



## Full-Cycle Event Details: Bluerock Residential Growth REIT, Inc.

Bluerock Residential Growth REIT, Inc., formerly known as Bluerock Enhanced Multifamily Trust, was formed in 2008 and declared effective by the SEC on October 15, 2009. On September 20, 2012, the REIT filed a registration statement to register \$500.0 million in shares of common stock at a price of \$10.00 per share and \$50.0 million in shares to be sold pursuant to a distribution reinvestment plan at \$9.50 per share. As of April 12, 2013, the REIT had accepted aggregate gross offering proceeds in the IPO of \$22,231,406.

A follow-on offering was filed on September 20, 2012. The Board of Directors terminated the Follow-On Offering, effective September 9, 2013. As of September 9, 2013, the REIT had accepted aggregate gross proceeds in the Follow-On Offering of approximately \$330,251 and aggregate gross distribution reinvestment plan proceeds in the Follow-On Offering of approximately \$275,848. The REIT raised an aggregate of approximately \$22,561,657 in gross proceeds from the sale of shares of common stock in the public offerings.

On January 23, 2014, the REIT amended its charter, creating Class B-1, B-2 and B-3 common stock, and effectuated a 2.264881 to 1 reverse stock split of its outstanding shares on March 26, 2014, and an additional 1.0045878 reverse stock split before the public offering. The recapitalization reduced the total number of outstanding common shares from 2.4 million to 1.06 million.

On March 28, 2014, the REIT entered into an underwriting agreement to offer 3,448,276 shares of Class A common stock of the company. The underwriters offered the shares to the public at \$14.50 per share. Adjusted for the reverse stock splits, this equals \$6.37 per original common share. The offering closed April 2, 2014. The stock closed on April 22, 2014 at \$14.31

The Class A shares will be listed on the NYSE MKT. The Class B shares will convert to Class A shares in three tranches over a period extending from March 23, 2014 to March 17, 2016.

### Key Highlights

- Fundraising time – 47 months
- Closed period – 7 months
- Total – 54 months
- Since inception through December 31, 2013, the REIT has paid total distributions of \$3,515,725 and has a cumulative net loss of \$6,111,282.

### Pre-Listing Portfolio

- The REIT owns an interest in a portfolio of nine apartment buildings located primarily in the Southeastern U.S., with an aggregate 2,620 units, including a 266-unit development property that began delivering units for move-in in November, 2013.
- Net real estate investments totaled \$119.55 million at December 31, 2013, plus \$43.5 million in operating real estate held for sale.
- As of December, 2013, the properties, exclusive of the development property, were approximately 93% occupied.

### Other Actions

- On January 15, 2014, entered into a joint venture agreement to develop a Class A apartment community with 296 units in Orlando, FL.
- On February 12, 2014, entered into a joint venture agreement to purchase approximately 570 condominium units in Palm Harbor, FL.

### About Sponsor

- The REIT was externally managed by BRG Manager, LLC. All of the manager's officers are also officers of Bluerock Real Estate, LLC.
- Bluerock Real Estate, L.L.C., is a national real estate investment firm headquartered in Manhattan with regional offices in Southfield, Michigan, Boise, Idaho and Newport Beach, California.