



GKIH III

GK Investment
Holdings III, LLC

REG A+ BOND OFFERING

8% Bond.

5 Year Term.

Retail Real Estate.

WHY INVEST?

GKIH III Bonds blend the regular income of traditional bonds with the backing of real estate. The Bonds offer low volatility, attractive yield and real estate's non-correlation and diversification.

MONTHLY INCOME

The Bonds offers 7% current yield, paid out monthly. Interest payments are funded by GKIH III's commercial real estate investments

8% BONDS

*8% total yield (7% paid monthly current and 1% deferred)

5-YEAR MATURITY

5-year maturity outpaces many traditional bond options.



Compared to traditional bond options GKIH III Bonds offers outsized yield. As of August 2025, a 5-year US Treasury Bond offered approximately 3.875% yield¹. 5-Year High Quality Market (HQM) Corporate Bond Yields for July 2025 were 4.50%¹.

Real Estate Backed Cash Flow - Retail real estate offers potentially stable, non-correlated returns when compared to stocks and bonds, enhancing portfolio diversification. Overall, historical data shows commercial real estate's correlation to equities and bonds is low (often < 0.3).

In 2025, the retail real estate sector remains resilient against e-commerce, with vacancy rates at historic lows (~4.9%) due to limited supply and strong demand for essential spaces².

¹ Federal Reserve Bank of St. Louis
² CBRE 2025 U.S. Real Estate Market Outlook Midyear Review

INVESTMENT STRATEGY

GKIH III plans to invest primarily in retail real estate assets. Retail real estate offers a strong investment opportunity because of four key elements:

Essential Demand

Grocery-anchored and value-oriented retail centers thrive on consistent consumer needs, unaffected by discretionary spending dips.

Adaptive Growth

Physical retail is rebounding with omnichannel innovations (buy online, pick up in store / last mile fulfillment)-- driving tenant success.

Market Dynamics

Limited new supply, low vacancy rates and rising rents in key markets create a favorable environment for acquisitions and appreciation.

Inflation Hedge

Long-term leases with rent escalations and triple-net (NNN) structures lock in revenue streams and shift operating costs to tenants.



SELECTION OF INVESTMENTS

01 MARKET ANALYSIS

- Target growth regions with strong demographics
- Focus on areas of economic resilience
- Identify submarkets with retail fundamentals like low vacancy rates, limited supply and strong rental growth

02 PROPERTY SCREENING

- Asset Type: grocery-anchored, power centers and junior box centers
- Prioritize location quality--high visibility, proximity to residential, strong traffic counts
- Well maintained physical condition
- Outparcel potential

03 TENANT EVALUATION

- Seek creditworthy anchor tenants with long-term leases
- Ensure a balanced tenant mix
- Favor tenants embracing omnichannel strategies

04 UNDERWRITING

- Focus on cash flow stability: healthy occupancy rates and lease terms
- Acquire at cap rates that can generate bond yield
- Always look for upside potential (lease renewals, outparcel development, rent increases)

05 RISK MITIGATION

- Prioritize NNN leases
- Diversification: limit over exposure to any single tenant to spread risk
- Due Diligence: conduct thorough environmental, title and property condition assessment

06 VALUE ADD

- Repositioning: upgrade underperforming centers to draw better quality tenants
- Re-tenant weaker tenants with high-demand (higher paying) retailers
- Opportunistic buys: capitalize on distressed sales or market dislocations

GK Investment Holdings III, LLC 8% Bond Fact Sheet:

Structure:	Regulation A+ Real Estate Bonds
Offering Size:	\$75,000,000
Yield:	8% annualized interest rate (7% payable monthly - 1% deferred)
Term:	5 Years <ul style="list-style-type: none">• Two 1-Year Extension Options which increase current interest pay by 0.25% each
Bond Value:	\$1,000 per Bond
Rollover Discount:	Purchasers of the Bond who are also current or former bondholders of GK Investment Holdings, LLC or GK Investment Property Holdings II, LLC, may purchase Bonds at a price of \$950 per Bond.
Minimum Investment:	5 Bonds (\$5,000)
Investor Eligibility:	Accredited and non-accredited investors
Investment Limitations:	No more than 10% of net worth or 10% of annual income, whichever is greater (non-accredited investors)
Tax Reporting:	1099-INT



ABOUT THE OFFERING

GK Investment Holdings III, LLC (GKIH III) is offering 8% Bonds. This GK Real Estate's third Reg A+ Real Estate Bond Offering. GKIH III Bonds blend the accessibility of public securities with the income potential of alternative real estate investments.

