



STARPOINT PROPERTIES®

DECADES OF DELIVERING ASYMMETRICAL RETURNS



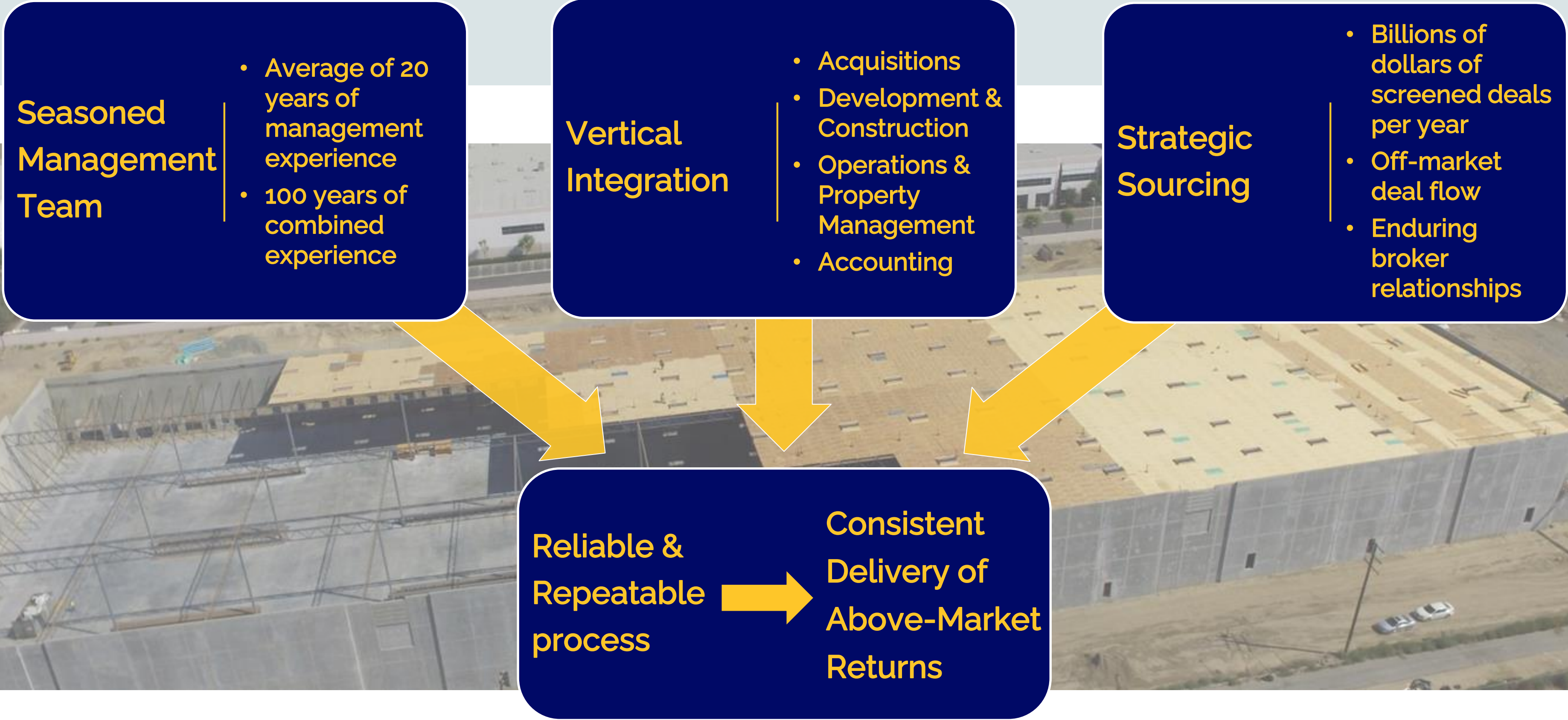
Prime & Prime OZ Program with a Tier 1 Sponsor

StarPoint Properties: 25+ Years of Real Estate Excellence

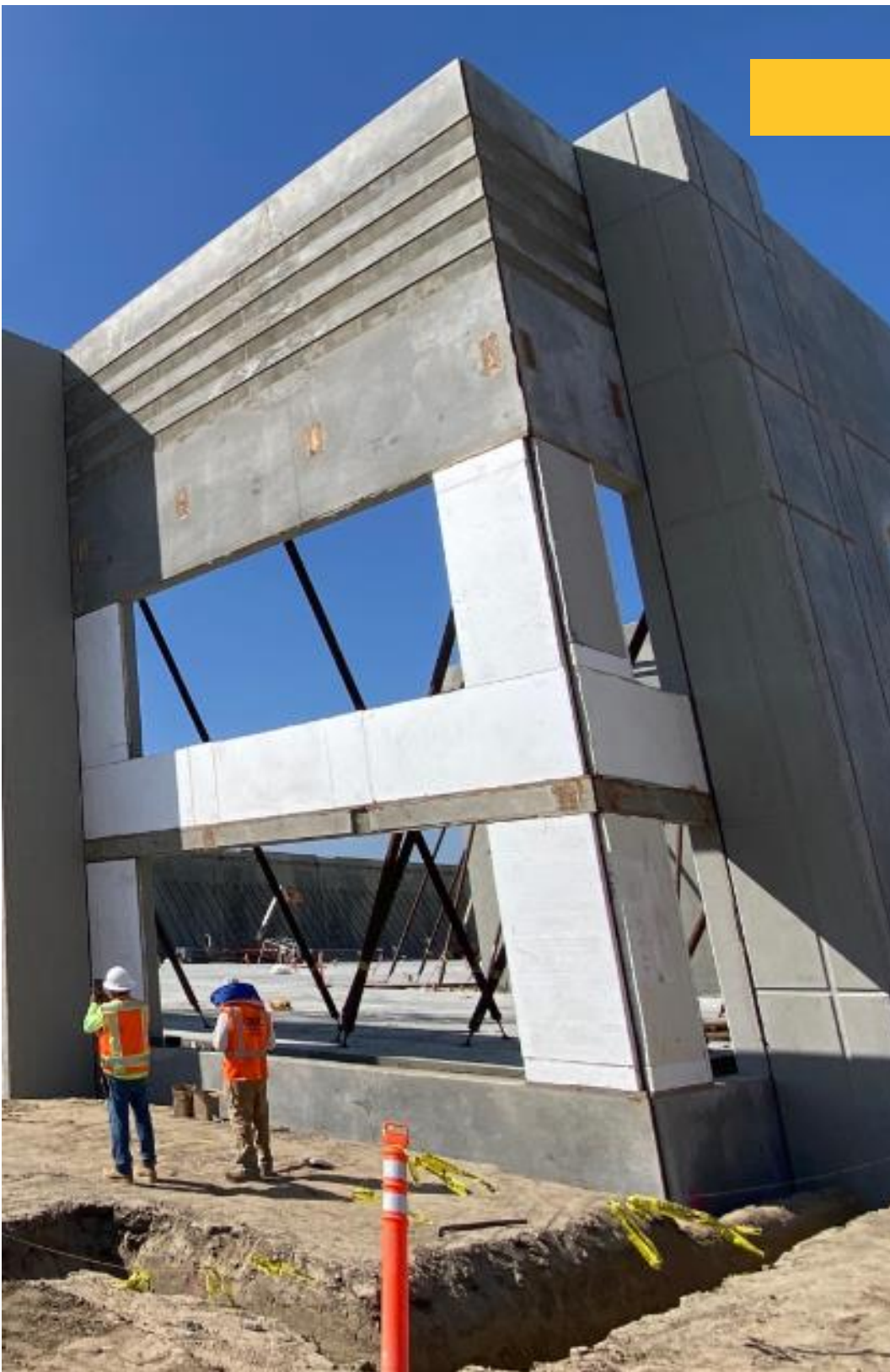
- Founded in 1995 and headquartered in Beverly Hills
- Known for consistent **high-level execution** and delivering **exceptional returns** since inception.
- Raised and deployed over **\$1.5 billion** in acquisitions over **150 properties**
- Core principles:
 - Expertise
 - Integrity
 - Performance



