



INVESTMENT
OVERVIEW

**CRE Capital Management
&
Terminus Allied Capital**

This summary is being furnished to prospective investors on a confidential basis in connection with their consideration of an investment. The summary is intended to present general information on the investment and is not intended to be an offer, solicitation, or recommendation. The information contained herein is believed to be accurate but is not guaranteed.

DEBT SUMMARY

DEBT

LTC	32%
Interest Rate	8.00%
Loan Term	5 Years
Amortization	25 Years
Interest Only	5 Years

Contract Price	\$425,000
Closing Costs, Working Capital, Immediate CapEx & Reserves*	\$597,000
Hard Cost Basis	\$1,022,000

* The numbers are based on preliminary assumptions and may deviate by closing.

Requested Loan Amount	\$325,000
Total Equity	\$697,000
Total Deal Cost	\$1,022,000

Debt-Service Coverage Ratio (DSCR)

	Y1	Y2	Y3	Y4	Y5
DSCR	-1.69	3.93	5.16	5.31	5.46

SOURCES

Senior Debt (Seller Financing)	\$325,000
Equity	\$697,000
Total	\$1,022,000

USES

Purchase Price	\$425,000
Closing Costs	\$97,000
Upfront CapEx	\$300,000
TI & Leasing Costs	\$122,000
Working Capital/Reserves	\$78,000
Total	\$1,022,000

RESERVES

(Non-financed)

At Close: \$500,000 cash

Ongoing Annual Reserve: \$8,000 per year

\$325,000

Requested Loan Amount

3/30/2026

Closing Date

DEAL EXECUTIVE SUMMARY

FINANCIAL SNAPSHOT

Purchase Price	\$425,000 (\$30/SF)
Closing Costs, Working Capital, Immediate CapEx & Reserves	\$597,000 (\$41/SF)
Total Investment	\$1,022,000 (\$71/SF)

Hold Period 5 Years

Deal Level	Low	Base	High*
ROI	132.4%	160.0%	195.5%
IRR	20.0%	22.8%	26.0%
Equity Multiple	2.32x	2.60x	2.95x

* Favorable market forces (cap rate compression)

	Year 1	Year 5
NOI	(\$38,000)	\$145,000
Cash on Cash	0%	17.5%
Total Return *	0%	17.5%

* CoC plus principal paydown

DEAL HIGHLIGHTS



Off-Market Transaction

Off-market transaction secured at favorable pricing with limited competition, creating immediate value through a stronger basis and enhanced return potential.



Great Basis & Seller Financing

Acquired at a significant discount to market, establishing a strong basis, with seller financing via a 5-year note at 8% fixed and interest-only payments, enhancing overall investor value.

160.0%

ROI
(Base Scenario)

22.8%

IRR
(Base Scenario)

INVESTOR RETURNS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Potential returns on a \$50,000 investment	(\$50,000)*	\$0	\$4,900	\$6,800	\$6,300	\$93,400**

*Initial investment amount and base scenario

** Reflects returns net of GP fees.

PROPERTY SUMMARY



999 Crestmark Blvd, Lithia Springs

Market	Atlanta
Submarket (office flex)	I-20 W/Douglasville
Asset Type	2 Star Flex Light Distribution
Total Size	14,400 SF 1.8 Acres
Year Built	1988
Occupancy	Vacant
In-place Rents Lease Structure	Vacant
Weighted Average Lease Term (remaining)	Vacant
No. of Units	2
No. of Tenants	Vacant
Parking	25
Construction Roof	Brick & Metal Metal



