STARPOINT PROPERTIES®

DECADES OF DELIVERING ASYMMETRICAL RETURNS

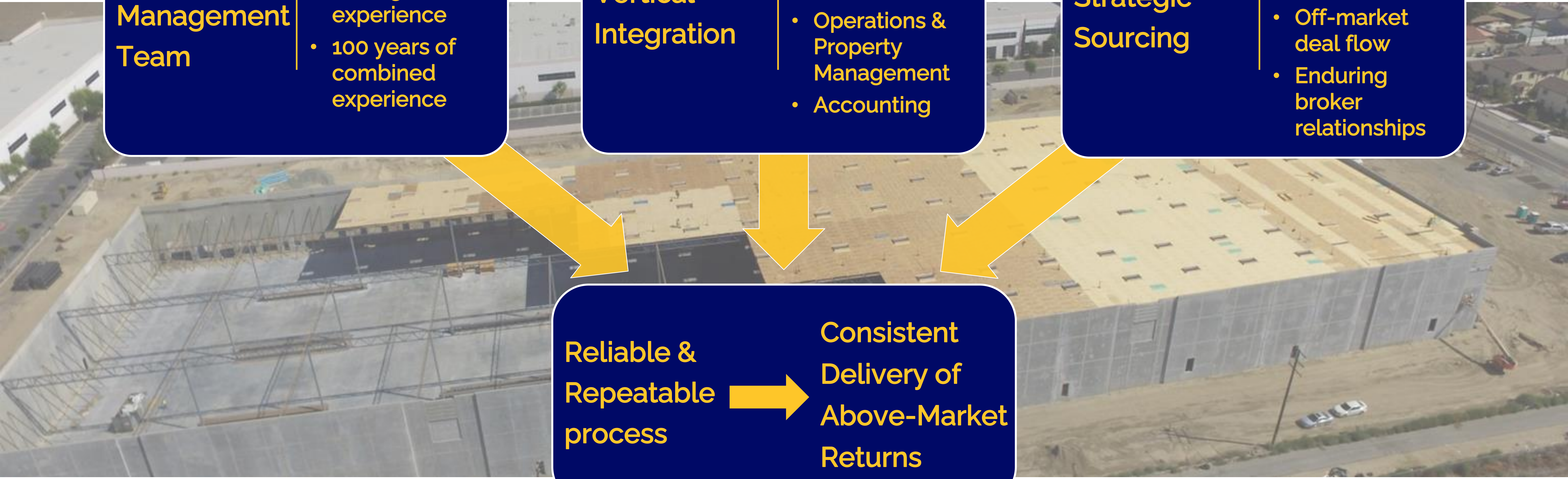
Prime & Prime OZ Program with a Tier 1 Sponsor

StarPoint Properties:
25+ Years of Real Estate Excellence

- Founded in 1995 and headquartered in Beverly Hills
- Known for consistent **high-level execution** and delivering **exceptional returns** since inception.
- Raised and deployed over **$1.5 billion** in acquisitions over **150 properties**
- Core principles:
  - **Expertise**
  - **Integrity**
  - **Performance**

