

CrowdStreet Historical Returns												
Offer Date	Deal Name	City, State	Sponsor	Property Type	Risk Profile	Amount Invested	Target IRR	Actual IRR	Target Equity Multiple	Actual Equity Multiple	Target Hold Period	Actual Hold Period
February 2020	Liberty Self Storage	Philadelphia, PA	The Feldman Companies	Storage	Opportunistic	\$3,928,000	22.1%	76.5%	2.23	1.66	4.0	0.9
December 2016	Burnside	Portland, OR	Urban Green	Multifamily	Opportunistic	\$845,000	22.0%	49.9%	1.93	1.73	4.0	1.3
March 2016	South Seattle Business Park	Seattle, WA	SMARTCAP	Mixed Use	Value-Add	\$520,000	20.4%	42.8%	2.34	2.28	5.0	2.3
October 2017	Oakland Airport Plaza	Oakland, CA	Vertical Ventures	Office	Value-Add	\$4,525,000	29.6%	41.9%	1.66	1.91	2.0	1.9
January 2017	Clear Point Gardens	Columbus, OH	Windmill Investments, LLC	Multifamily	Value-Add	\$2,730,000	16.7%	41.0%	1.95	1.52	5.0	1.2
September 2017	Modern on the Rail	Phoenix, AZ	Henley USA	Multifamily	Value-Add	\$500,000	19.3%	40.7%	2.26	1.68	5.0	1.4
June 2017	Sonoma Villas and Pines	Phoenix, AZ	Henley USA	Multifamily	Value-Add	\$995,500	22.7%	36.0%	2.10	1.56	4.0	1.5
June 2016	River's Edge	Haverhill, MA	Arrowpoint Properties	Multifamily	Value-Add	\$1,800,000	28.1%	30.8%	3.84	2.13	7.0	3.2
October 2017	Quadrant Office Building	Brooklyn Park, MN	Hempel Companies	Office	Value-Add	\$2,525,000	27.1%	30.1%	2.00	1.61	3.0	1.9
November 2016	Hellyer Oaks Technology Park	San Jose, CA	Vertical Ventures	Office	Value-Add	\$6,340,500	38.7%	29.3%	1.91	1.81	2.0	3.0
October 2017	Silver Star Portfolio	Orlando, FL	Denholtz Properties	Industrial	Value-Add	\$50,000	14.9%	26.8%	1.86	2.10	5.0	3.4
December 2018	The Oaks at San Jose	Jacksonville, FL	Creative Realty Partners	Multifamily	Value-Add	\$1,094,800	25.5%	26.5%	1.50	1.92	2.0	2.8
November 2017	Performance Communities Fund	Multiple Locations	Performance Realty	Multifamily	Value-Add	\$913,000	14.0%	26.0%	2.50	1.63	10.0	2.2
December 2017	RREAF Gulf Coast Portfolio II	Multiple, MS & AL	RREAF	Multifamily	Opportunistic	\$3,025,000	34.6%	25.7%	2.70	2.00	3.0	3.2
April 2019	Chalet Gardens Apartments	Pine Hill, NJ	Premier Properties	Multifamily	Value-Add	\$1,250,000	19.8%	25.1%	2.66	1.55	7.0	2.0
August 2017	Northwoods Business Center	Atlanta, GA	Avistone	Office	Value-Add	\$50,000	20.6%	25.0%	1.72	1.74	3.0	2.5
August 2017	Sheldrake Lofts	Mamaroneck, NY	Halpern Real Estate Ventures	Multifamily	Opportunistic	\$450,000	22.0%	23.9%	1.81	1.70	3.0	2.4
March 2018	Winsome West Multifamily	Las Vegas, NV	Henley USA	Multifamily	Value-Add	\$1,300,000	16.4%	23.5%	2.10	1.50	5.0	1.9
May 2016	Hoyt20	Portland, OR	ScanlanKemperBard and Green Light De	Multifamily	Opportunistic	\$1,486,000	21.3%	21.7%	1.47	1.55	2.0	2.2
August 2017	Bay Tec & Airport Corporate Center	Tampa-St. Petersburg, FL	Avistone	Industrial	Core-Plus	\$440,000	13.1%	19.7%	1.73	1.52	5.0	2.4
January 2019	Chateau on the River	Fort Worth, TX	Frontline VC LP	Multifamily	Value-Add	\$1,560,000	16.7%	19.7%	1.86	1.55	5.0	2.4
March 2015	1924 Franklin	Oakland, CA	Urban Green	Office	Value-Add	\$405,000	18.1%	18.9%	1.60	1.59	3.0	2.6
