OVA

OCTAVE VANTICO ALLIANCE

INVESTING IN MEDTAIL WHERE NECESSITY RETAIL MEETS ESSENTIAL CARE

OCTAVE VANTICO ALLIANCE FUND I, LLC

OVA I /ORF XI

OCTAVE Holdings and Investments

VANTICO INVESTMENTS

DISCLOSURE & DISCLAIMER

This presentation is furnished on a confidential basis exclusively to the named recipient of this presentation and is not for the redistribution or public use. The information presented is for informational purposes only and should be treated in a confidential manner and may not be transmitted, reproduced or used in whole or in part for any other purpose, nor may it be disclosed without the prior written consent of Octave Vantico, LLC.

By accepting this material, the recipient agrees not to distribute or provide this information to any other person.

This presentation contains statements that constitute "forward-looking statement." These forward-looking statements can be identified by the use of predictive, future-tense or forward-looking terminology, such as "believes," "anticipates," "expects," "estimates," "projects," "may", "will," or similar terms.

These statements appear in a number of places in this presentation and include statements regarding the intent, belief or current expectations with respect to, among other things: (i) trends affecting the property's or the project's performance; (ii) the investment strategies; (iii) the real estate market generally. While these forward looking statements and the related assumptions are made in good faith and reflect Octave Vantico's current judgement regarding the business, actual results will almost always vary, sometimes materially, from any estimates, predictions, projections, assumptions or other future performance suggested in this presentation.

These statements are based on a number of assumptions and estimates which are inherently subject to significant uncertainties and contingencies, many of which are beyond our control and reflect future business decisions which are subject to change. Some of these assumptions inevitably will not materialize, and unanticipated events will occur which will affect the results. You should not place undue reliance on forward-looking statements, which speak only as of the date they are made. Octave Vantico undertakes no obligation to publicly update or revise any forward-looking statements.

The content of this document is for informational purposes only and is not an offer to sell or a solicitation of an offer to buy any securities. Any offering or solicitation will be made only to qualified prospective investors pursuant to a confidential offering memorandum, and the subscription documents, all of which should be read in their entirety.

ABOUT OCTAVE

Our mission is to help investors achieve financial freedom and build generational wealth through disciplined, income-producing real estate. We specialize in tangible, cash-flowing commercial properties—primarily NNN-leased—that are designed to deliver stability across market cycles.

With a focus on consistent monthly dividends, principal preservation, and long-term equity growth, our management team invests alongside our clients to ensure alignment. We mitigate risk through strategic structure, diversification, and disciplined execution, creating resilient portfolios built for income and enduring value.

THE CASE FOR MEDTAIL

Medtail Fund—a diversified portfolio combining:
1. Necessity based retail centers & **2. Medical-anchored real estate**
to create a new era of stability, performance and long–term growth.

UNLOCKING THE POTENTIAL OF MEDTAIL

OCTAVE
Holdings and Investments

OCTAVE is a forward-thinking real estate investment and asset management firm combining deep market expertise with advanced technology to deliver exceptional performance.

Its diversified portfolio now exceeds $1B in value reflecting consistent growth, stable cash flow, and disciplined asset management.

Founded by Sridhar Marupudi and Zia Rahman, OCTAVE specializes in identifying, acquiring, and managing high-performing, income-generating properties across the U.S.

OVA
OCTAVE VANTICO ALLIANCE

OVA is a strategic partnership between OCTAVE & VANTICO, created to deliver stable, scalable, and recession-resilient returns.

OVA targets essential retail centers along with medical office centers that meet everyday community needs and drive defensive, long-term performance.

By leveraging OCTAVE's real estate acumen with VANTICO's healthcare and private equity expertise, OVA offers investors a unique opportunity for sustained growth and consistent value creation.

VANTICO
INVESTMENTS

VANTICO is a U.S.-based private investment firm driven by precision, partnership, and long-term conviction.

It focuses on medical-anchored commercial real estate and private equity–backed healthcare investments, delivering sustainable value, strategic innovation, and institutional excellence.