STARPOINT PROPERTIES

The StarPoint Advantage



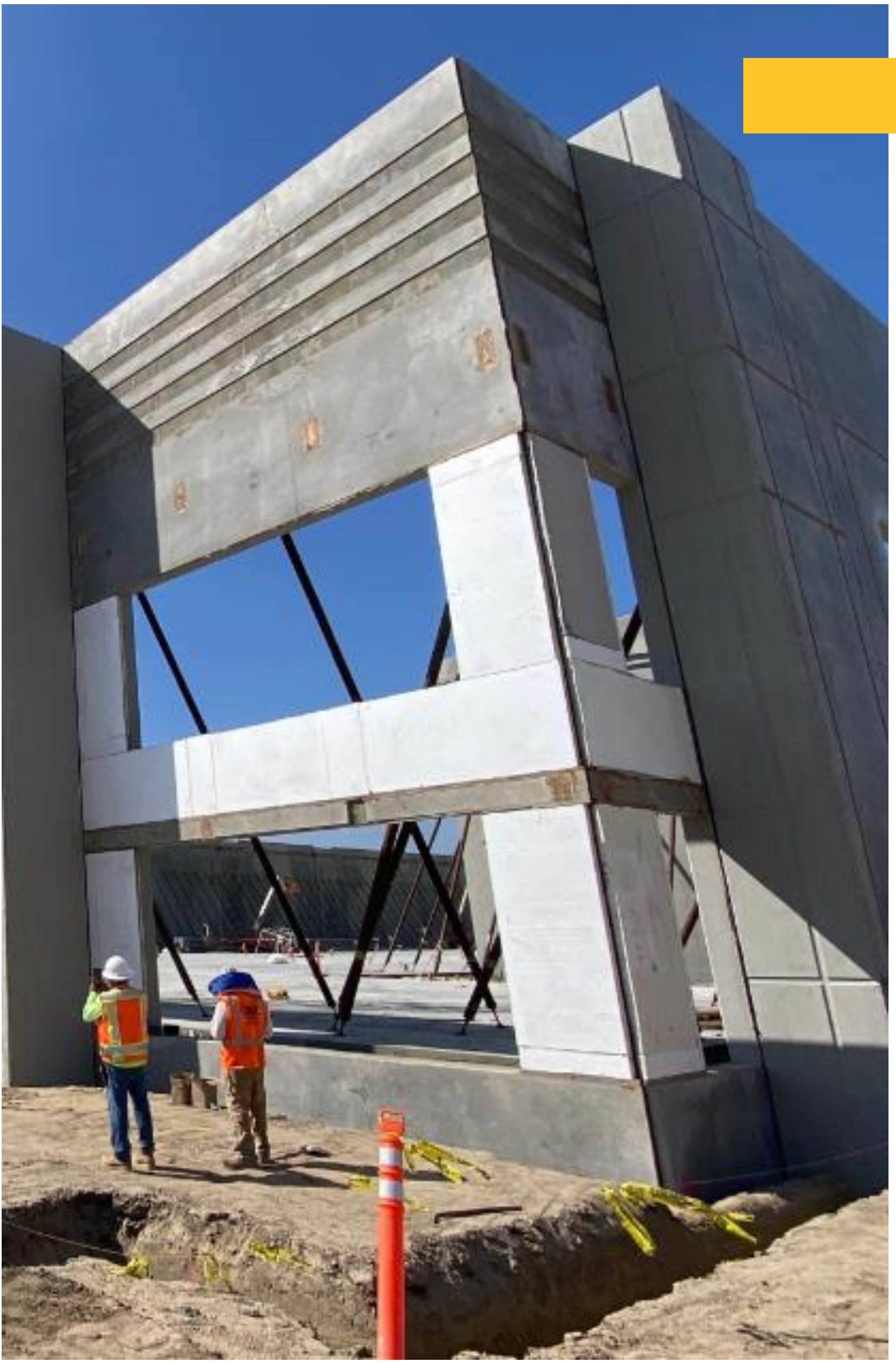
Seasoned Management Team
- Average of 20 years of management experience
- 100 years of combined experience

Vertical Integration
- Acquisitions
- Development & Construction
- Operations & Property Management
- Accounting

Strategic Sourcing
- Billions of dollars of screened deals per year
- Off-market deal flow
- Enduring broker relationships