June 2018	Allen Medical Office	Allen, TX	Ridgeline Capital Partners	Medical	Core-Plus	\$1,065,000	13.0%	18.6%	2.00	1.68	8.0	3.2
February 2016	490 First Avenue	St. Petersburg, FL	Denholtz Properties	Office	Value-Add	\$100,000	19.7%	18.5%	2.30	1.54	5.0	2.7
November 2014	Timber Oaks Apartments	Midlothian, TX	Windmill Investments, LLC	Multifamily	Value-Add	\$2,083,000	17.8%	18.2%	2.14	1.58	5.0	2.8
October 2018	Exeter Place (Pref Equity)	San Antonio, TX	Presario Ventures	Multifamily	Opportunistic	\$975,000	13.9%	17.0%	1.80	1.46	5.0	2.5
February 2017	Northgate Business Park III	Dallas, TX	Avistone	Office	Core-Plus	\$125,000	13.2%	16.6%	1.76	1.55	5.0	3.0
April 2015	Villas at LeBlanc Park	Fort Worth, TX	Aldwin Apartments	Multifamily	Value-Add	\$187,000	19.6%	16.4%	1.73	1.40	4.3	2.3
October 2018	110 Atrium : Realized Deal Case Study	Bellevue, WA	ScanlanKemperBard	Office	Core-Plus	\$900,000	15.0%	16.4%	2.11	1.51	6.0	2.9
July 2017	Willow Creek GSO Portfolio	Greensboro, NC	Willow Creek Partners	Multifamily	Value-Add	\$735,000	19.9%	16.3%	2.23	1.60	5.0	3.3
February 2018	The Pointe at Redwood Shores	Redwood City, CA	Vertical Ventures	Office	Value-Add	\$4,650,000	31.7%	13.8%	1.71	1.48	2.0	3.1
June 2019	Chatham Crossing	Chapel Hill, NC	Unison Realty Partners	Retail	Core-Plus	\$1,670,000	14.5%	13.8%	1.83	1.23	5.0	1.7
January 2019	Dixon Landing Research Park	Fremont, CA	Vertical Ventures	Office	Value-Add	\$6,976,000	22.1%	13.5%	2.17	1.31	4.0	2.1
October 2017	E-Commerce Industrial Baltimore	Halethroe, MD	O'Donnell Group	Industrial	Value-Add	\$2,381,500	20.1%	12.4%	1.73	1.45	3.0	3.2
April 2014	Mainstreet Bloomington	Bloomington, IN	Mainstreet	Multifamily	Core-Plus	\$1,612,000	14.0%	12.1%	1.30	1.14	2.0	1.2
August 2016	E-Commerce Distribution Center	Memphis, TN	O'Donnell Group	Industrial	Value-Add	\$1,730,000	25.2%	10.4%	2.93	1.31	5.0	2.7
September 2017	Old Taylor Road Cottages	Oxford, MS	Alpha Capital Partners	Multifamily	Value-Add	\$1,655,000	20.8%	10.3%	2.31	1.17	5.0	1.7
October 2018	Villas del Encanto	San Antonio, TX	GVA Management	Multifamily	Value-Add	\$2,451,000	22.2%	10.1%	1.80	1.22	3.0	2.1
March 2017	Torrey Pines Apartment Homes	Denver, CO	Vukota Capital Management	Multifamily	Value-Add	\$2,880,000	14.0%	9.2%	3.00	1.25	10.0	2.7
October 2018	Fairfield Inn & Suites	PeachTree City, GA	RRA Companies	Hotel	Core-Plus	\$930,000	10.5%	7.5%	1.22	1.10	2.2	1.4
November 2017	West Girard Lofts	Philadelphia, PA	MM Partners	Mixed Use	Opportunistic	\$4,683,000	22.6%	6.5%	3.40	1.14	10.0	2.0
June 2017	Bridgeport Apartments	Irving, TX	Vukota Capital Management	Multifamily	Value-Add	\$455,000	14.1%	4.6%	2.90	1.13	10.0	2.9
September 2017	Medalist Diversified REIT	Southeastern U.S.	Medalist Properties	REIT	Value-Add	\$364,500	0%	1.4%	0.00	1.01	0.0	1.0
September 2016	Addison Corporate Center	Windsor, CT	Virtua Partners	Office	Opportunistic	\$2,078,000	34.9%	-29.1%	2.46	0.27	3.0	3.6
May 2016	Fountains of Fellsmere	Fellsmere, FL	Mirzam Venture Capital	Multifamily	Opportunistic	\$215,000	11.2%	-66.2%	1.60	0.16	5.0	3.6
September 2018	Newstream Commercial Development	Houston, TX	Newstream Commercial Development	Hotel	Value-Add	\$3,862,498	25.1%	-100.0%	2.80	0.00	5.0	2.2