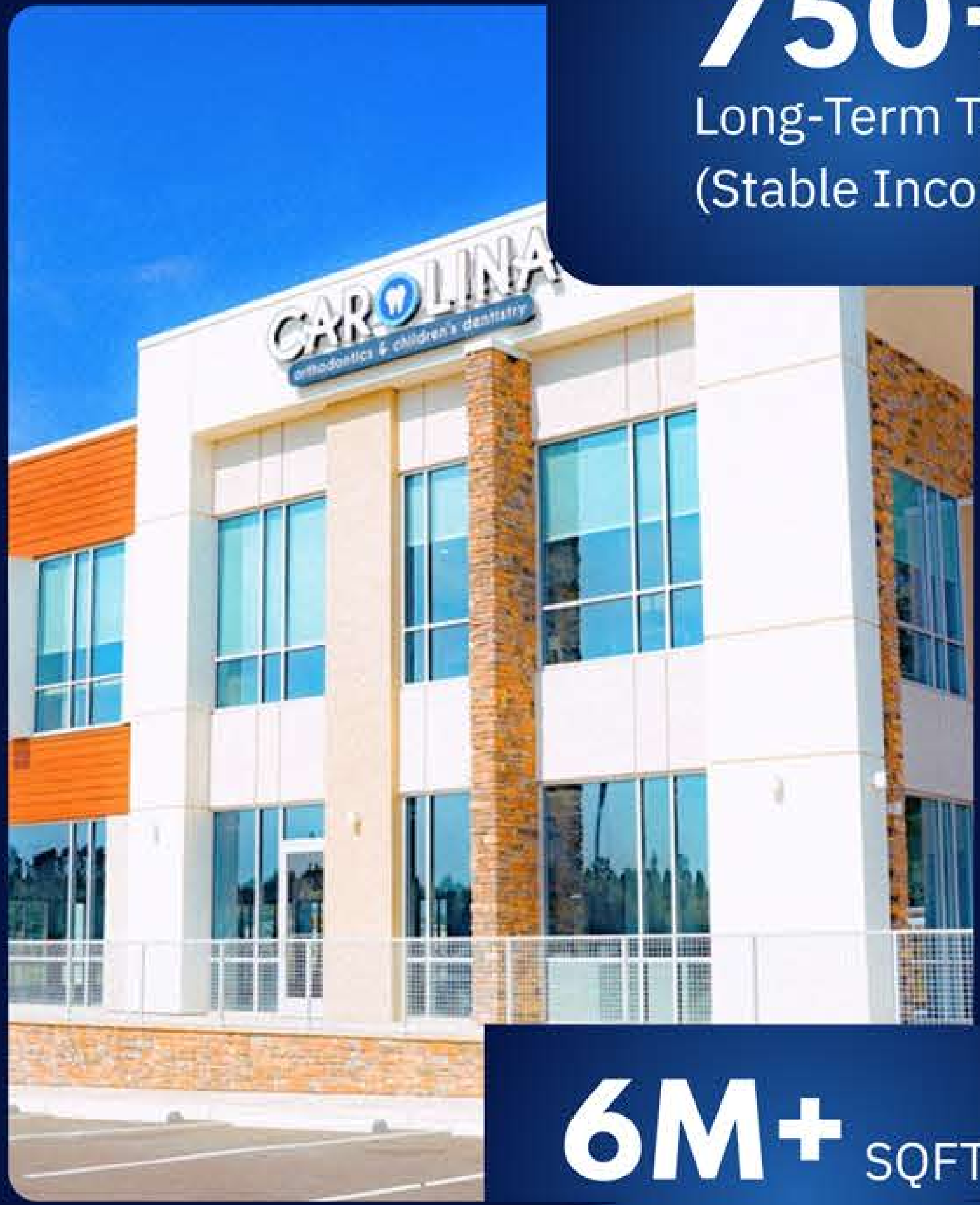
Co-founded by Dr. Hesham Baky and Dr. Anas Albakour, VANTICO partners with a curated network of high-net-worth individuals, family offices, and institutions across real estate, healthcare, and private equity.

OUR PORTFOLIO

OVA
OCTAVE VANTICO ALLIANCE

$1.35 B+
AUM

800+
Investors



750+
Long-Term Tenants
(Stable Income)

6M+ SQFT
Premium Real Estate

THE OCTAVE VANTICO ALLIANCE ADVANTAGE

OCTAVE VANTICO ALLIANCE

STABLE PASSIVE

Monthly dividends paid consistently.

STRATEGIC GROWTH

Capital preservation with compounding equity growth.

TANGIBLE ASSETS

Cash-flowing properties backed by NNN leases.

PRINCIPAL'S CO-INVESTMENT

Significant principal's co-investment in the fund ensures strong alignment of interests and shared risk with investors.

EXCLUSIVE

OFF-MARKET & PRE-MARKET DEALS

Direct access to institutional-grade, off-market opportunities typically unavailable to traditional investors.

FAVOURABLE LENDING TERMS

CAPITAL MARKET STRENGTH

Strong banking relationships provide access to financing & optimal capital efficiency.

INVESTOR COMMUNITY STATS 2025

98%
Retention Rate

$22M+
Annual Dividends Paid

Audited Financial Statement

$18M+
Reserves/Short Term

58%
Overall LTV

> Preservation
No capital calls outside of initial raise

> Consistent
Annualized dividends between 8.9% -15% paid

> Equity Growth
Equity increase of 5% -12% across various funds annually

> Cadence
Monthly dividends paid since inception between 15th to 20th of every month*

** Except 3 months in COVID-19 pandemic in 2020.*

FOUNDERS & PROMOTERS

OVA
OCTAVE VANTICO ALLIANCE

Zia Rahman
Co-Founder & Chief Strategy Officer of Octave

Sridhar Marupudi
Co-Founder & Chief Executive Officer of Octave

Dr. Hesham Baky
Founder of VANTICO
EVP/Lightwave Dental
Founder of Triangle Family Dentistry & Carolina Orthodontics

EXECUTIVE LEADERSHIP

Dr. Anas Albakour M.D., LL.B.
Co-Founder of VANTICO

Somya Chaudhary
EVP, Chief Product Officer of Octave

Parth S. Munshi
EVP, General Counsel & Secretary of Octave

Gerhard Renner
CFO - Co-Founder of VANTICO

Jimmy Ricard
General Partner & COO of VANTICO

Jonathan Dubovsky
EVP, Asset Management of Octave

Scott Henard
EVP, Head of Acquisitions of Octave

OCTAVE MANAGEMENT TEAM

Courtney Brumbelow
EVP, Leasing

John Wes Allen
VP, Asset Management

Lakeisha Depeyster
VP, Property Management

Jay Bhatt
VP, Asset Management

PERFORMANCE REVIEW

Octave Realty Fund I	Octave Realty Fund II	Octave Realty Fund III	Octave Realty Fund IV	Octave Realty Fund V
Equity Invested: **$7.0 M**	Equity Invested : **$13.0 M**	Equity Invested: **$5.0 M**	Equity Invested : **$5.5 M**	Equity Invested : **$12.1 M**
Cash on Cash: **16.37 %**	Cash on Cash: **8.85%**	Cash on Cash: **7. 93%**	Cash on Cash: **9.31%**	Cash on Cash: **11.41 %**
Average Annual Returns: **29.87%**	Average Annual Returns: **14.47 %**	Average Annual Returns: **16.18 %**	Average Annual Returns: **14.92 %**	Average Annual Returns: **29.51 %**