The StarPoint Advantage



Decades of Delivering Above Market Returns



TRACK RECORD

25+ Year

TRACK RECORD

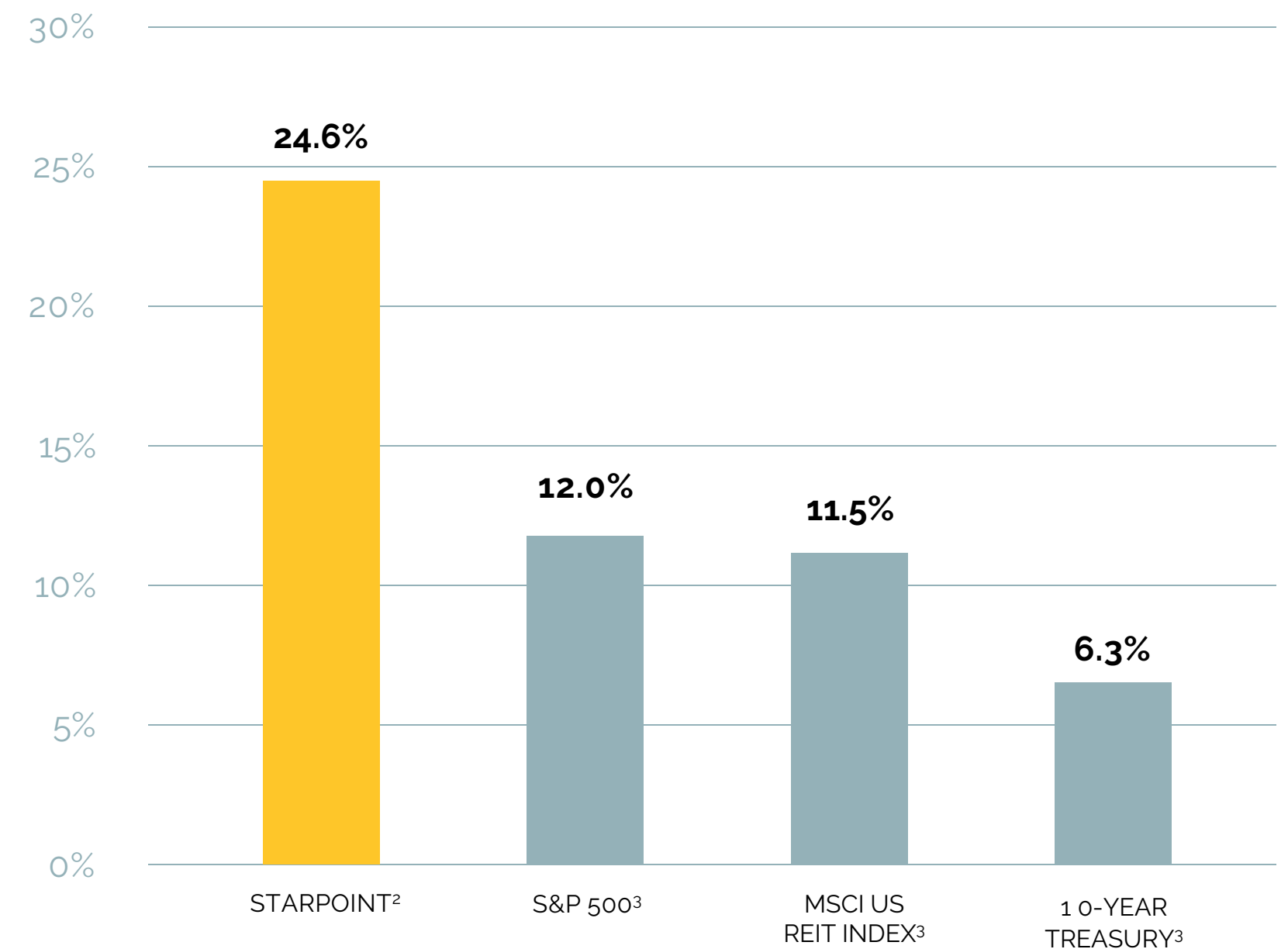
\$ 1.0 Bn+/-

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 1995¹



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.