Logistics & Industrial

Corridor

ATLANTA

Douglasville, GA

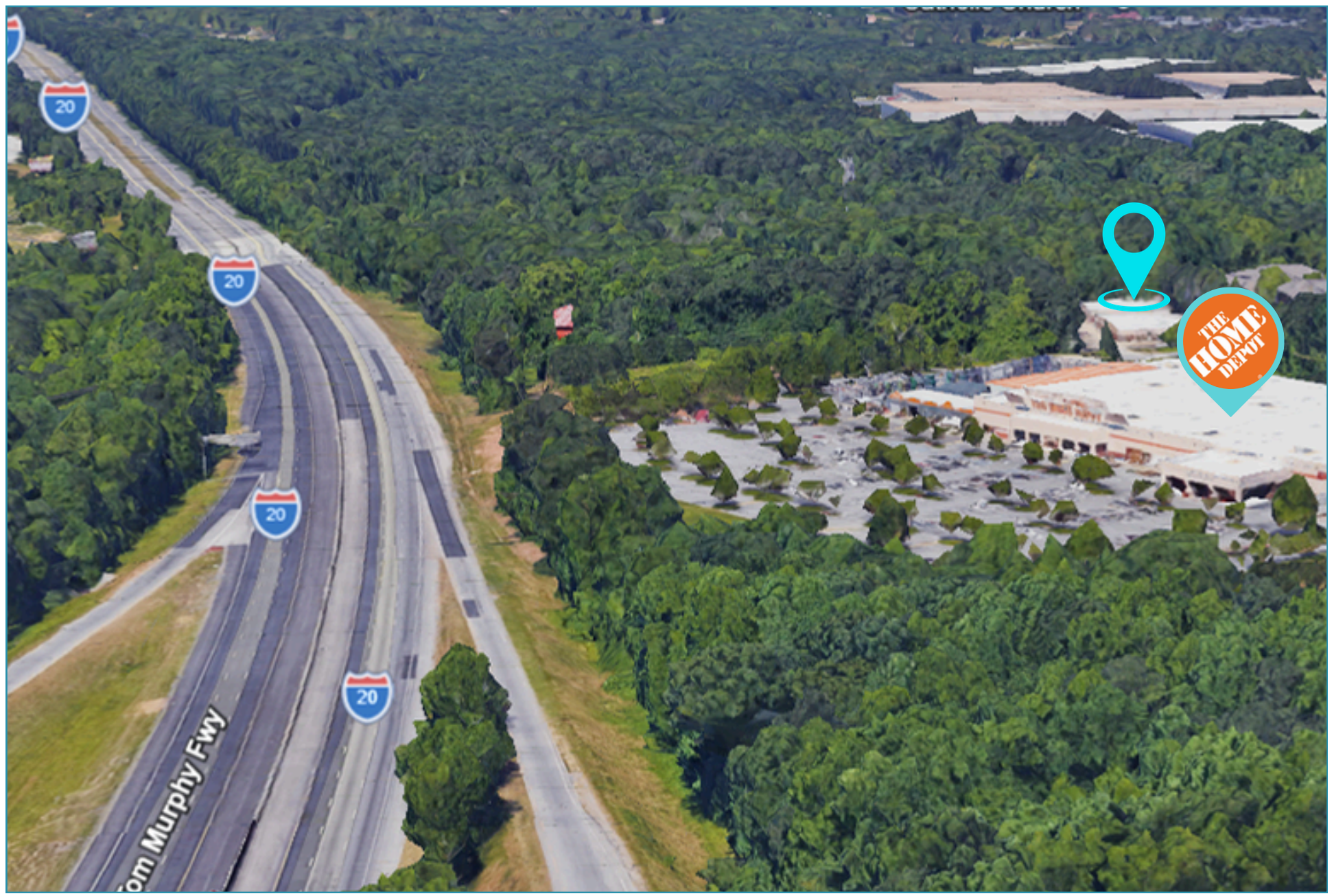
I-20

Immediate Access

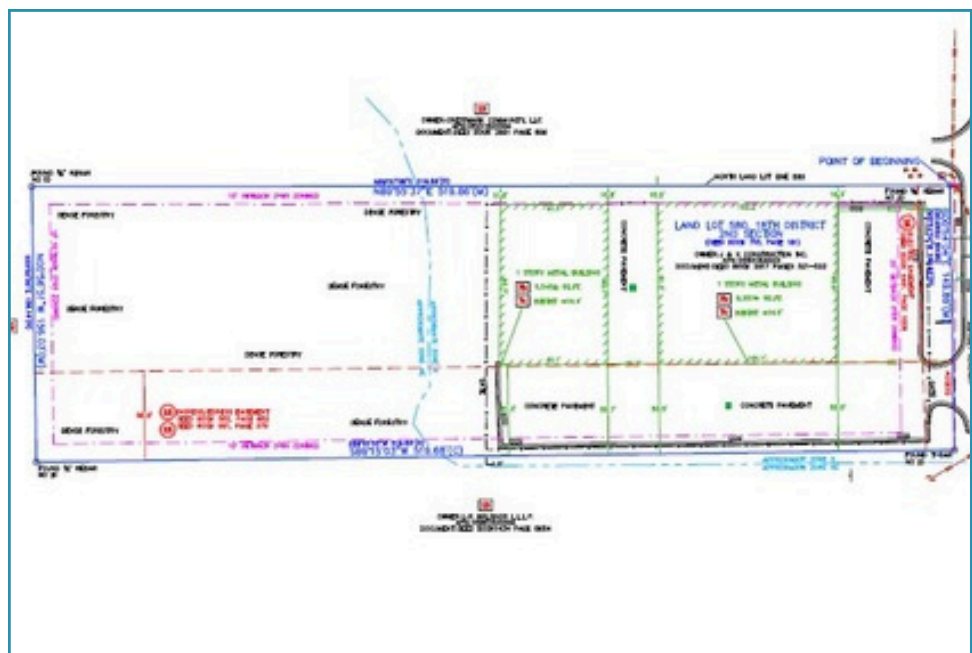
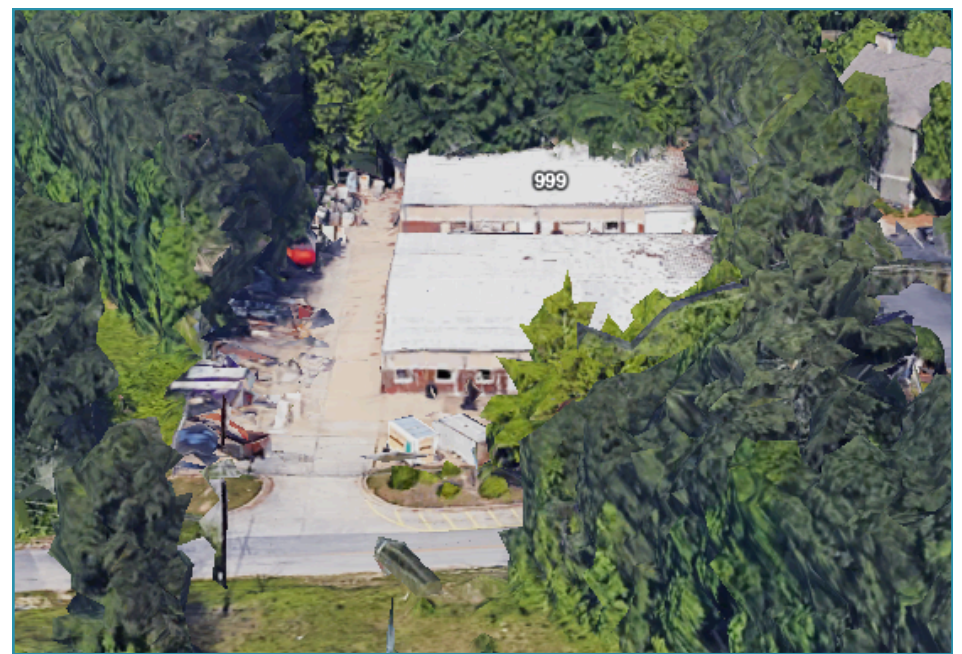
LOCATION



LOCATION



PICTURES



MARKET RESEARCH

GREAT = ✓

ALRIGHT = (OK)

POOR = ✗

Market Size	✓
Net Positive Domestic Migration	✓
Population Growth	✓
Employment Growth	✓
Income Growth	✓
Employment Diversity	✓
Broader Enviromental Issues	✓
Business Friendly Government	✓
Supply (in the same asset class)	✓
Submarket Vacancy Trend	✓
Submarket Rent Growth Trend	✓
Net Absorption	✓

NOTE: The primary sources of research include but are not limited to CoStar, local brokers' intel, surveys and interviews, Bureau of Labor Statistics, and local governments.