Performance review as of January, 2026

PERFORMANCE REVIEW

OCTAVE VANTICO ALLIANCE

Octave Realty Fund VI	Octave Realty Fund VII	Octave Realty Fund VIII	Octave Realty Fund IX	Octave Realty Fund X
Equity Invested: **$3.75 M**	Equity Invested : **$63.96 M**	Equity Invested: **$41.26 M**	Equity Invested : **$61.45 M**	Equity Invested : **$50.95 M**
Cash on Cash: **12.08 %**	Cash on Cash: **10.71 %**	Cash on Cash: **10.01 %**	Cash on Cash: **10.40 %**	Cash on Cash: **10.0%**
Average Annual Returns: **41.5%**	Average Annual Returns: **15.33 %**	Average Annual Returns: **15.18 %**	Average Annual Returns: **17.16 %**	Average Annual Returns: **15.0%**

Performance review as of January, 2026

TARGETED FUND METRICS

FINANCIAL HIGHLIGHTS

Metric	Fund Average
Average Annual Return	22% - 24%
Fund Equity Multiple	2.2 x - 2.4 x
Annual Cash on Cash Yield	9% - 12%
Cumulative ROI	208% - 241%
Calculation Period	5 Years
Exit Cap Rate	8% - 7%

INVESTMENT CLASSES & POTENTIAL RETURNS

OVA
OCTAVE VANTICO ALLIANCE

	Class A: Income	Class B: Balanced	Class C: Growth
Minimum Investment	$100,000	$250,000	$1,000,000
Annualized Cash Yield	9%	8.4 - 10.5%	9 - 12%
Preferred/Waterfall	9% preferred dividend only	7% preferred dividend AAR above 7% -12% - 70% to investor AAR above 12% - 50% to investor	No preferred dividend AAR above 12%-70% to investor
Payment Cycles	Monthly Distributions	Monthly Distributions	Monthly Distributions
Tax Benefits	Pro-Rata Depreciation Allocation	Pro-Rata Depreciation Allocation	Pro-Rata Depreciation Allocation
Target Total Returns (5 years)	45%	80% - 95%	95% - 120%
Target Investor Annual Returns	9%	16% - 18%	18% - 21%

AAR means average annual return *

POTENTIAL RETURNS FOR INVESTMENT

CLASS A INVESTOR RETURNS BASED ON $100K INVESTMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Avg. Annual Return
Investor Annual Distribution	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%
Investor Return on Investment	$9,000	$9,000	$9,000	$9,000	$9,000	$45,000
Cash Out from Refi or Profit from Disposition	-	-	-	-	-	-
Total Return	$9,000	$9,000	$9,000	$9,000	$9,000	$45,000

CLASS B INVESTOR RETURNS BASED ON $250K INVESTMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Avg. Annual Return
Investor Annual Distribution	8.40%	8.65%	8.91%	9.18%	45.15%	16.06%
Investor Return on Investment	$21,000	$21,630	$22,279	$22,947	$23,636	$111,492
Cash Out from Refi or Profit from Disposition	-	-	-	-	$89,250	$89,250
Total Return	$21,000	$21,630	$22,278.90	$22,947.27	$112,885.69	$200,742

POTENTIAL RETURNS FOR INVESTMENT

CLASS C INVESTOR RETURNS BASED ON $1 MILLION INVESTMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Avg. Annual Return
Investor Annual Distribution	9.00%	9.27%	9.55%	9.83%	61.13%	19.76%
Investor Return on Investment	$90,000	$92,700	$95,481	$98,345	$101,296	$477,822
Cash Out from Refi or Profit from Disposition	-	-	-	-	$510,000	$510,000
Total Return	$90,000	$92,700	$95,481	$98,345.43	$611,295.79	$987,822

PROPERTIES CLOSED

Towne Square (Retail)

Purchase Price	$46.25M
Size	299,134 sq.ft.
Occupancy	93.2%
Purchase $/SQFT	$181.18
Cash on Cash – Annual Cash Flow	11.12%
5 Year Annualized Return (AAR)	16.16%
Calculation Period	5 Years
Equity Multiplier	1.81x

1287-1445 Towne Square Blvd NW,
Roanoke, Virginia

PROPERTIES CLOSED

The Hub (Medical)

Purchase Price	$5.65M
Size	11,680 sq.ft.
Occupancy	50% Triangle Family Dentistry, leasing to 100% Occupancy
Rent $/SQFT	$43
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	29%
Calculation Period	5 Years
Equity Multiplier	2.46x

1237 Nexton Parkway,
Summerville, South Carolina

PROPERTIES CLOSED

Randall Square (Retail)

Purchase Price	$29M
Size	171,860 sq.ft.
Occupancy	96.5%
Purchase $/SQFT	$168
Cash on Cash – Annual Cash Flow	9.96%
5 Year Annualized Return (AAR)	15.24%
Calculation Period	5 Years
Equity Multiplier	1.76x

1506 – 1596 S Randall Road,
Geneva (Kane County), Illinois

PROPERTIES CLOSED

Knightdale (Medical)

Purchase Price	$4.7M
Size	10,500 sq.ft.
Occupancy	57% Lease executed with TFD; veterinary lease pending for remaining 43%
Rent $/SQFT	$41.80
Cash on Cash – Annual Cash Flow	~ 11%
5 Year Annualized Return (AAR)	36%
Calculation Period	5 Years
Equity Multiplier	2.8x

0 Knightdale Blvd.,
Knightdale, North Carolina

PROPERTIES CLOSED

Main Street (Medical)

Purchase Price	$4M
Size	9,931 sq.ft.
Occupancy	74.7%
Rent $/SQFT	$39.00
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	21.6%
Calculation Period	5 Years
Equity Multiplier	2.46x

366 North Main Street,
Alpharetta, Georgia

PROPERTIES CLOSED

OVA
OCTAVE VANTICO ALLIANCE

Cherry Road (Medical)