Dynamic and Experienced Investment Team

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



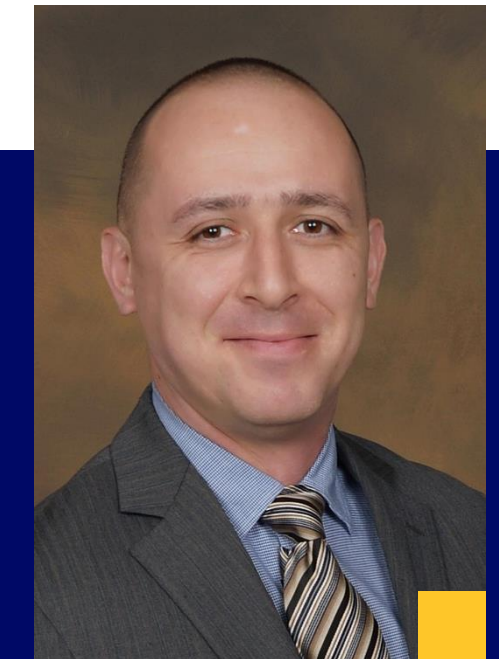
Greg James

Senior Associate,
Acquisitions &
Capital Markets



Ken Bernhard

Vice President,
Construction



Andrew Yev

Construction
Manager



A Generational Opportunity:
StarPoint's OZ Investment Program

Prime & Prime Investment Criteria

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

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%

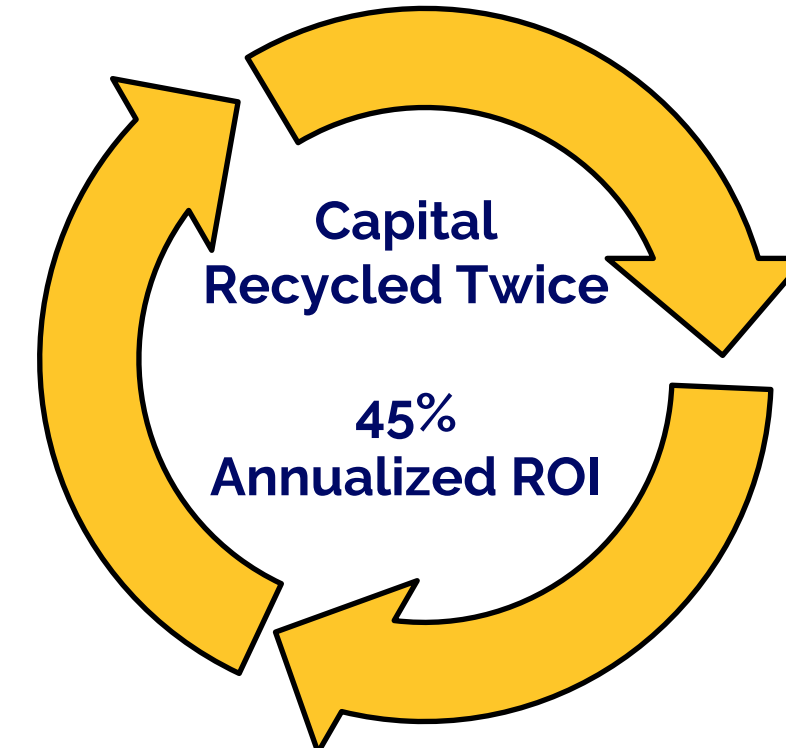
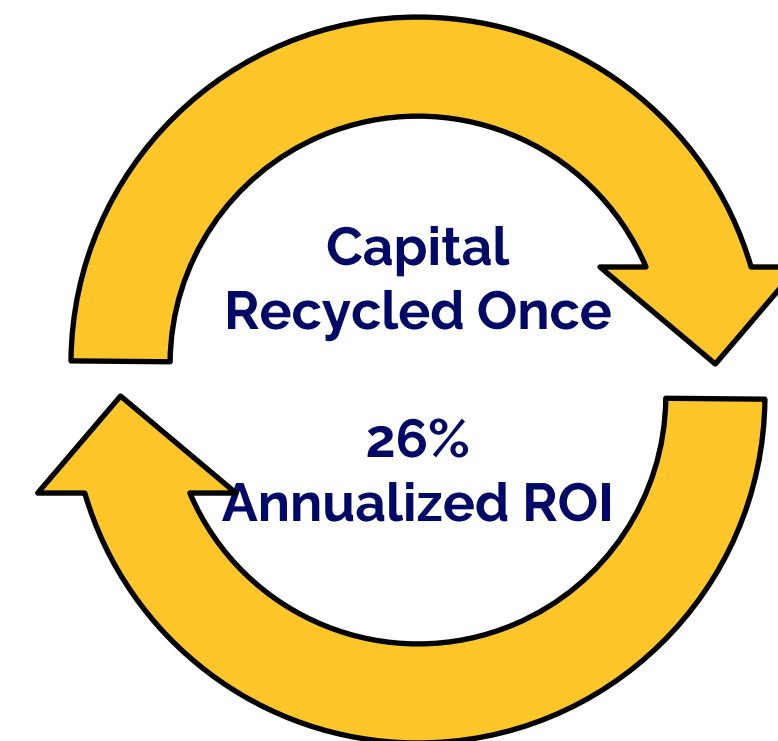
Investment Flexibility

StarPoint is continuously driven to use our expertise and knowledge to maximize investor returns within the OZ structure.

One unique strategy we may pursue is **capital recycling**:



SAMPLE INVESTMENT – PROJECTED 10-YEAR NET INVESTOR RETURNS¹



A SINGLE INVESTMENT MAKES A BIGGER IMPACT OVER TIME

1. Per internal StarPoint analysis. Summary available upon request.

Summary of Terms

MULTI OR SINGLE ASSET OFFERINGS

- Investment Period - Through December 2026
- GP Co-Investment - 10%
- External Legal Counsel - Greenberg Glusker LLP
- Minimum Investment - \$50K
- Maximum Offering - \$250M
- 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





Assets Open for Investment Owned & Shovel-Ready

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
May 2022

PROJECTED
COMPLETION DATE
Q2 2024

Point Central

LOCATION
Denver, CO

PROPERTY TYPE
Industrial
Development

STATUS
Land Owned /
Pre-Con.