10,400 SF

Upcoming Supply

2%

YoY Rent Growth

94.3%

Submarket Occupancy



(10 mile radius)
I-20 W/Douglasville

1.0%
2024-2029 Pop Growth

\$169,400
Median Home Value

\$50,604
Median Household Income

687,464
Population density

MARKET TRANSACTIONS

LEASE COMPS

ADDRESS	RENT PSF	LEASED SF	LEASED DATE	TERM(YRS)	NOTES
1467 Municipal Pky	\$12.00	14,172	11/1/2025	Undisclosed	Superior
561 Thornton Rd	\$12.80	6,255	8/1/2025	3 Years	Superior
3902-3916 Shirley Dr SW	\$10.00	10,971	12/1/2025	Undisclosed	Comparable
8305 Cherokee Blvd	\$11.40	4,200	2/1/2025	Undisclosed	Superior
1292 John Belt Dr	\$9.80	9,342	5/1/2025	7 Years	Comparable

$$\begin{array}{ccc}
 \boxed{\$123/SF} & - & \boxed{\$30/SF} = \boxed{318\%} \\
 \text{Avg. Market Price} & & \text{Purchase Price} \qquad \text{Discount}
 \end{array}$$

SALE COMPS

ADDRESS	PRICE PSF	RBA	OCCUPANCY	SALE DATE	NOTES
13160 Veterans Memorial Hwy	\$125	10,000	100%	2/29/2024	Comparable
1120 N Blairs Bridge Rd	\$159	18,236	0%	9/30/2025	Superior
8337 Dallas Hwy	\$85	11,500	100%	5/16/2025	Superior
6758 Oak Ridge Commerce Way	\$120	11,000	0%	11/19/2025	Superior
4545 Commerce Cir SW	\$128	15,372	0%	7/20/2024	Comparable
	\$123				

UNDERWRITING

Key Assumptions

Five Year Average Occupancy	72.83%
In-place Rent Market Rent Annual Escalations	Vacant \$9.5/SF NNN 3%
2nd Gen Lease Term Months to Lease	4 15
Exit Cap Rate Exit Price/SF	8.0% \$125/SF (base case)
Taxes Increase % Increase	\$2,481 45%
Annual Reserves	\$8,000
Debt Terms	76% 8.0% 5 25 5

CapEx Strategy

Upfront TI & Leasing Cost	\$122,000
Upfront Capital Improvements	\$300,000
Reserve for Negative Cashflow (Y1-Y5)	\$78,000

NOTE: The numbers are based on preliminary assumptions and may deviate by closing.

Debt-Service Coverage Ratio (DSCR)

	Y1	Y2	Y3	Y4	Y5
DSCR	-1.69	3.93	5.16	5.31	5.46

Exit Sensitivity

EXIT CAP RATE	7.0%	7.5%	8.0%	8.5%	9.0%
IRR	26.0%	24.3%	22.8%	21.3%	20.0%
Equity Multiple	2.95x	2.77x	2.60x	2.45x	2.32x

Profit Allocation

(See an example in Exhibit 2)

Cashflow from operations

- First, current & unpaid 7% preferred return
- Thereafter, 70% to investors, 30% to GP

Cashflow from a capital event (sale or refi.)

