

CASE STUDY | REAL ESTATE INVESTMENT

JEFFERSON SQUARE MULTI-FAMILY RESIDENTIAL BUILDING US MULTI-FAMILY INVESTMENT



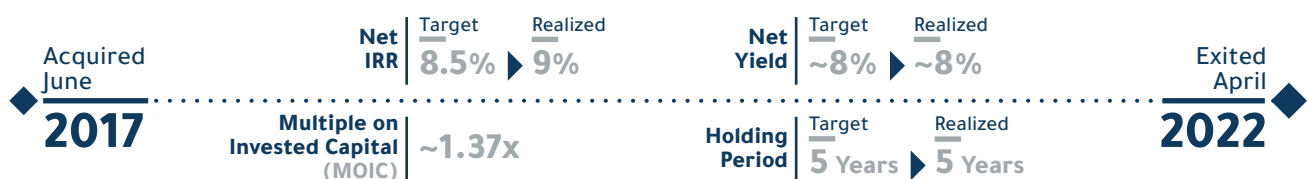
Investment Overview

Lesha Bank LLC (Public) ("Lesha Bank") successfully completed the exit of Jefferson Square, its first-ever US real estate investment and the second US real estate exit, in April 2022.

Acquiring a 95% stake in the 304-unit class A multifamily residential building in June 2017, situated in Baltimore, Maryland, across the famous John Hopkins Hospital, the investment was exited just under five years after purchase.

Investors received their full capital, along with an 8% annual distribution. The property was built in 2014 and was a great addition to Lesha Bank's real estate investment portfolio, meeting its 5-year investment target, yielding an average IRR of 9% against the initial target of ~8.5%, net of all fees, costs, and taxes.

Investment	Jefferson Square
Sector	Real Estate
Country	USA
Type	Multi-family residential building
Built	2014
Number of Units	304 Class A
Sale Marketing	Off-market negotiation



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