



STREAMLINE INVESTMENT GROUP III FUND SUMMARY





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SIG III FUND

HIGHLIGHTS

\$15,000,000

TOTAL CAPITAL RAISE*

*Accredited Investors Only

Minimum investment of **\$50,000** per share.

Properties will be in the **Phoenix Metro Area**.

FUND STRUCTURE

8%

Preferred Return

80%

Profit Share

15%

Targeted IRR

SIG III FUND

OBJECTIVE

ACQUIRE 4-6 CLASS B OFFICE BUILDINGS WITH
VALUE-ADD OPPORTUNITY

THE WHY

- A whopping 99.9% of businesses in the United States are small businesses.
- Class B Office buildings are home to America's small businesses.

THE HOW

- Locate properties that have high vacancy, below market rents, and Capital Improvement Opportunities.
- Once a deal is given the green light, utilizing our fund's capital power, negotiations begin for best price, terms and financing.

THE WHERE

- Land-locked communities that offer established properties that are poorly managed and/or have outdated buildings.
- Areas that offer tax benefits for revitalizing their community.

Prospective Opportunities

Gateway Executive Center

Located in Phoenix, Arizona, the Gateway Executive Center is approximately 39,912 SF functioning as a multi-tenant office building. The property is strategically located on the border of Downtown Tempe and North Airport submarkets, positioning tenants within minutes of Tempe's Mill Avenue Entertainment District and convenient travel access.

The property was built in 2006 and has undergone interior improvements in 2017 and 2023. This has led to roughly 47% of tenant improvements complete and a rooftop deck that adds a rare and spectacular building amenity. The flexible floor plans and enhancements have resulted in 100% occupancy.



Financials

Sources

Purchase Price (Est)	\$ 8,750,000
Capital Improvements (Est)	-
Acquisition Costs	\$ 537,500
Total Project Cost	\$ 9,287,500
New mortgage	\$ 5,687,500
Interest rate (Est)	7.75%
Debt as a % of project cost	61%
Equity Required	\$ 3,600,000

Uses

Building Size in Square Feet	39,912
Cost Per Square Foot (Est)	\$ 232.70
Stabilized Occupancy (Est)	95%
Stabilized Net Operating Income (Est)	\$ 715,646
Stabilized Cap Rate (Est)	6.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 10,734,687

*Based on a sale at a Projected Sale Cap Rate of 6%, net of closing costs

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	11.67%
Multiple on Invested Capital "MOIC" (Est)	1.58

Park North, Phase II

Located in Central Phoenix, Arizona, the Park North Phase II is roughly 60,257 SF serving as a multi-tenant office building. The two-story garden-style building is a transit-oriented location with close proximity to Interstate 17, the METRO light rail, and bus lines.

This property currently has 100% occupancy with 30 tenants, of which 60%+ are medical/healthcare offices. Amidst staggered rent roll, no tenant occupying more than 10.52% of rent space, and major capital expenditures recently completed by ownership, upside potential in rental rates upon lease expiration/renewal is achievable in the near term.



Financials

Sources

Purchase Price (Est)	\$ 9,750,000
Capital Improvements (Est)	\$ 500,000
Acquisition Costs	\$ 662,500
Total Project Cost	\$ 10,912,500
New mortgage	\$ 6,662,500
Interest rate (Est)	7.75%
Debt as a % of project cost	61%
Equity Required	\$ 4,250,000

Uses

Building Size in Square Feet	60,257
Cost Per Square Foot (Est)	\$ 181.10
Stabilized Occupancy (Est)	95%
Stabilized Net Operating Income (Est)	\$ 958,641
Stabilized Cap Rate (Est)	6.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 14,379,616

*Based on a sale at a Projected Sale Cap Rate of 6%, net of closing costs

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	19.41%
Multiple on Invested Capital "MOIC" (Est)	1.97

Freeway Executive Center

Located in Ahwatukee, Arizona this property features approximately 39,601 SF of multi-tenant office space. This high-quality design with superb building signage is clearly visible from the I-10. Excellent freeway access allows tenants easy commutes to Sky Harbor Airport and most parts of the Valley via I-10 and the 101 and 202 Freeways.

A \$1,000,000 renovation was completed in 2021, refreshing the impressive two-story lobby and ground floor. The first level is occupied by traditional office tenants, and the second level is predominantly smaller, Executive Office businesses resulting in 90% occupancy.



Financials

Sources

Purchase Price (Est)	\$ 5,750,000
Capital Improvements (Est)	-
Acquisition Costs	\$ 412,500
Total Project Cost	\$ 6,162,500
New mortgage	\$ 3,737,500
Interest rate (Est)	7.75%
Debt as a % of project cost	61%
Equity Required	\$ 2,425,000

Uses

Building Size in Square Feet	38,039
Cost Per Square Foot (Est)	\$ 162.00
Stabilized Occupancy (Est)	92%
Stabilized Net Operating Income (Est)	\$ 511,299
Stabilized Cap Rate (Est)	6.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 7,669,483

*Based on a sale at a Projected Sale Cap Rate of 6%, net of closing costs

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	16.20%
Multiple on Invested Capital "MOIC" (Est)	1.81

Camelback Medical Plaza

Located in Phoenix, Arizona, Camelback Medical Plaza offers approximately 46,425 SF of medical office space. Being located in a five-mile radius of six major Valley hospitals further enhances this property's suitability for medical offices. Based in the Camelback Corridor, this building benefits from close proximity to the Central Avenue Business District and the METRO light rail.