Purchase Price	**$2.6M**
Size	**6,000 sq.ft.**
Occupancy	**100% Carolina's Dentist**
Rent $/SQFT	**$46.00**
Cash on Cash – Annual Cash Flow	**~14%**
5 Year Annualized Return (AAR)	**37%**
Calculation Period	**5 Years**
Equity Multiplier	**3.02x**

2564 Cherry Road, Rock Hill, South Carolina

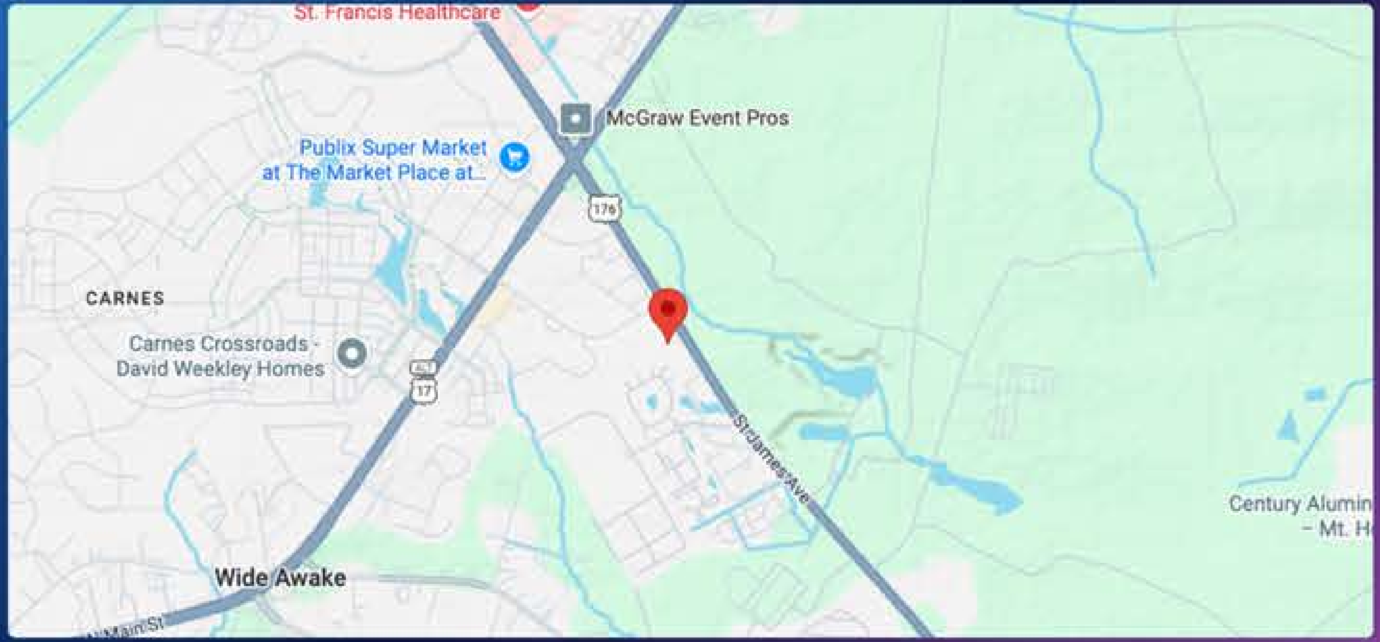
PROPERTIES UNDER CONTRACT

Lakeshore Market Place (Retail)

Purchase Price	$41.5M
Size	352,782 sq.ft.
Occupancy	95%
Purchase $/SQFT	$117.64
Cash on Cash – Annual Cash Flow	9.86%
5 Year Annualized Return (AAR)	14.51%
Calculation Period	5 Years
Equity Multiplier	1.73x

NORTHEAST QUADRANT OF U.S. ROUTE 31 & EAST STERNBERG ROAD | NORTON SHORES (GRAND RAPIDS – MUSKEGON MSA), MICHIGAN

PROPERTIES UNDER REVIEW



Medical Offices

Purchase Price	$17.56M
Size	40,000 sq.ft.
Occupancy	Medical Offices
Rent $/SQFT	$38.00
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	30.6%
Calculation Period	5 Years
Equity Multiplier	2.53x