PROJECTED
START DATE
Q4 2022

PROJECTED
COMPLETION DATE
Q4 2023

Coming Soon

Gateway Point

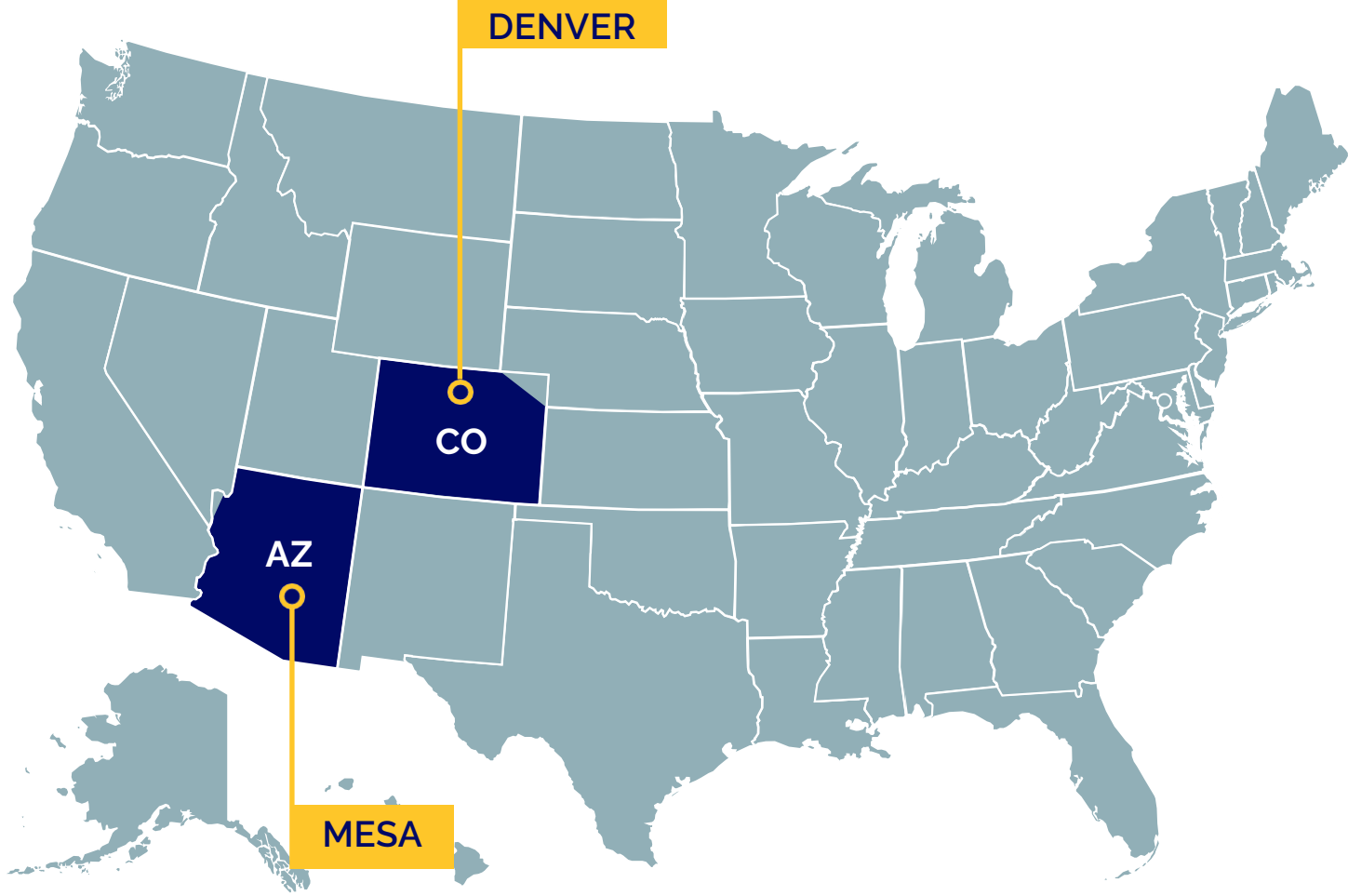
LOCATION
Mesa, AZ

PROPERTY TYPE
Industrial
Development

STATUS
Land Owned /
Pre-Con.

PROJECTED
START DATE
Q2 2023

PROJECTED
COMPLETION DATE
Q2 2024



Lotus Point

Prime Asset Class

MULTIFAMILY PROJECT SUMMARY

Market		Phoenix	
Units	245	Submarket	West Mesa
Acres	6.1	Parking	369 stalls
Design	4-Story, Garden Style	Construction Type	V-A