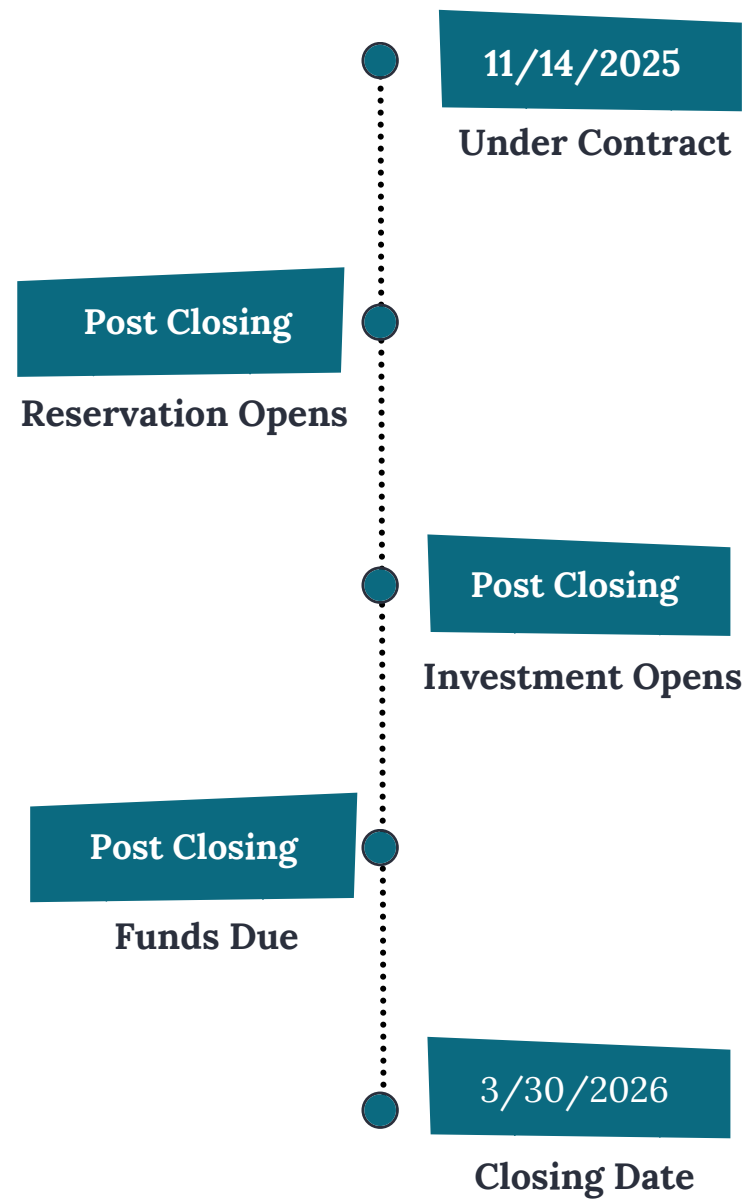
- First, current & unpaid 7% preferred return
- Thereafter, 70% to investors, 30% to GP

Transactional & Organization Allocations

- Refinance | Disposition: None
- Acquisition Allocation: \$25,000

ACQUISITION TIMELINE

(Estimate)



F.A.Q.

WHAT IS A RESERVATION, AND HOW DOES IT WORK?

Reservation is a non-binding commitment for an investment offering. It will give you priority over those who don't make a reservation. Before we begin accepting investment requests, the investment opportunity will be in the 'Reservation' Phase.

HOW OFTEN DO YOU ISSUE DISTRIBUTIONS?

We provide distributions **quarterly** (based on asset performance) within 30 days of the following quarter. Every deal differs based on the business plan, but most deals start distributing within 3-6 months of closing.

HOW FREQUENTLY DO YOU PROVIDE UPDATES?

We provide transparent reporting at least on a **semi-annual** basis within 30 days of the end of the quarter.

DO I NEED AN LLC TO INVEST?

From a risk management perspective, having an LLC is not obligatory. Investing as a Limited Partner (LP) offers inherent benefits due to its limited risk exposure nature. However, consulting with your tax advisor is advisable to determine whether investing through an LLC might have broader implications for your overall financial circumstances.