0 Highway 176,
Summerville, South Carolina

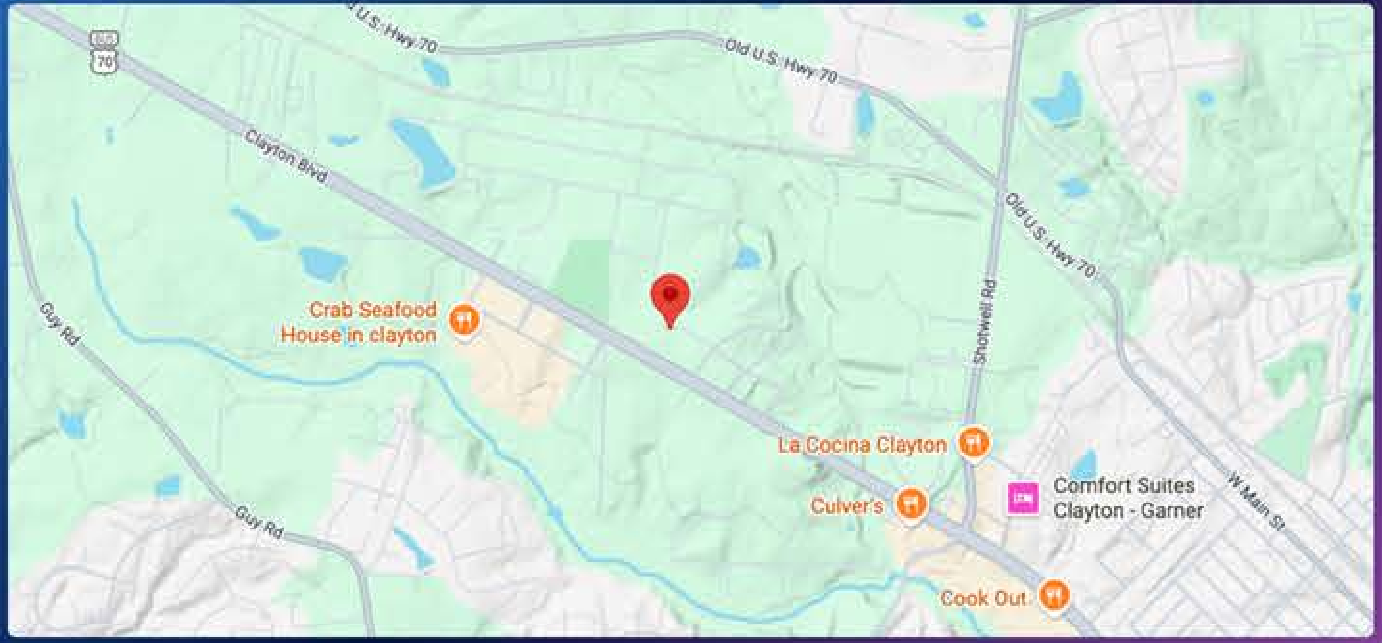
PROPERTIES UNDER REVIEW

Medical Offices

Purchase Price	$18.46M
Size	40,000 sq.ft.
Occupancy	Medical Offices
Rent $/SQFT	$38.00
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	27%
Calculation Period	5 Years
Equity Multiplier	2.35x

8513 Charlotte Hwy
Indian Land, South Carolina

PROPERTIES UNDER REVIEW



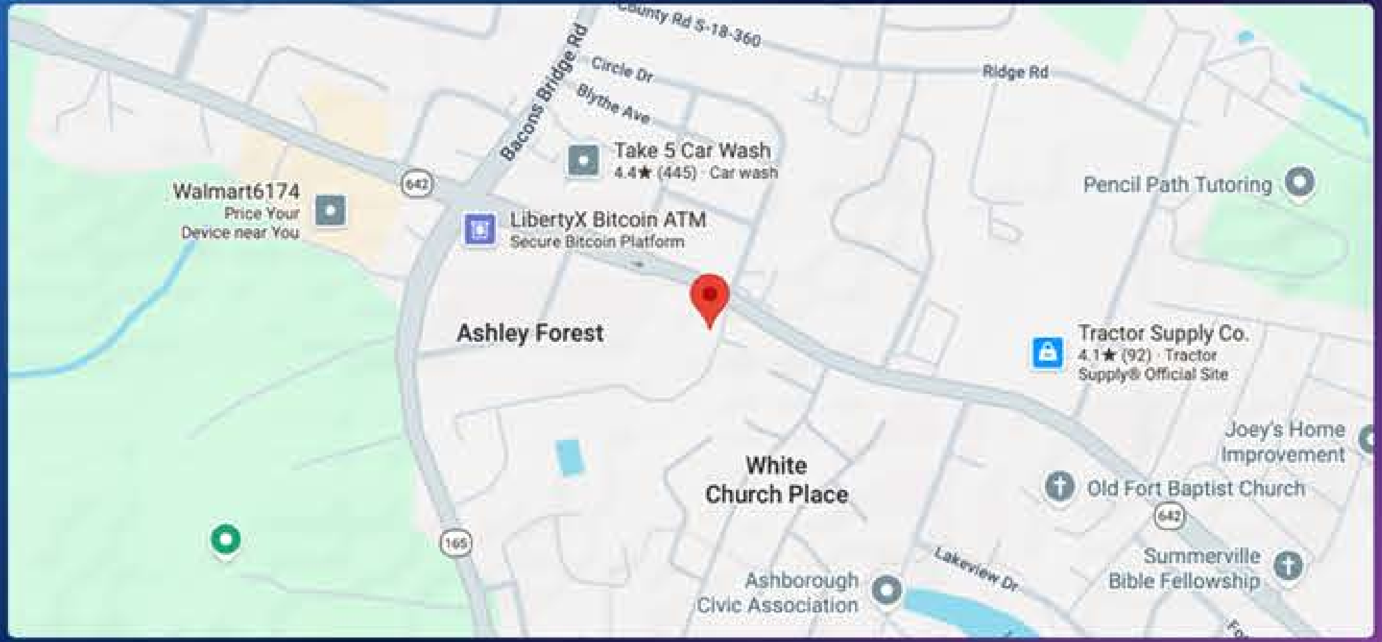
Medical Offices

Purchase Price	$12.44M
Size	32,000 sq.ft.
Occupancy	Medical Offices
Rent $/SQFT	$37.00
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	26.6%
Calculation Period	5 Years
Equity Multiplier	2.33x

316 Tew Ct,
Clayton, North Carolina

PROPERTIES UNDER REVIEW

ØVA
OCTAVE VANTICO ALLIANCE



Medical Offices

Purchase Price	$8.21M
Size	15,000 - 20,000 sq.ft.
Occupancy	Medical Offices
Rent $/SQFT	$36.00
Cash on Cash – Annual Cash Flow	~ 10%
5 Year Annualized Return (AAR)	29.6%
Calculation Period	5 Years
Equity Multiplier	2.48x

179 Tyvola Drive,
Summerville, South Carolina

POTENTIAL SOURCES OF INVESTMENTS

TAXABLE ACCOUNTS (PERSONAL & FOR-PROFIT ENTITIES)

RETIREMENT ACCOUNTS (SELF-DIRECTED IRA, SOLO 401(K))