Reliable & Repeatable process → **Consistent Delivery of Above-Market Returns**

Decades of Delivering Above Market Returns



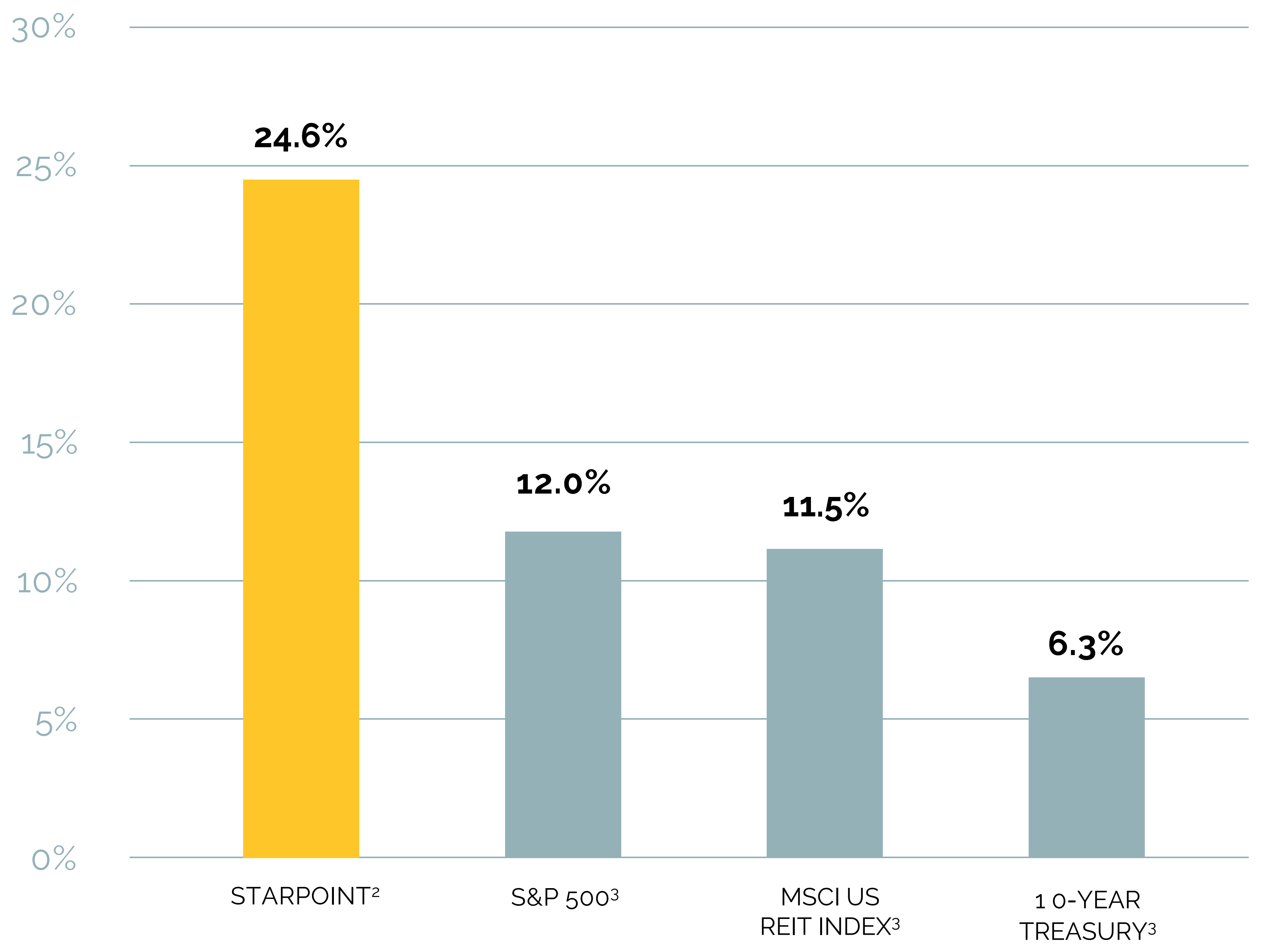
TRACK RECORD

25+ Year
TRACK RECORD

$ 1.0 Bn+/-
CURRENT AUM

~25%
WEIGHTED AVERAGE IRR
OVER 25 YEARS

STARPOINT HAS DELIVERED OVER 2X THE RETURN OF REITS AND STOCKS AND ALMOST 4X THE RETURN OF BONDS SINCE 1995[1]



1. Past performance is not necessarily indicative of future results.
2. Weighted average project-level IRRs, 1995 – 2020. Individually reviewed and verified by the accounting firm Fishman, Block & Diamond.
3. Average annual returns of each respective index / investment, 1995 – 2020.