MICRO-LOCATION

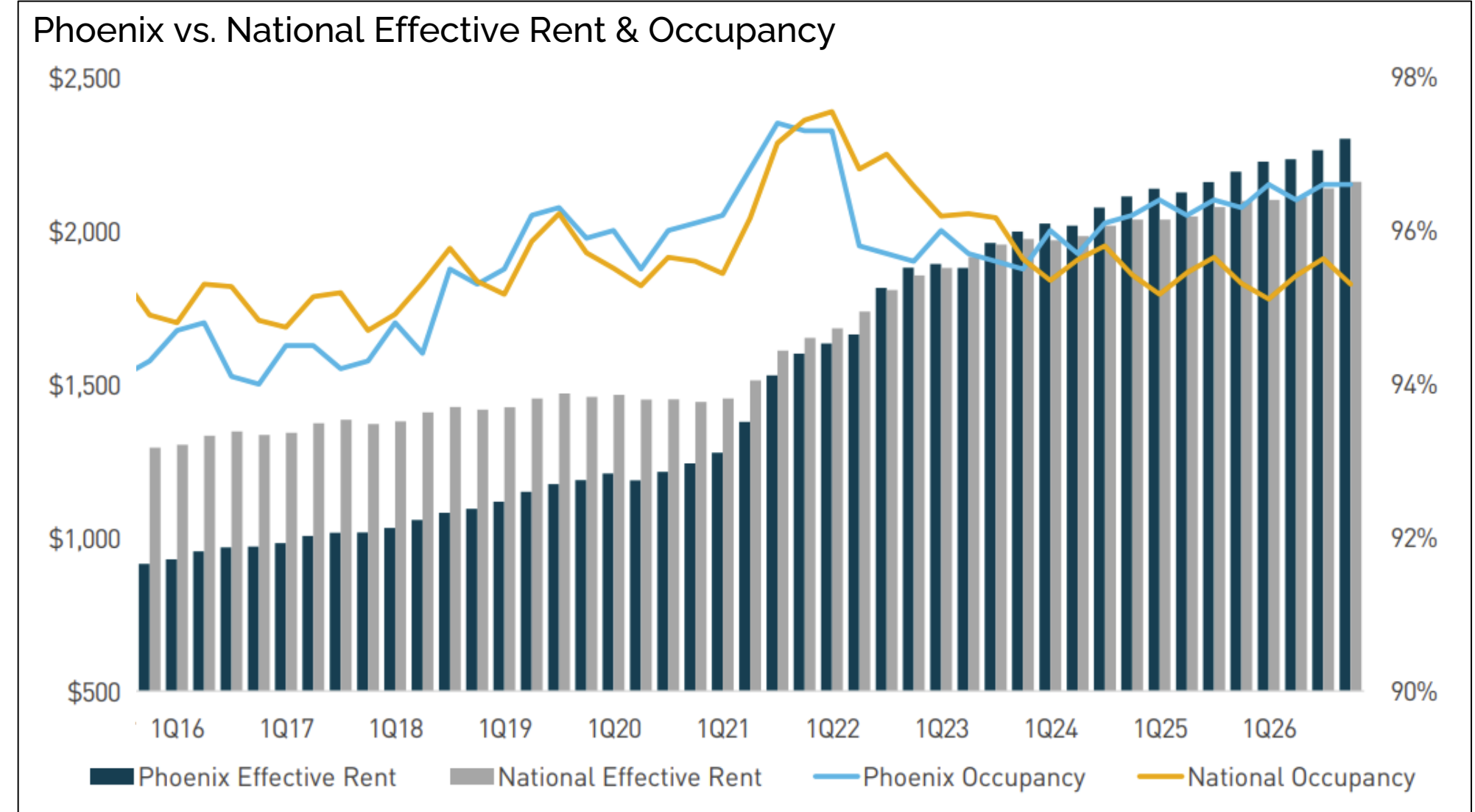
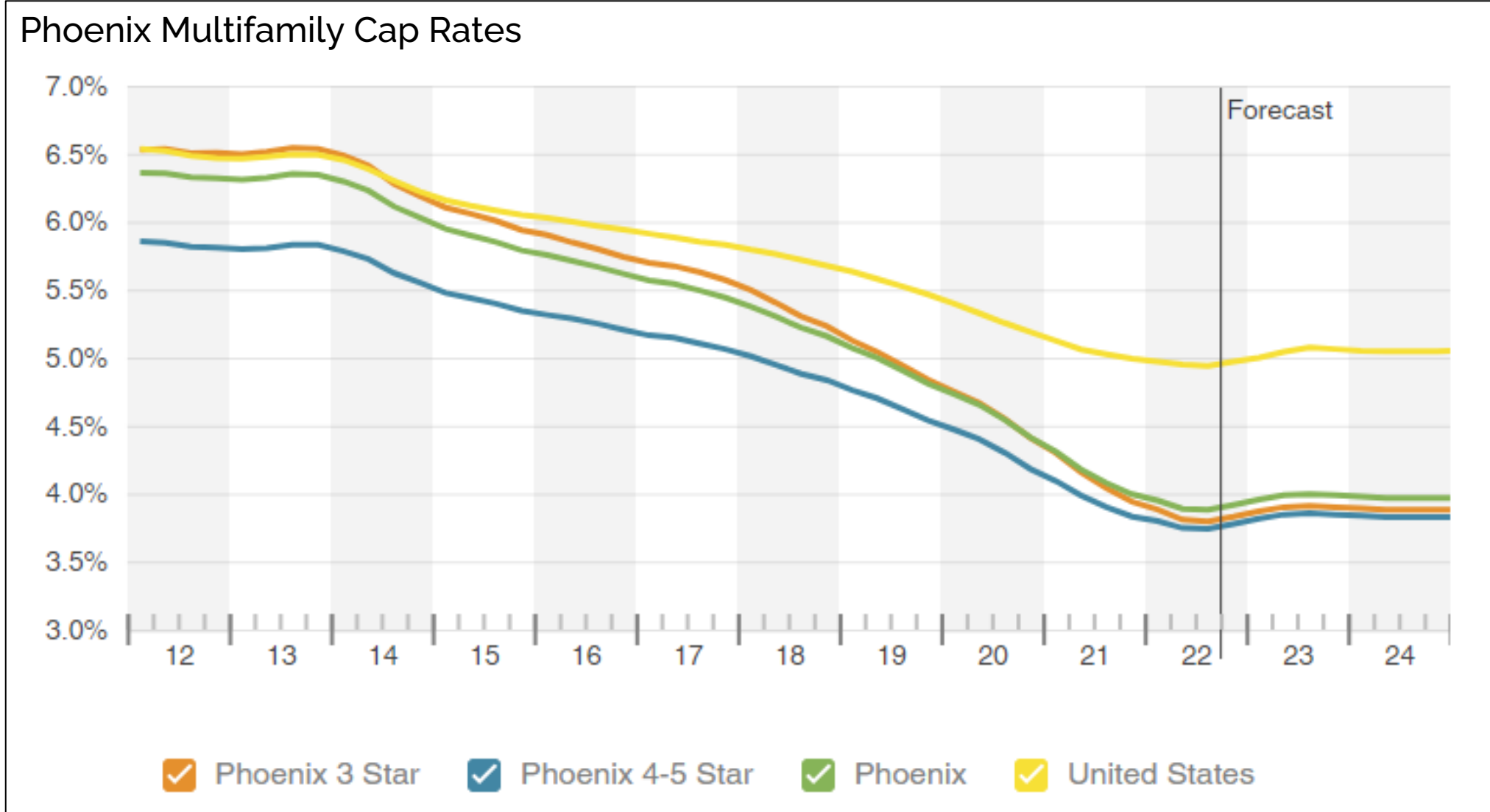
- Adjacent to community serving retail and higher education
- Walking distance to light rail into downtown Tempe
- Less than 2 miles from the 101, 202, and 60 highways, providing access to greater Phoenix and the MSA