1031 EXCHANGE – SELECTIVE

ACCOUNTS OF NON-PROFIT & HOAS

INVESTOR ADVANTAGE

1. Principal Preservation, Consistent Monthly Dividends
2. Targeted Fund Level Average Annual Return 22% - 24%
3. Targeted Cash Distribution Annualized 8.4% - 12%
4. Diversified Portfolio (Medtail, Development)
5. Tax Saving Strategies
6. Audited Financials
7. ISO 27001 Certified
8. Proprietary Marketplace for Liquidity
9. Access to Investor Portal & Mobile App
10. Alignment of Interests: Promoters are the largest Investor

A PORTFOLIO OF RECESSION-RESISTANT TENANTS

ATTRACTING TOP-TIER TENANTS WITH STRONG OCCUPANCY AND LASTING STABILITY

OVA
OCTAVE VANTICO ALLIANCE

five BELOW
ALDI
SPROUTS FARMERS MARKET
ROSS DRESS FOR LESS
Lowes FOODS
ULTA BEAUTY
Publix

STRETCH LAB
belk
BEST BUY
PETSMART
Burlington Coat Factory
Panera BREAD
HomeGoods

OUTBACK STEAKHOUSE
THE VITAMIN SHOPPE
COLD STONE CREAMERY
RADIANCE Rx Skin & Aesthetics
Select PHYSICAL THERAPY
JGL
SYMBOL OF PURITY APNA BAZAR

Animal Eye Services Ophthalmology Specialist
Cary OB/GYN
APEX RACING LAB
Bath & Body Works
AutoZone
HOBBY LOBBY
DICK'S SPORTING GOODS

A PORTFOLIO OF HIGH PERFORMING TENANTS

ATTRACTING TOP-TIER TENANTS WITH STRONG OCCUPANCY AND LASTING STABILITY

OVA
OCTAVE VANTICO ALLIANCE

Galleria Dental
myeyedr.
Carolina orthodontics & children's dentistry
Lightwave Launch. Lead. Legacy.
Bank of America
Triangle Family Dentistry
Carolina Bright Smiles

verizon
DukeHealth
OPTA Orthopedic Physical Therapy Associates
UNC Health
T.J.maxx
EmergeOrtho
Cedar Springs Dental

Subway
Food Lion
AMC Theatres
Tesla
Marshalls
T Mobile
ups

Edward Jones MAKING SENSE OF INVESTING
SXR Medical LLC
Dollar Tree
Mattress Firm
SECU State Employees' Credit Union
Starbucks
Michaels

THE GROCERY BASED REAL ESTATE MARKET

A **US$1.87 TRILLION** NORTH AMERICAN FOOD & GROCERY SECTOR IN 2023 IS **SET TO REACH US $2.2 TRILLION BY 2030,** A STEADY 17.5% GROWTH (CAGR 2.4%).

IN THE U.S., GROCERY-ANCHORED RETAIL INVESTMENTS HIT US $7 BILLION IN 2024, WITH VACANCIES AT JUST 3.5% AND RENTS RISING 4.2% YEAR-OVER-YEAR PROVING THE UNMATCHED RESILIENCE OF THIS ASSET CLASS.

DEFENSIVE. SCALABLE. FUTURE-FOCUSED.

ESSENTIAL, RECESSION-RESILIENT DEMAND FOR DAILY CONSUMER NEEDS

LIMITED NEW SUPPLY DUE TO RISING COSTS OF NO NET NEW DEVELOPMENT

OMNICHANNEL EVOLUTION, WITH STORES DOUBLING AS FULFILLMENT HUBS

WHY NECESSITY ANCHORED RETAIL WORKS

ESSENTIAL. RESILIENT. BUILT TO PERFORM.

RECESSION-RESILIENT STABILITY

Driven by everyday consumer needs, grocery-anchored centers maintain strong occupancy and cash flow across all market cycles.

PRIME COMMUNITY LOCATIONS

Positioned in high-traffic neighborhoods where people live, shop, and return weekly.

BUILT-IN FOOT TRAFFIC

Leading anchors like Publix and Kroger generate consistent consumer flow that supports all tenants.

HIGH-QUALITY TENANTS

Necessity-based retailers offer strong credit, reliable rent, and long-term leases.

PREDICTABLE RETURNS

Limited new supply and sustained demand create dependable income and long-term value growth.

OMNICHANNEL RELEVANCE

Grocery anchored brick and mortar stores are still in demand due to last mile deliveries and necessity focused traffic.

WHY MEDICAL-ANCHORED REAL ESTATE

DEFENSIVE. SCALABLE. FUTURE-FOCUSED.

RECESSION-RESILIENT DEMAND

Healthcare and dental tenants provide essential, non-discretionary services that thrive in all market cycles.

LONG-TERM, CREDITWORTHY TENANTS

Significant number of private equity and DSOs backed with 10–20 year leases and built-in escalations.

PRIME, HIGH-TRAFFIC LOCATIONS

Near hospitals, retail hubs, and residential communities ensuring visibility and steady patient flow.

INFLATION-PROTECTED CASHFLOW

NNN leases deliver stable, inflation-hedged income.

STRONG DEMOGRAPHIC TAILWINDS

Aging population & shift to outpatient care fuel ongoing growth.

EXCEPTIONAL TENANT RETENTION

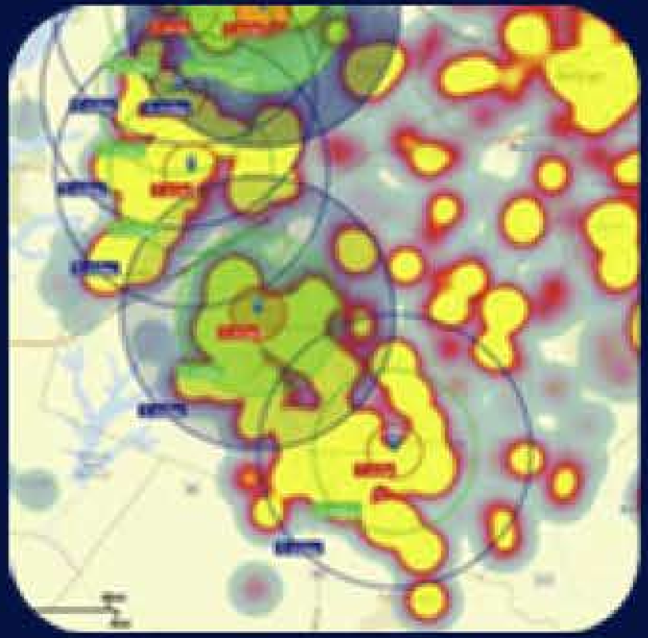
Specialized build-outs and local patient ties drive long-term occupancy stability.