BOND COVENANTS

As a Tier II Regulation A+ security the offering statement for the GKIH III Bonds has been qualified by the SEC under Regulation A. This structure brings increased disclosure and reporting obligations above and beyond what is typically seen in a Regulation D Alternative Investment Offering. Annual and semi-annual reports are required and are posted publicly on the EDGAR system. Annual financial audits are conducted by independent auditors and posted to our investor portal for review. In addition, GKIH III must maintain certain covenants to avoid default. Beyond the basic covenants of prompt payment of bond interest and bond redemption at maturity, we include the following:

- **Appraisals** - GKIH III shall obtain an Appraisal or Broker Opinion of Value of each real property owned by GKIH III at least once per calendar year, beginning with the year following the property's acquisition.
- **Bond Equity Ratio** - GKIH III must have an aggregate combined real property equity value, loan value and cash value of at least 70% of the outstanding principal of the Bonds at all times.
- **Cash Coverage Ratio** - GKIH III shall maintain 120% of the interest obligation over the next three (3) months

EARLY REDEMPTIONS

GKIH III offers early redemptions to investors (subject to liquidity). Redemptions are capped at 5% of the weighted average bonds outstanding during the prior calendar year.

- **Death & Disability Redemption** - All bonds can be offered for redemption at the purchase price.
- **Optional Redemption** - All bonds can be offered for optional redemption at \$850 per bond.

The Business of Real Estate.

2.8M sf
CURRENT PORTFOLIO

\$218M
ASSETS UNDER MANAGEMENT

1994
YEAR FOUNDED

27
PROPERTIES CURRENTLY OWNED

20+
CORPORATE EMPLOYEES

15
CITIES

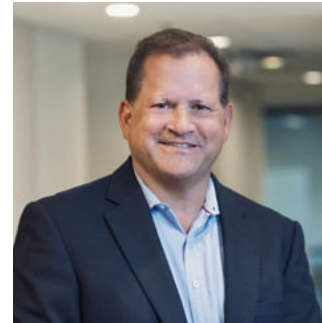
Garo Kholamian founded GK Real Estate in 1994. Based in Barrington, Illinois, GK brings long tenured expertise in commercial real estate investment, development and management to achieve its investment goals. With over 30 years of experience, GK has navigated many challenging market cycles and changes to the business as the nature of real estate has evolved. As an investment management company, GK Real Estate combines modern market savvy with an experienced, personal touch.



Garo Kholamian
President



Sherry Mast
Principal - Asset Management



Steve Higdon
Chief Financial Officer



Evan Shtulman
VP of Leasing



James Kholamian
VP - Equity Capital Markets



Kevin Greene
MD - Investments



Andy Patras
VP of Development



John A. Benson, Jr.
Corporate Council

An investment in the Bonds is subject to certain risks and should be made only by persons or entities able to bear the risk and to withstand the total loss of their investment. An investment in the Bonds is highly speculative and is suitable only for persons or entities that are able to evaluate the risks of the investment.

The Bonds do not restrict or eliminate the GKIH III's ability to incur additional debt or take other action that could negatively impact holders of the Bonds.

Our operating results may be affected by economic conditions that have an adverse impact on the commercial real estate market in general.

Our operating results and the ability to pay interest and principal on the Bonds depends on our ability to generate revenue from leasing our commercial properties to tenants on terms favorable to us.

The Bonds are unsecured obligations of the GKIH III and not obligations of our subsidiaries.

If we make or invest in mortgage loans as part of our plan to acquire the underlying property, our mortgage loans may be affected by unfavorable real estate market conditions. Investments in real estate-related securities will be subject to specific risks relating to the particular issuer of the securities and may be subject to the general risks of investing in subordinated real estate securities.

GKIH III anticipates using debt financing to acquire properties and otherwise incur other indebtedness.

High mortgage rates may make it difficult to finance or refinance properties.

Real estate can be illiquid and the investment may need to be held for an indefinite period.

GKIH III's ability to obtain financing on reasonable terms would be impacted by negative capital market conditions.

Photography used herein is for illustration purposes only--properties may not now or in the future be owned by GKIH III.

The information in these materials has been prepared by GK Investment Holdings III (GKIH III) solely for informational purposes and does not constitute an offer to sell or the solicitation of an offer to purchase securities. Any such offer will be made solely by means of the offering circular contained in a qualified offering statement. The information contained herein may not be used in connection with an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not qualified or to any person to whom it is unlawful to make such offer or solicitation. Neither the Securities and Exchange Commission nor any other regulatory body has approved or disapproved or passed upon the accuracy or adequacy of these materials. This presentation contains forward-looking statements. Forward-looking statements are typically identified by the use of such terms as "may," "should," "could," "intend," "plan," "anticipate," "estimate," "believe," or the negative of such terms and other comparable terminology. Such forward-looking statements are based upon the Company's current plans, expectations, estimates, assumptions and beliefs that involve numerous risks and uncertainties, including, but not limited to, those set forth in "Risk Factors" section of the offering circular, related to future economic and/or market conditions, as well as future business decisions, which are difficult or impossible to predict accurately or which may be out of GKIH III's control. Actual results could vary materially from those set forth in such forward-looking statements. Before investing, one should carefully read the offering circular contained in the GK Investment Holdings III, LLC offering statement, which may be found at <https://www.sec.gov/edgar/browse/?CIK=2072338>.

Please note that investors will not be clients of Wealth Forge Distributors, a registered Broker Dealer and Member FINRA/SIPC. WealthForge's role is to facilitate back office and regulatory functions related to the offering and acts only as the broker dealer of record for the offering. GK Real Estate and WealthForge are not affiliates.

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