Opportunity Zones Outperform

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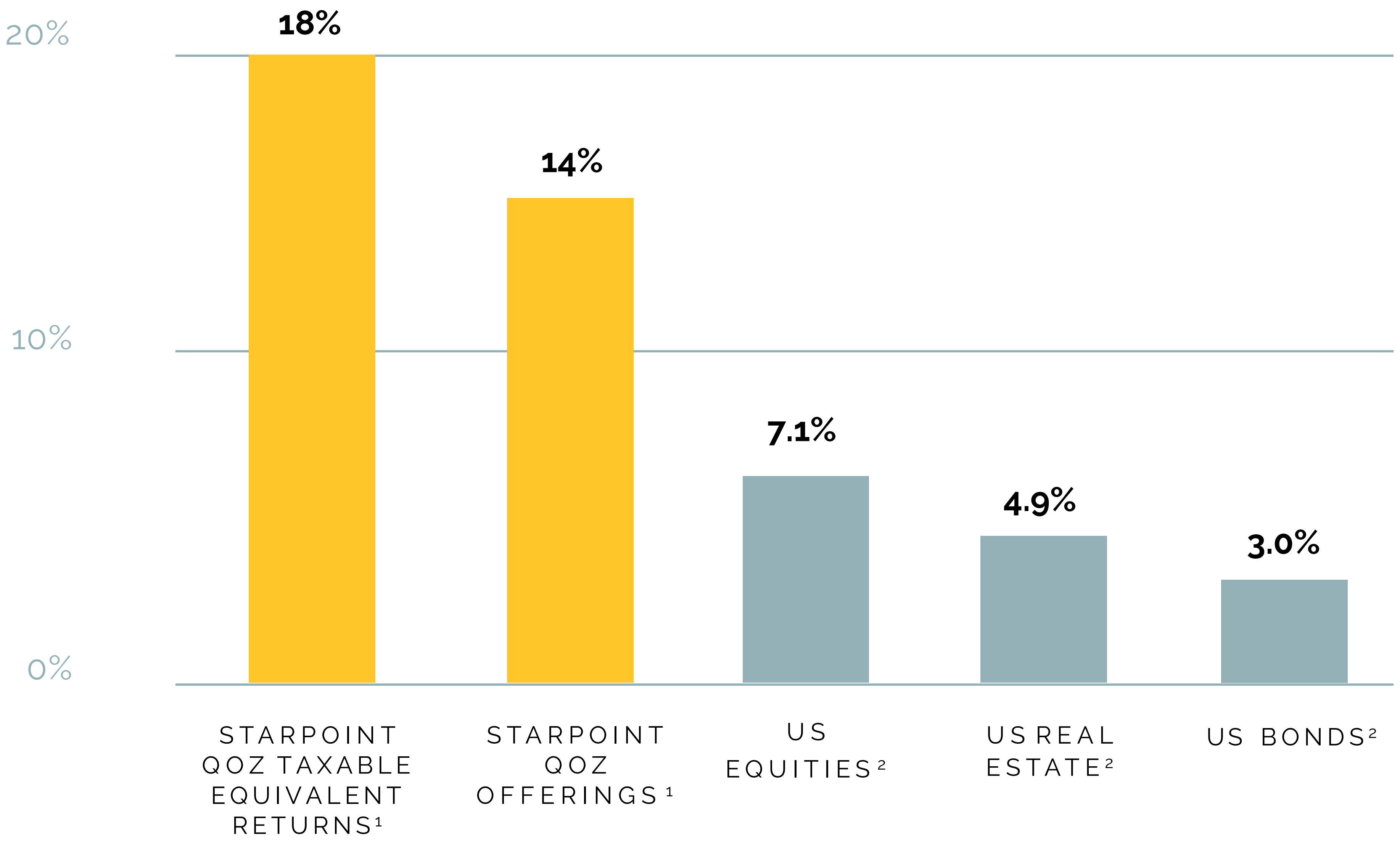
StarPoint Developments within Opportunity Zones are projected to outperform traditional U.S. investment returns

PROJECTED NET 10-YEAR IRR /RETURNS



1. Projected weighted average investor level 10-year IRRs.
2. Source: BlackRock Investment Institute 10-year forward projections as of April 2022.

THE STARPOINT MULTI-ASSET FUND:

- Projected to deliver an overall blended Net-to-Investor:
  - 14% IRR
  - 18% Taxable Equivalent IRR
  - 20% Annualized ROI
  - 35% Taxable Equivalent Annualized ROI

Tax Advantages Drive Potential for Superior Returns

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OZ VS. NON-OZ INVESTMENT — THE TAX BENEFITS ARE EVIDENT

		Non-OZ Investment	OZ Investment
Original Capital Gain From sale of prior investment		$1,000,000	$1,000,000
Tax Rate	-	30%	30%
Tax on Original Capital Gain	=	($300,000)	Deferred
Investable Amount	x	$700,000	$1,000,000
Compound Hypothetical Annual Return From sale of prior investment	=	10%	10%
Appreciation Over 10 Years	-	$1,815,620	$2,593,742
Tax On Appreciation After 10 Years	-	($334,686)	$0
Long Term Capital Gains Taxes Paid in 2027 On original capital gain	=	$0	($300,000)
Final Value After 10 Years, net of taxes paid		**$1,480,934**	**$2,293,742**

101%
GREATER AFTER-TAX RETURNS WITH PROPOSED INCREASE IN CAPITAL GAINS TAXES

55%
GREATER AFTER-TAX RETURNS

Dynamic and Experienced Investment Team

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A SEASONED MANAGEMENT TEAM WITH OVER 100 YEARS OF COMBINED REAL ESTATE INVESTMENT AND OPERATING EXPERIENCE

Paul Daneshrad

Chief Executive Officer

Greg Jones

Chief Financial Officer

Sandy Schmid

Director of Acquisitions & Development

Jay Meyer

Senior Vice President, Operations

Ken Bernhard

Vice President, Construction

Greg James

Senior Associate, Acquisitions & Capital Markets

Taylor Trautloff

Senior Analyst Acquisitions & Capital Markets

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A Generational Opportunity: StarPoint's OZ Investment Program

Prime & Prime Investment Criteria

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PRIME MAJOR METROS

- Tier 1 Population Centers
- Strong Job Growth
- Supply Chain Hubs

PRIME SUB MARKETS

- Infill Locations
- Proximity to Workforce & Jobs
- Direct Connectivity to Transportation Infrastructure

PRIME ASSET CLASS

- Industrial & Logistics Real Estate
- Multifamily

PRIME DESIGN

- Class A
- Industrial: Designed for 21st century logistics & warehousing tenants
- Multifamily: Designed for young working professionals

PRIME INVESTMENT

Highly Selective in Continuously Growing Pipeline of Opportunities

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StarPoint has a robust and ever-growing pipeline of attractive acquisition targets.