DATA-DRIVEN LOCATION ANALYTICS

KEY METRICS

Our team utilizes a data-driven methodology, sourcing and expanding dataset to support metric based decision-making.

1. Education
2. Employment Rates
3. Household Profile
4. Competitive Analysis
5. Populations & Growth
6. Traffic & Accessibility
7. Avg. Income
8. Spending Power
9. Employment Rates



Heat Map: Population Growth

Competitor Plotting Overlaid with Traffic Counts

Competitors and Population Density

Competitors within Income Zones

MEDICAL TENANTS PORTFOLIO

100+

Under Lightwave Dental Backed by Private Equity

270+

Dentists

23+

Triangle Family Dentistry and Carolina Orthodontics 15+ years of success

INTERNATIONAL INVESTORS FUNDING OPPORTUNITY

NON-US INVESTORS WILL HAVE THE OPPORTUNITY TO INDIRECTLY INVEST IN OVA FUND I VIA THE OCTAVE LUXEMBOURG FUND.

Octave Luxembourg Fund

- Debt/Equity instrument

OVA Offshore Holdings, LLC

- Equity Investment/Class C Interest

Octave Vantico Alliance Fund I, LLC

- 100% Equity Investment

Property Owning Entity

- Equity Investment and Mortgage Financing

Property

SHARIA COMPLIANT INVESTMENT OPPORTUNITY

WE HAVE DEVELOPED A STRUCTURE THAT ALLOWS INVESTORS TO PARTICIPATE IN OVA FUND I IN A SHARIA COMPLIANT MANNER.

AMANIE ADVISORS

Amanie Advisors Sdn Bhd ("Amanie") is a Shariah advisory, consultancy, training and research and development boutique for institutional and corporate clientele focusing on Islamic financial services.

OVA Amana Investments, LLC

- Murabaha Instrument

OVA Amana Holdings, LLC

- Equity Investment

Octave Vantico Alliance Fund I, LLC

- 100% Equity Investment

Property Owning Entity

- Equity Investment and Mortgage Financing

Property

CONTACT US

Sridhar Marupudi
smarupudi@octavehi.com
+1 (678) 620-8900

Zia Rahman
zrahman@octavehi.com
+1 (678) 591-7755

Parth S. Munshi
pmunshi@octavehi.com
+1 (404) 218-3600

Dr. Hesham Baky
hesham@vantico.com
+1 (919) 961-0926

Dr. Anas Albakour
anas@vantico.com
+1 (929) 676-4692

Gerhard Renner
gerhard@vantico.com
+1 (310) 560-1457

OCTAVE HOLDINGS AND INVESTMENTS
5865 N Point Parkway Alpharetta, GA 30022
833-4OCTAVE
www.octavehi.com
IR@octavehi.com

VANTICO
51 Kilmayne Dr, Cary, NC 27511
+1 (919) 299 0709
www.vantico.com
contact@vantico.com

APPENDICES

LEASING AND PROPERTY MANAGEMENT TEAM

Maggie Barber
Property Manager

Tim Plews
Senior Property Manager

Haley Hartman
Senior Leasing Manager

Devin Bence
Assistant Property Manager

Laura Austin
Assistant Property Manager

Case Study — 1

OVA
OCTAVE VANTICO ALLIANCE

D2D Main Street

Purchase Date	**2014**
Sale Date	**2017**
Acquisition Cost	**$3,500,000**
Original Equity	**$1,100,000**
Dividends Paid to Date	**$275,000**
Net Proceeds from Sale	**$6,200,000**
Equity Appreciation	**$2,900,000**
Total Returns	**$3,175,000**
Average Annual Return	**96.21%**
Equity Multiple	**3.9x**

Main Street 488 N. Main St., Alpharetta, Georgia

Case Study — 2

Magnolia Commons

Purchase Date	2021
Sale Date	2025
Acquisition Cost	$9,290,000
Original Equity	$3,340,000
Dividends Paid to Date	$1,630,000
Net Proceeds from Sale	$13,481,789
Equity Appreciation	$3,438,692
Total Returns	$5,068,692
Average Annual Return	38.75%
Equity Multiple	2.5x

2887 David H McLeod Blvd,
Florence, South Carolina

Case Study — 3

Millard Shops

Purchase Date	2019
Sale Date	2022
Acquisition Cost	$4,115,000
Original Equity	$1,350,000
Dividends Paid to Date	$407,895
Net Proceeds from Sale	$4,570,663
Equity Appreciation	$624,193
Total Returns	$1,032,088
Average Annual Return	25.48%
Equity Multiple	1.8x

19 Millard Farmer Industrial Blvd,
Newnan, Georgia

A GLIMPSE INTO SOME OF OUR ASSETS


SPROUTS
FARMERS MARKET


ALDI


Marshalls


US. FOODS
CHEF'STORE
GREAT FOOD. WHOLESALE PRICES.
ENTER
ENTER
EXIT


order pickup


NORDSTROM
rack


TRIANGLE FAMILY DENTISTRY
CAROLINA


TRIANGLE FAMILY DENTISTRY

A PROVEN ECOSYSTEM OF EXCELLENCE

PROUD TO COLLABORATE WITH A DISTINGUISHED NETWORK OF PARTNERS

OVA
OCTAVE VANTICO ALLIANCE

BLUE RIDGE CAPITAL FUND
AB&B COMMERCIAL REAL ESTATE
CAROLINA orthodontics & children's dentistry
Lightwave Launch. Lead. Legacy.
Holland & Knight
TRIANGLE FAMILY DENTISTRY
BAKY FAMILY OFFICE