TAX INCENTIVE

- Will benefit from GPLET (tax abatement) agreement with the City of Mesa for 8 years after construction





Phoenix – Mesa, AZ



MARKET

- Fastest population growth in the US since 2010 (20%)
- Unemployment rate of 3.4% v. national average of 3.7% / YoY job growth of 3.8%
- Top 15 US city in 2022 for tech growth per CBRE



MULTIFAMILY DEMAND

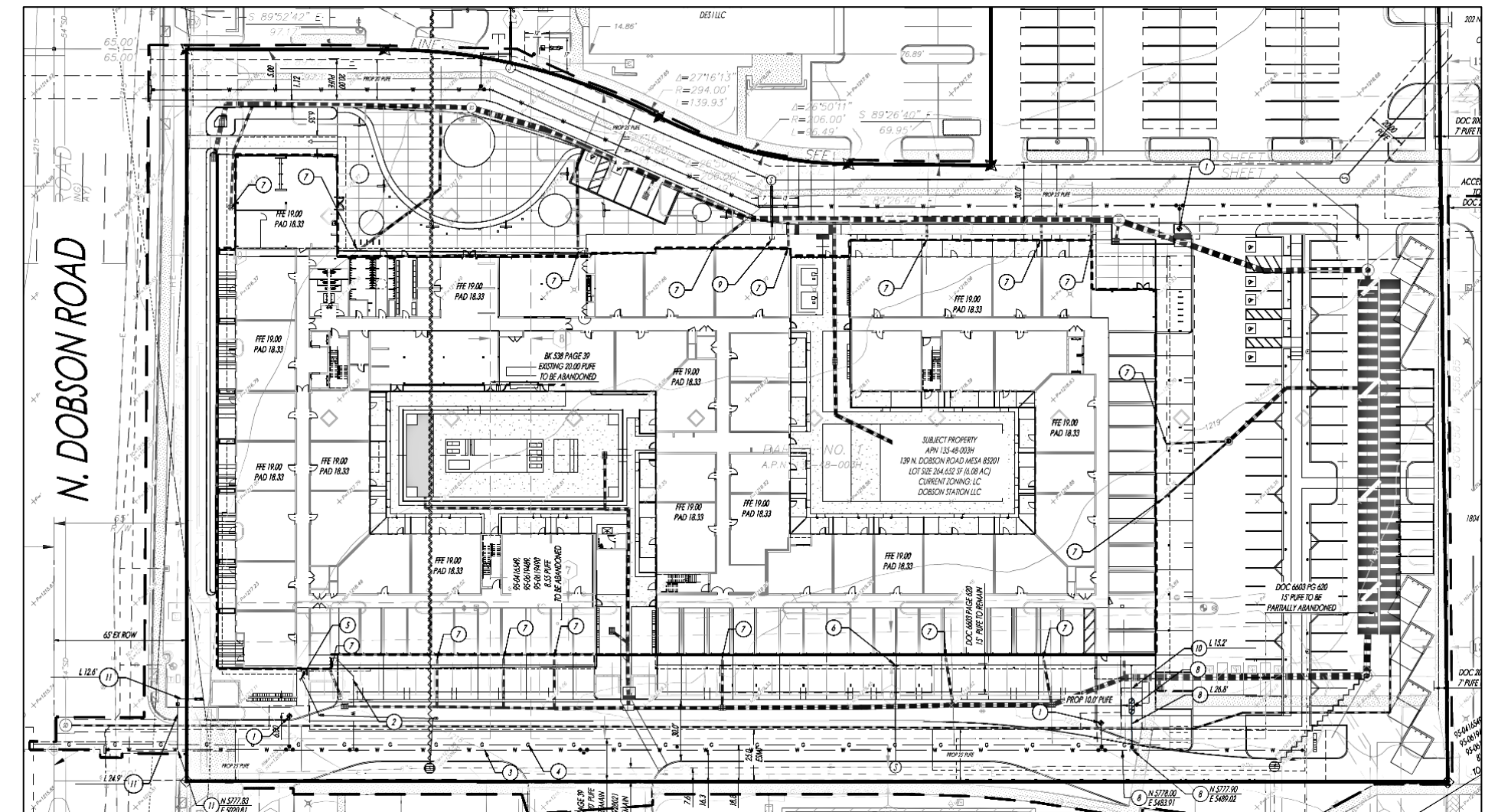
- Rents increased by over 20% YoY in 2021

CAPITAL STACK

Total Capitalization	\$75.4M	Total Equity	\$31.4M
Total Debt	\$44.0M	Available Equity	\$7.0M