Since 2020, the firm has evaluated approximately $3 billion of OZ opportunities, selectively acquiring only what we believe to be the best assets.

STARPOINT OPPORTUNITY ZONE ACQUISITION PIPELINE

PHASE	VOLUME	PERCENT
Purchase & Sale Agreement	$ 14,368,000	0.5%
Letter of Intent	$ 33,420,000	1.1%
Underwriting	$ 55,380,000	1.8%
Tracking	$ 65,838,000	2.2%
Passed	$ 2,878,391,000	94.5%
TOTAL	**$3,047,397,000**	**100.0%**

Summary of Terms

STARPOINT PROPERTIES®

MULTI OR SINGLE ASSET OFFERINGS

- Investment Period - Through December 2026
- GP Co-Investment - 10%
- External Legal Counsel - Greenberg Glusker LLP
- Minimum Investment - $50K
- Anticipated hold of 10 years

FEES AND PROMOTE

- Annual Asset Management Fee – 1.25% of Net Asset Value
- Development Fee – 5% of Construction Costs
- Preferred Return - 10%
- Distributions – 20% promote after the Preferred Return up to a 14% IRR; 30% promote thereafter

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Open for Investment
Owned & Shovel-Ready

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Assets Overview – Owned & Shovel-Ready

StarPoint is creating a robust pipeline of OZ developments that will generate an opportunity for programmatic investment across multiple product types and geographies

Available Now

Lotus Point

LOCATION
Mesa, AZ

PROPERTY TYPE
Multifamily Development

STATUS
In-Progress

START DATE
Q3 2023

PROJECTED COMPLETION DATE
Q4 2024

Point Central

LOCATION
Denver, CO

PROPERTY TYPE
Industrial Development

STATUS
Land Owned / Pre-Con.