This property offers an assumed fixed-rate loan at 3.75% through 2026 providing lower rates than the current market rate. At 95% occupancy, the US Government leases 63% via the Veteran's Admin Clinic after paying \$2,000,000+ to retrofit their space.



Financials

Sources

Purchase Price (Est)	\$ 8,500,000
Capital Improvements (Est)	\$ 500,000
Acquisition Costs	\$ 600,000
Total Project Cost	\$ 9,600,000
New mortgage	\$ 5,850,000
Interest rate (Est)	7.75%
Debt as a % of project cost	61%
Equity Required	\$ 3,750,000

Uses

Building Size in Square Feet	46,423
Cost Per Square Foot (Est)	\$ 206.79
Stabilized Occupancy (Est)	95%
Stabilized Net Operating Income (Est)	\$ 740,749
Stabilized Cap Rate (Est)	6.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 11,111,241

*Based on a sale at a Projected Sale Cap Rate of 6%, net of closing costs

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	11.07%
Multiple on Invested Capital "MOIC" (Est)	1.55

Disclaimer

FOR ACCREDITED INVESTORS ONLY

WRITTEN PROOF OF ACCREDITED INVESTOR STATUS MUST BE PROVIDED

An accredited investor, in the context of a natural person, includes anyone who:

- earned income that exceeded \$200,000 (or \$300,000 together with a spouse or spousal equivalent) in each of the prior two years, and reasonably expects the same for the current year,
- has a net worth over \$1 million, either alone or together with a spouse or spousal equivalent (excluding the value of the person's primary residence), OR
- holds in good standing a series 7, 65 or 82 license with a registered broker dealer.

On the income test, the person must satisfy the thresholds for the three years consistently either alone or with a spouse or spousal equivalent, and cannot, for example, satisfy one year based on individual income and the next two years based on joint income with a spouse or spousal equivalent. The only exception is if a person is married within this period, in which case the person may satisfy the threshold on the basis of joint income for the years during which the person was married and on the basis of individual income for the other years.

In addition, entities such as banks, partnerships, corporations, limited liability companies and non-profits must satisfy their own accredited investor criteria. Of the entities that would be considered accredited investors and depending on your circumstances, the following may be relevant to you:

- any trust, with total assets in excess of \$5 million, not formed specifically to purchase the subject securities, whose purchase is directed by a "sophisticated person." In this context, a "sophisticated person" means the person must have, or the company or private fund offering the securities reasonably believes that this person has, sufficient knowledge and experience in financial and business matters to evaluate the merits and risks of the prospective investment.
- Any entity in which all of the equity owners are accredited investors.

Source: Investor.gov

Notes About Prospective Property Metrics

The presented prospective properties are presented only as examples of the types of properties in which the fund may invest, and all information presented is based on limited publicly available information relating to such properties. Streamline Capital Group has no present legal interest in the prospective properties described. Nothing presented herein is intended to be a projection of fund performance in the aggregate or the performance of any property to be acquired by the fund and actual results of the fund and its properties may or may not be similar to the examples presented.

“Loan to Value” – for the entire portfolio of all of the prospective properties is based on the total estimated hypothetical loan amounts for all properties divided by the total estimated hypothetical project costs for all properties

“Total Project Cost” – estimate inclusive of closing and acquisition costs, including the following fees which would be payable to Streamline Capital Group or one of its affiliates in accord with the fund Operating Agreement: Acquisition Fee, Finance Fee, Underwriting Fee and Due Diligence Fee.

“Cost Per Unit” – based on Total Project Cost/Total Sources divided by the number of units at the property.

“Anticipated Net Sales Price (Year X [number of years following the hypothetical Acquisition Date of the property])” – calculated based on the Projected Sale Cap Rate and the Stabilized Net Operating Income (Year X) and is Net of selling costs, including a Disposition Fee that would be payable to Streamline Capital Group or one of its affiliates in accord with the fund Operating Agreement.

“Stabilized Net Operating Income (Year X)” – based on the following assumptions: 1) the ability to raise rental rates to market rates as leases in place at acquisition would be either renewed or replaced with leases to new tenants 2) the ability to increase other income as a result of capital expenditures and a new property management team and 3) the ability to maintain or decrease operating expenses at their current levels.