L|G
CohnReznick ADVISORY • ASSURANCE • TAX
Benco Dental Driving Dentistry Forward, Together
MC&G COMMERCIAL
BROWNRUDNICK an international law firm
CRESCENT PRIVATE WEALTH
BWE

HENRY SCHEIN®
everwise CREDIT UNION
PANTHEON INVESTMENTS
First Citizens Bank
First National Bank
JLL SEE A BRIGHTER WAY
BERKELEY CAPITAL ADVISORS

FIRST BANK
WELLS FARGO
Pinnacle℠ FINANCIAL PARTNERS
KLIZO solutions pvt. ltd.
HEALTHCARE REALTY
CBRE
SouthState

STRATEGIC PARTNERS: STRENGTHENING OUR COMPETITIVE EDGE

Lightwave Dental
A Private Equity-Backed Leader in Dental Group Expansion Lightwave Dental is a premier dental support organization (DSO) backed by Lindsay Goldberg, a $17B private equity firm.

Lightwave Dental specializes in scaling top-performing dental brands, providing operational expertise, strategic growth planning, & financial backing to leading practices.

Through its acquisition of Triangle Family Dentistry and Carolina Clinics, Lightwave has strengthened its presence in high-growth markets, ensuring long-term stability and increased value. With 98+ clinics and 270+ dentist Lightwave is shaping the future of dental consolidation and investment success.

Lindsay Goldberg
A top-tier private equity firm managing over $17 billion in assets, specializing in long-term partnerships with high-growth businesses. With a focus on healthcare and essential services, the firm provides strategic capital and operational expertise to scale businesses while ensuring stability and sustained value creation.

Their investment in Lightwave Dental, Triangle Family Dentistry, and Carolina Clinics underscores their commitment to high-potential healthcare ventures.

Lindsay Goldberg's backing brings institutional credibility, financial strength & growth acceleration, making it a key player in expanding premium healthcare real estate investments.

CohnReznick's

Commercial Real Estate Industry Practice is one of the largest of its kind among national accounting firms in the United States.

CohnReznick's dedicated commercial real estate professionals are considered industry leaders and subject matter experts with a broad knowledge and keen understanding of the nuances of real estate companies and their operations; the underlying fundamentals of real estate across all property sectors; and the most current and topical technical accounting, tax and business issues that impact the commercial real estate industry.

Holland & Knight

With approximately 2,200 attorneys practicing in 35 offices and over 250 areas of law, Holland & Knight taps the intellectual resources of its attorneys to provide its clients with comprehensive representation in virtually any legal matter.

Holland & Knight consistently ranks among the top five most active law firms in the country for M&A transactions in benchmarking league tables. In addition, Chambers USA named Holland & Knight a leading law firm in the Corporate/M&A practice category in 2025, and The Legal 500 recognized the Firm in the M&A/Corporate and Commercial – M&A: Middle-Market (sub $500M) category.

A PROVEN ECOSYSTEM OF SUCCESSFUL BRANDS

OCTAVE VANTICO ALLIANCE

BLUE RIDGE CAPITAL FUND

Blue Ridge Capital Fund specializes in high-end medical and underutilized commercial real estate investments in the thriving Mid-Atlantic market.

With a 15-year track record, our principals have successfully managed Triangle Family Dentistry and Carolina Orthodontics and Children's Dentistry, now overseeing $265M+ in real estate assets across 26+ properties.

Unlike traditional funds, our General Partners (GPs) have invested $30 million of their own capital, ensuring full alignment with investors. We leverage long-term tenant stability, private equity-backed healthcare brands, and strategic acquisitions to deliver high-yield, recession-resistant returns.

AB&B COMMERCIAL REAL ESTATE

AB&B CRE is the portfolio manager for over $265M in real estate assets across 26+ properties in North Carolina, specializing in optimizing property operations, tenant relations, and financial performance.

By leveraging deep industry expertise and a data-driven approach, AB&B CRE ensures long-term appreciation, high occupancy rates, & stable cash flow for investors.

With a tenant-first strategy, our properties attract high-quality, recession-resistant tenants, primarily in healthcare and essential industries. This ensures consistent rental income, strong asset performance, and predictable long-term growth.

CAROLINA orthodontics & children's dentistry

Carolina Orthodontics and Children's Dentistry
Premium Medical Service Provider in High-Demand Locations.

With a strong reputation for excellence in patient care and operational efficiency, Carolina Orthodontics and Children's Dentistry has become a trusted name in the medical sector.

Recognizing its exceptional growth and market positioning, Lightwave Dental-a $17B private equity-backed group-merged with Carolina Orthodontics & Children's Dentistry and Triangle Family Dentistry.

This merge validated the strength of our scalable, high-growth business model, reinforcing our ability to build, scale, and exit successful medical brands.

TRIANGLE FAMILY DENTISTRY

Triangle Family Dentistry (TFD) is a leading multi-location dental brand, recognized for cutting-edge care and rapid expansion.

Voted #1 dental provider in 2024, TFD has built a strong reputation through exceptional patient care and innovative practices.

Its proven success attracted Lightwave Dental, a $17B private equity-backed platform, leading to a strategic merge.

This validation reinforced TFD's growth potential and scalable model, now serving as the blueprint for expanding into other high-demand healthcare sectors.

OCTAVE VANTICO ALLIANCE FUND I, LLC

OCTAVE
Holdings and Investments

VANTICO
INVESTMENTS