prior to joining CGI+, Vida worked at The Ezralow Company serving as Vice President of Accounting Operations where she successfully streamlined the accounting process geared towards a paperless system, spearheaded the company's annual employee conference, and was instrumental to the company's technology development. She graduated cum laude with a BSBA major in Accounting from the University of the East in the Philippines. She was a Certified Public Accountant in the Philippines. When not busy at work, Vida loves spending time at home and traveling the world.

PROJECT UPDATE



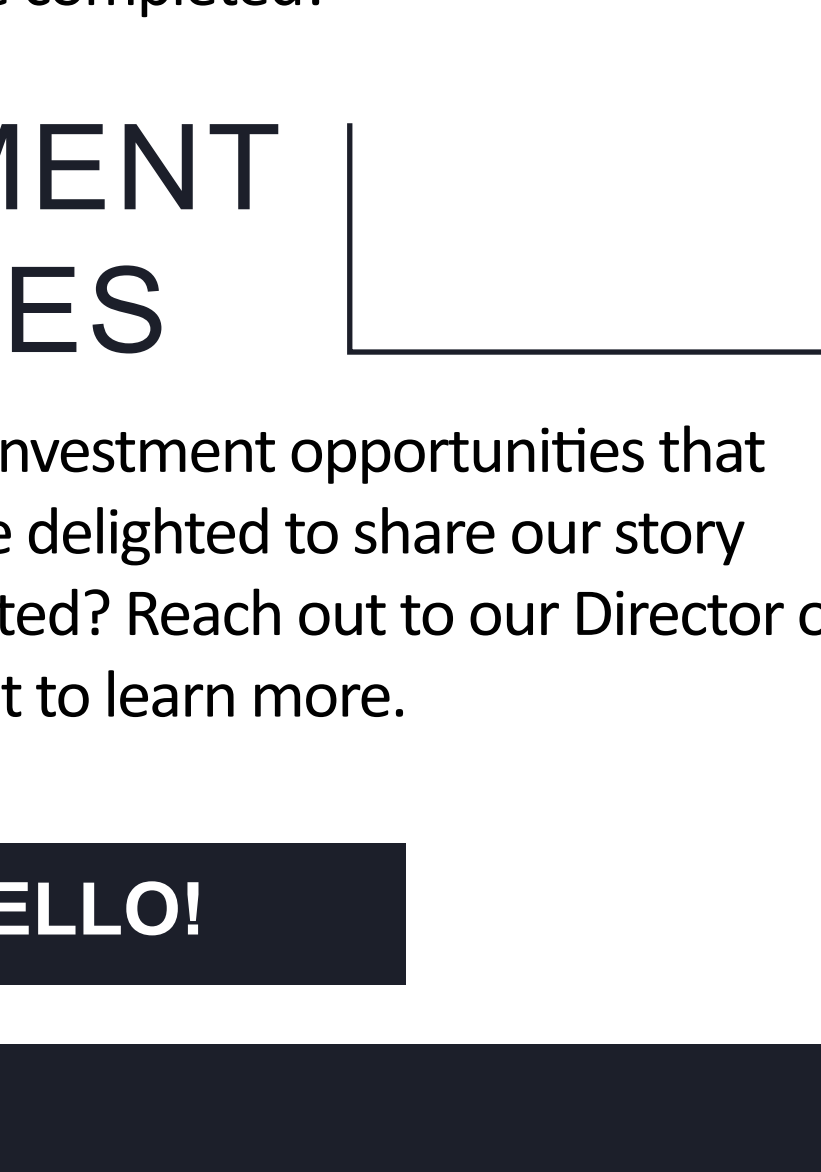
Park Place Update

CGI+ is bringing its California vision to life at Park Place located in Oviedo Florida. Outside there is new landscaping, building signage, lighting, and painted gates. Inside you find a renovated leasing office and model unit. Amenities have been upgraded as well with new cushions at the pool, an enhanced basketball court, and renovated fitness center and clubroom. Construction is fully underway on Building 3 a 33-unit building destroyed by fire prior to purchase. CGI+ expects the work of this building to be complete in early Q1 2023 as we wrap up our additional FFE upgrades around the property.



Lazy Acres - Exciting Developments

Lazy Acres is making great progress with a new parking lot poured and the façade work complete. The project has officially been handed over to Bristol Farms / Lazy Acres marking a major milestone in the project. There is still interior TI work to complete but we are excited to see the final product and the positive impact this new shop will have on the surrounding community.



Brookhaven Renovations

Incredible progress has been made to the Brookhaven Collection, a 712-unit Class A multifamily property in Atlanta acquired in August 2021. Improvements include a full property rebrand, renovated leasing offices, business center, and game room. Outside there is updated landscaping, lighting, patio/pool furniture as well as updates to existing amenities. Interior unit upgrades are still underway, and we are excited to share additional updates as projects are completed!



CGI+ INVESTMENT OPPORTUNITIES

CGI+ has new income producing investment opportunities that you cannot afford to miss! We are delighted to share our story and impressive highlights. Interested? Reach out to our Director of Investor Relations Kelly Herman at to learn more.

[SAY HELLO!](#)