“Projected Sale Cap Rate” – the cap rate that is anticipated for the prospective property in question at the time of hypothetical sale of the property. The cap rate for a property is based on many factors and is an indicator of the attractiveness of the property to a potential purchaser based on among other things current rents net expenses and other projected costs, and potential growth in rent net of expenses and other projected costs. The actual cap rate applicable to a particular property at the time of the sale of that property may be more or less than the Projected Sale Cap Rate used herein for estimating the Anticipated Net Sales Price for the prospective property.

“Preferred Return (a.k.a “Hurdle Rate”)” – rate applied to the investor’s invested capital in the fund (“Invested Capital”) with a priority to be paid before Streamline Capital Group is entitled to its 20% share of the profits, per the terms of the fund as contained in the Operating Agreement.

“Projected IRR” – these are provided on a per-property basis and are based on the estimated cash flows of the prospective property identified and assume that the Limited Partners (Class A Members) receive the full

amount of the Preferred Return on their investment in the fund during the life of the fund. The Projected IRRs shown are net of expenses, management fees, carried interest and other fees and expenses allocable to the prospective property. The actual IRR applicable to the fund will depend on the performance of all of the properties actually acquired by the fund in the aggregate. The identified prospective properties are only presented as hypothetical examples of potential property acquisitions by the fund, and projected IRRs are not actual projections of fund performance. Additional fund-level expenses have not been included in the cash flows used to calculate the estimated potential IRRs. See the fund’s private placement memorandum for information on the fund’s expenses.

“Multiple on Invested Capital (“MOIC”)” – these are provided on a per-property basis and are based on the ratio of Total Equity to the total distributable funds following the hypothetical disposition of the prospective property, including but not limited to the assumption that the Limited Partners (Class A Members) receive the full amount of the Preferred Return on their investment in the fund during the life of the fund. The actual MOIC applicable to the fund depends on the performance of all of the properties actually in the fund in the aggregate. The identified prospective properties are only presented as hypothetical examples of potential property acquisitions by the fund, and projected MOICs are not actual projections of fund performance. Additional fund-level expenses are not included in the projected cash flows used to calculate the MOICs. See the fund’s private placement memorandum for information on the fund’s expenses.

IMPORTANT INFORMATION FOR INVESTORS

THIS OVERVIEW IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY INTERESTS IN ANY SPECIFIC ASSETS; DOES NOT PROVIDE ACCOUNTING, TAX OR LEGAL ADVICE; ALL PERSONS ARE STRONGLY URGED TO CONSULT WITH THEIR OWN ADVISORS REGARDING ANY POTENTIAL STRATEGY OR INVESTMENT. THIS OVERVIEW IS CONFIDENTIAL AND MAY NOT BE REPRODUCED OR TRANSFERRED, IN WHOLE OR IN PART, TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF STREAMLINE CAPITAL GROUP.

REAL ESTATE INVESTMENTS ARE SPECULATIVE AND MAY RESULT IN THE LOSS OF AN INVESTOR’S ENTIRE INVESTMENT.

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THE INFORMATION IS GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. IN MANY INSTANCES, THE INFORMATION IS UNAUDITED AND THEREFORE MAY NOT BE RELIABLE. THIS MATERIAL IS A SUMMARY ONLY AND AS SUCH IS NOT COMPLETE. UNLESS OTHERWISE INDICATED, ALL INFORMATION IS AS OF THE DATE ON THE COVER PAGE, AND STREAMLINE CAPITAL GROUP WILL HAVE NO DUTY TO UPDATE THE INFORMATION CONTAINED HEREIN.

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STREAMLINING CAPITAL INTO WEALTH



OUR TEAM



David J. Hrizak | Chief Executive Officer

David J. Hrizak is a dynamic, versatile, and seasoned leader with extensive experience in real estate strategy formulation, implementation, and development. Demonstrating a history of creative deal-making, he has been involved in an array of transactions in the office, retail, industrial, medical, and residential sectors aggregating over \$400MM. As an entrepreneur with a proven track record of developing multiple businesses and properties utilizing both personal and private investment capital, he has generated above average returns for partners on every project.

Scott A. Roney | Chief Legal Officer

Scott A. Roney has more than 30 years of experience practicing complex business and commercial law and has held senior leadership roles in global industrial companies, including serving as a corporate officer of a publicly traded Fortune 100 company. He led major acquisitions involving real estate across the U.S. and in foreign countries, manufacturing facilities, thousands of employees, and valuable technologies. He advised on complex organizational and financial structures. He collaborated with finance, tax and accounting experts to ensure the accuracy of public securities filings and a variety of financial statements presented to investors.



Maggie E. Hrizak | Operations Manager

Maggie is a skilled marketing specialist with a focus on digital platforms. She is an expert at leveraging online strategies, such as social media and SEO, to enhance brand exposure. Maggie is committed to broadening her skill set and elevating her contribution to The Streamline Companies and its clients by furthering her real estate education. She aspires to blend her marketing proficiency with real estate insight to adopt a comprehensive approach to communicating with current and potential investors, underscoring her versatility and forward-thinking mindset.



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Scan to Schedule a Meeting