PROJECTED START DATE
Q2 2023

PROJECTED COMPLETION DATE
Q2 2024

Coming Soon

Gateway Point

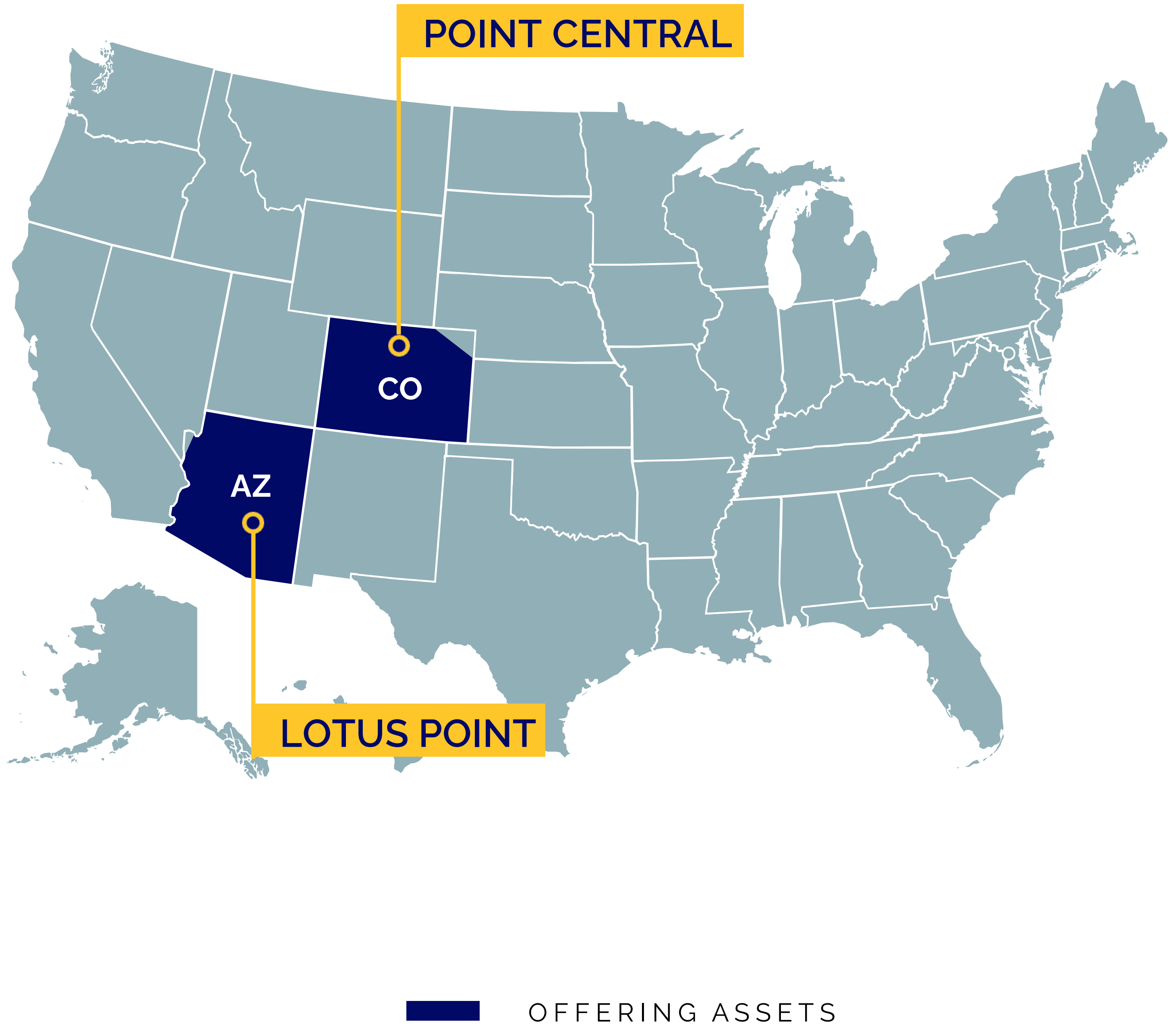
LOCATION
Mesa, AZ

PROPERTY TYPE
Industrial Development

STATUS
Land Owned / Pre-Con.