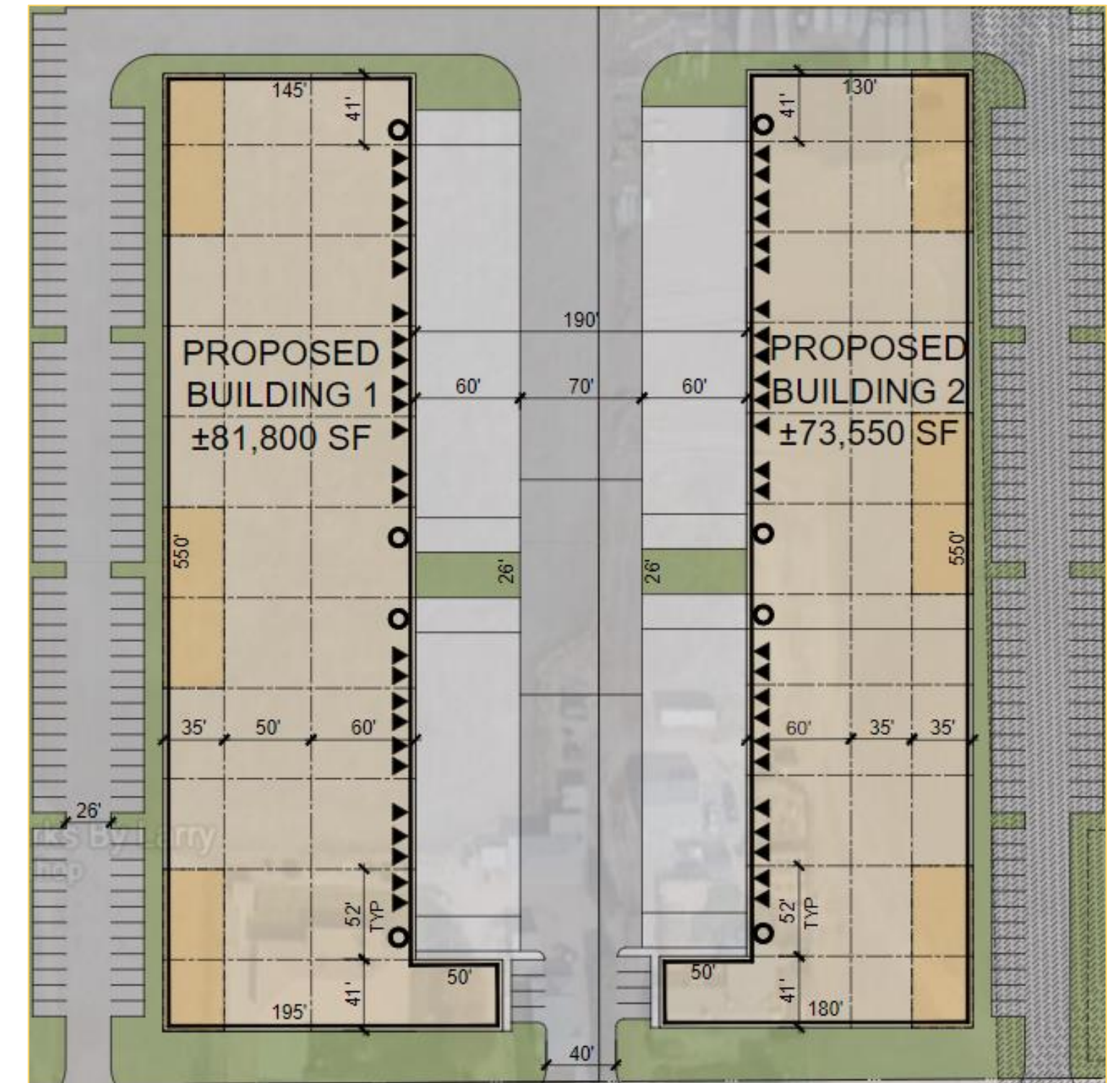
PROJECTED NET INVESTOR RETURNS

10-Yr Levered IRR	15.3%
10-Yr EM	3.0x
10-Yr AROI	19.6%



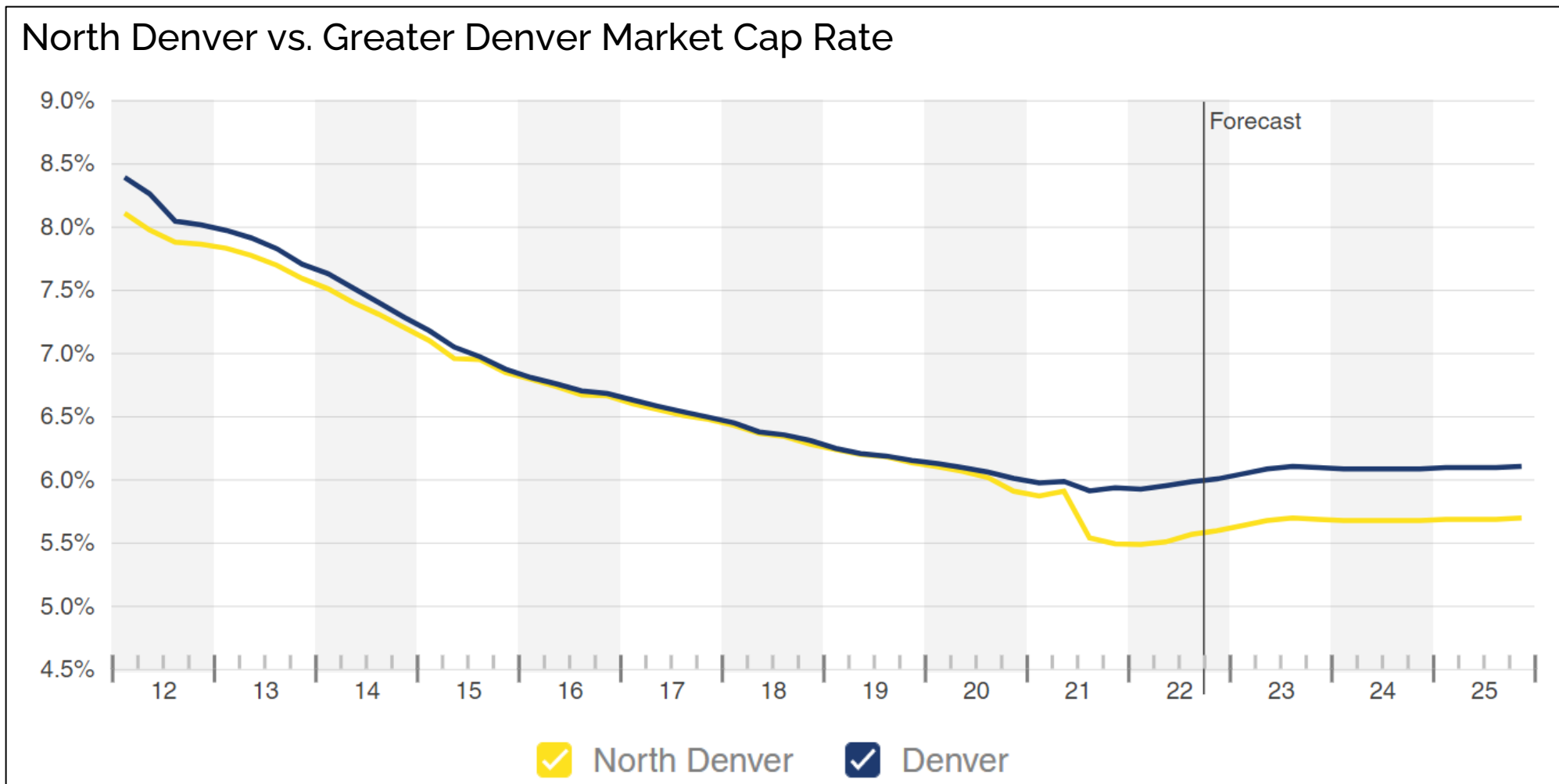
INDUSTRIAL PROJECT SUMMARY

INDUSTRIAL PROJECT SUMMARY		Market	Denver
SF	155K	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'

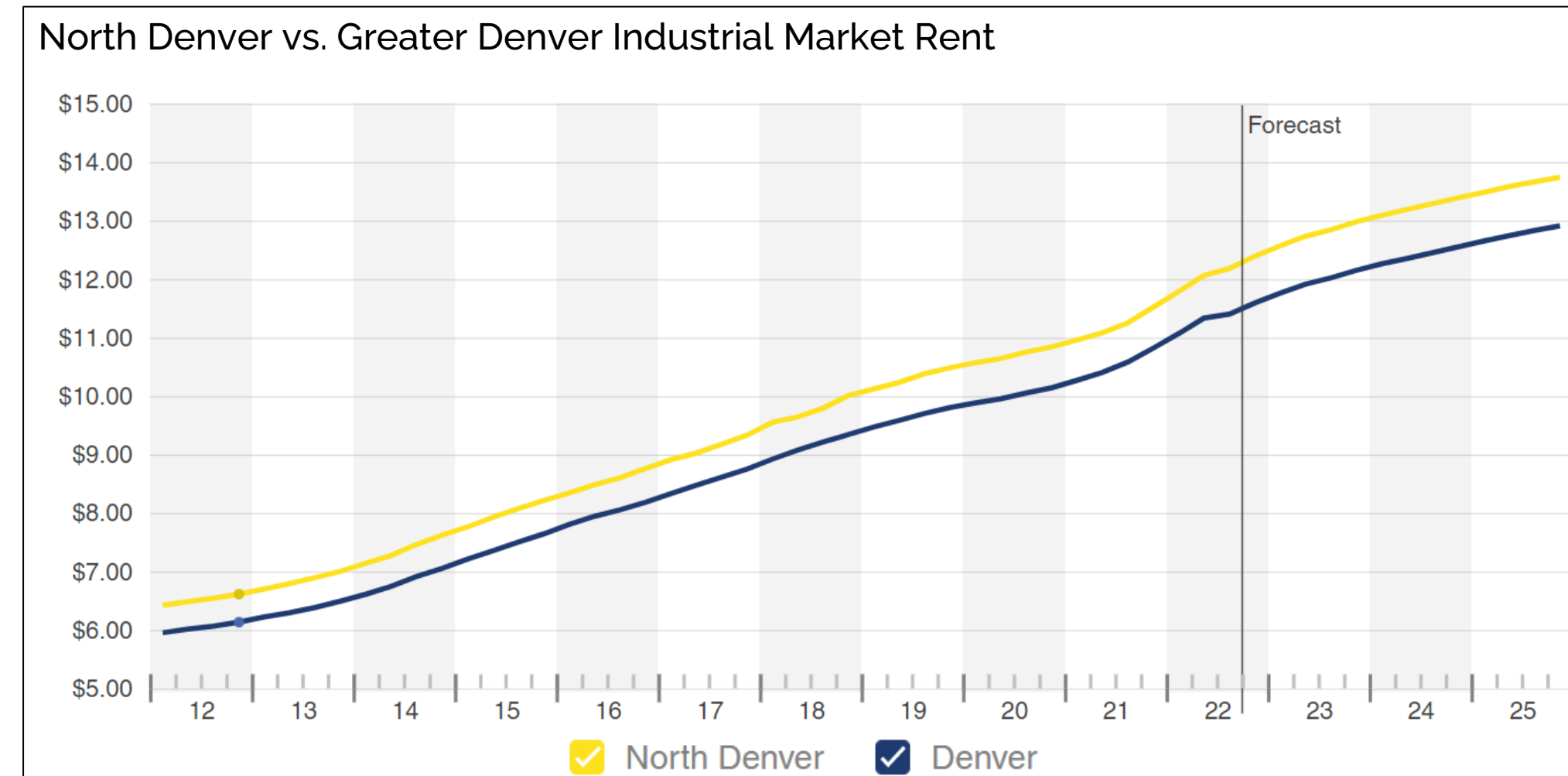


INFILL LOCATION - LIMITED LAND AVAILABILITY

- 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 3rd 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 North Denver outperforms the greater Denver area on both cap rates and rent

CAPITAL STACK

Total Capitalization	\$35.3M	Total Equity	\$10.7M
Total Debt	\$24.6M	Available Equity	\$7.0M

PROJECTED NET INVESTOR RETURNS

10-Yr Levered IRR	15.2%
10-Yr EM	3.4X
10-Yr AROI	24.1%





Partner With Us

Ready to Invest? Contact Us

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YOUR REAL ESTATE PARTNER

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