PROJECTED START DATE
Q2 2023

PROJECTED COMPLETION DATE
Q2 2024



Point Central | Prime Asset Class

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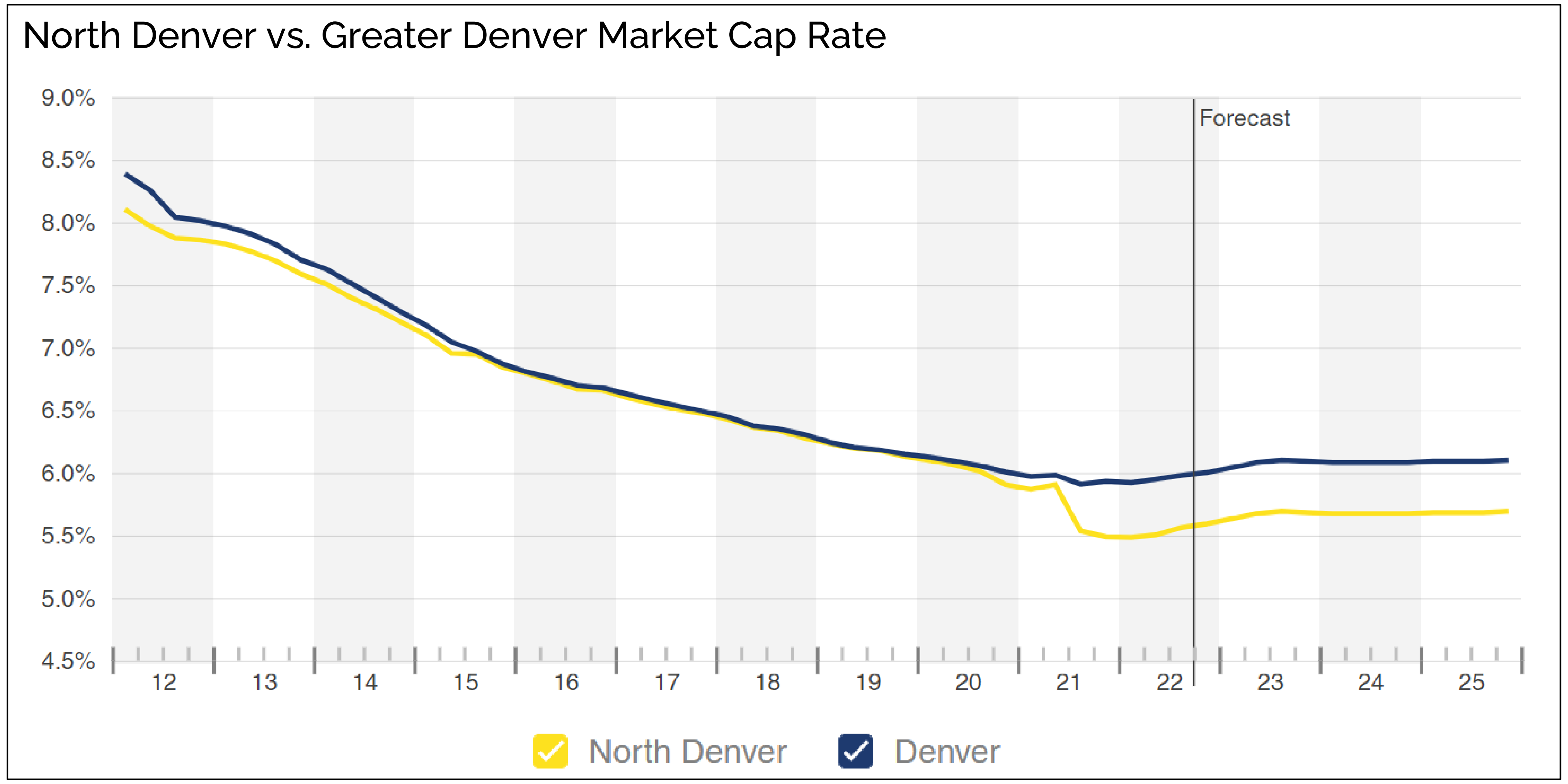
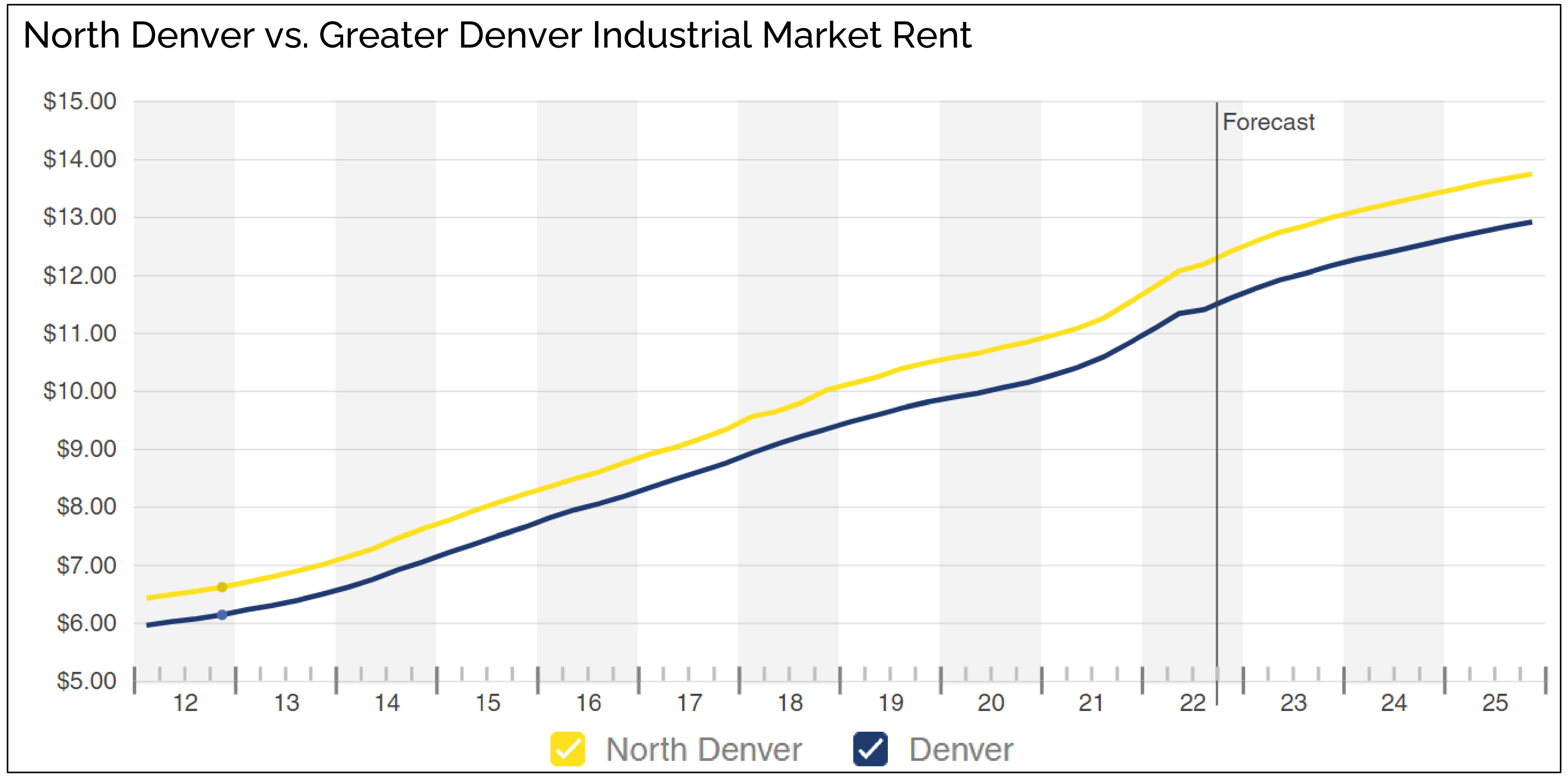
INDUSTRIAL PROJECT SUMMARY		Market	Denver
SF	157K	**Submarket**	North Denver
Acres	9.5	**Buildings**	2
Parking	225 Stalls	**Construction Type**	Tilt Up Concrete
Parking Ratio	1.4 / 1,000	**Power**	3,000 Amps
Clear Height	32'	**Truck Court**	190'

INFILL LOCATION - LIMITED LAND AVAILABILITY

- This site presents a rare opportunity to build institutional property within the central urban area of a major metro



Source: CoStar



Source: CoStar

Denver, CO

MARKET

- Ranked 1st for STEM Job Growth by RCLCO US Science, Technology, Engineering, and Mathematics (STEM) Job Growth Index in 2022
- Ranked 2nd best place to live by US News
- Colorado is the #1 fastest growing state in the US since 2010 per the Census

INDUSTRIAL DEMAND

- 10.3M SF of absorption in the last 12 months; 5.8% vacancy; 7% YoY rent growth
- Per CoStar, industrial product in North Denver outperforms the greater Denver area on both cap rates and rent

Point Central | Prime Investment

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CAPITAL STACK

Total Capitalization	$35.9M	**Total Equity**	$11.3M
Total Debt	$24.6M	**Available Equity**	$1.06M

PROJECTED NET INVESTOR RETURNS

10-Yr Levered IRR	**14.0%**
10-Yr EM	**3.0x**
10-Yr AROI	**20%**

Point Central | Prime Investment

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CAPITAL STACK

Total Capitalization	$35.9M	**Total Equity**	$11.3M
Total Debt	$24.6M	**Available Equity**	$1.06M

DEBT FINANCING TERMS

Interest Rate:	SOFR + 600
70% Loan to Cost	65% Loan to Value
Large Institutional Lender	Term: 3 + 1 + 1

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Partner With Us

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Ready to Invest? Contact Us

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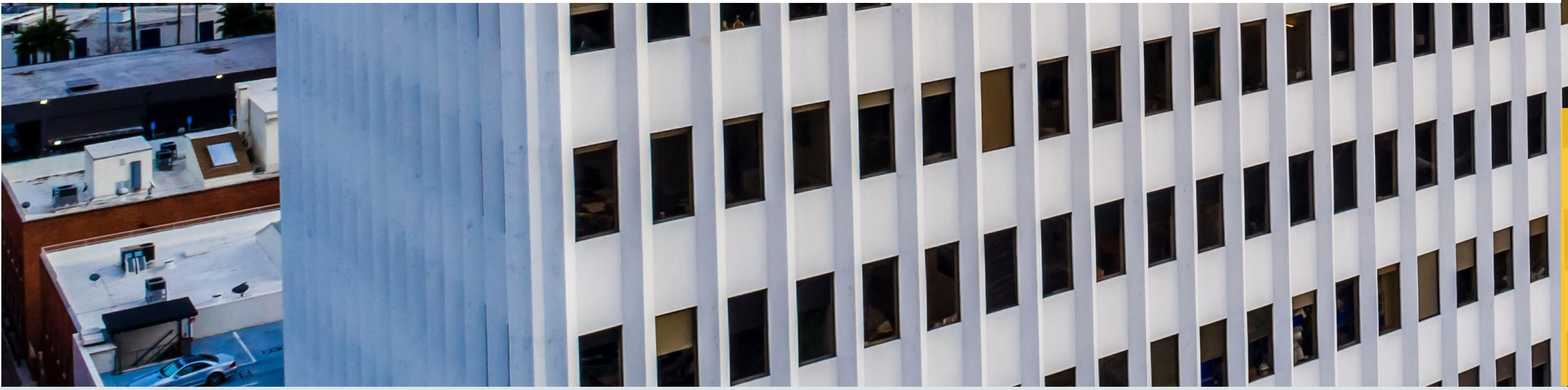

YOUR REAL ESTATE PARTNER

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