CAN I USE MY IRA TO INVEST?

For W-2 employees, you will require either a checkbook IRA or an IRA LLC, and for self-employed individuals, you will need a Solo 401(k) to invest directly in a deal. Please consult with your financial and tax advisor for more details.

(See more F.A.Q in Exhibit 1)

FIVE-YEAR P&L STATEMENTS (Pro forma)

<i>in \$</i>	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	0	136,800	140,904	145,131	149,485
Total Vacancy	0	(28,500)	(7,045)	(7,257)	(7,474)
Other Income and Recoveries	0	33,125	40,942	42,171	43,436
Total Income	0	141,425	174,801	180,045	185,446
Controllable Expenses					
Administration	0	0	0	0	0
Professional Services	0	0	0	0	0
Management Fees (4%)	9,000	9,000	9,000	9,000	9,000
Total Controllable Expenses	9,000	9,000	9,000	9,000	9,000
Non Controllable Expenses					
Insurance	21,600	22,680	23,814	25,005	26,255
Taxes	7,315	5,569	5,736	5,908	6,085
Off Site Services	0	0	0	0	0
Total Non Controllable Expenses	28,915	28,249	29,550	30,913	32,340
Total Expenses	37,915	37,249	38,550	39,913	41,340
Net Operating Income	(37,915)	104,176	136,251	140,133	144,106
Partnership Level Expenses					
CCM Asset Management Allocation	0	0	0	0	0
Misc Partnership Expense	6,000	2,060	2,122	2,185	2,251
Prefinancing Cashflow	(43,915)	102,116	134,129	137,947	141,855
Financing Costs					
Debt Interest Payments	26,000	26,000	26,000	26,000	26,000
Debt Principal Payments	0	0	0	0	0
Cash Flow Pre-Reserve	(69,915)	76,116	108,129	111,947	115,855
Total Reserves	7,920	7,920	7,920	7,920	7,920
Cash Flow Post-Reserve	(77,835)	68,196	100,209	104,027	107,935

RENT ROLL

STE.	SQ FT %	SQ FT	Current Tenants	Lease Start	Lease Exp
-	63%	9,000	Suite A	Vacant	Vacant
-	38%	5,400	Suite B	Vacant	Vacant

Exh 1: F.A.Q. (Continued)

HOW MANY PARTNERS ARE INVOLVED IN THIS DEAL?

We do not impose a maximum limit on the number of partners for any deal, as we are uncertain about the extent of our partners' investments. In the event that a partner decides to contribute a substantial amount, it could significantly reduce the number of partners involved. Following the official launch, we will continue to accept investments until the deal reaches full subscription.

WHAT HAPPENS TO THE UNPAID PREFERRED RETURN BALANCE?

Any unpaid preferred return is accrued in your account. All outstanding preferred return payments are disbursed once the annual cash flow becomes sufficient to cover the outstanding balance, or upon the property's refinance or sale. The GP will not receive their fee until all unpaid preferred returns have been paid.

WHO IS RESPONSIBLE FOR OPERATIONAL DECISIONS (SUCH AS REPAIRS, LEASING, REFINANCE, SALES, AND MORE)?

The GP exclusively handles operational decisions. This is because LPs lack the necessary information to make such determinations. Entrusting operational decisions to LPs could potentially lead to chaos, given the likelihood of numerous LPs having limited comprehension of Commercial Real Estate (CRE), not to mention specific asset classes and submarkets.

THE INVESTMENT ASSUMES A 5-YEAR HOLDING PERIOD. WHAT HAPPENS AFTER THE FIFTH YEAR?

We assume a hypothetical exit in Year 5, irrespective of the lease duration or business plan. This practice guarantees the consistency and comparability of all our deals and offerings. Ideally, after the initial 5-year span, we intend to pursue a refinancing strategy aimed at recuperating a significant portion, if not the entirety, of our initial investment. The choice between refinance and sale will rest upon a robust comprehensive modeling framework, data analytics, consultations with local brokers, and thorough market research.

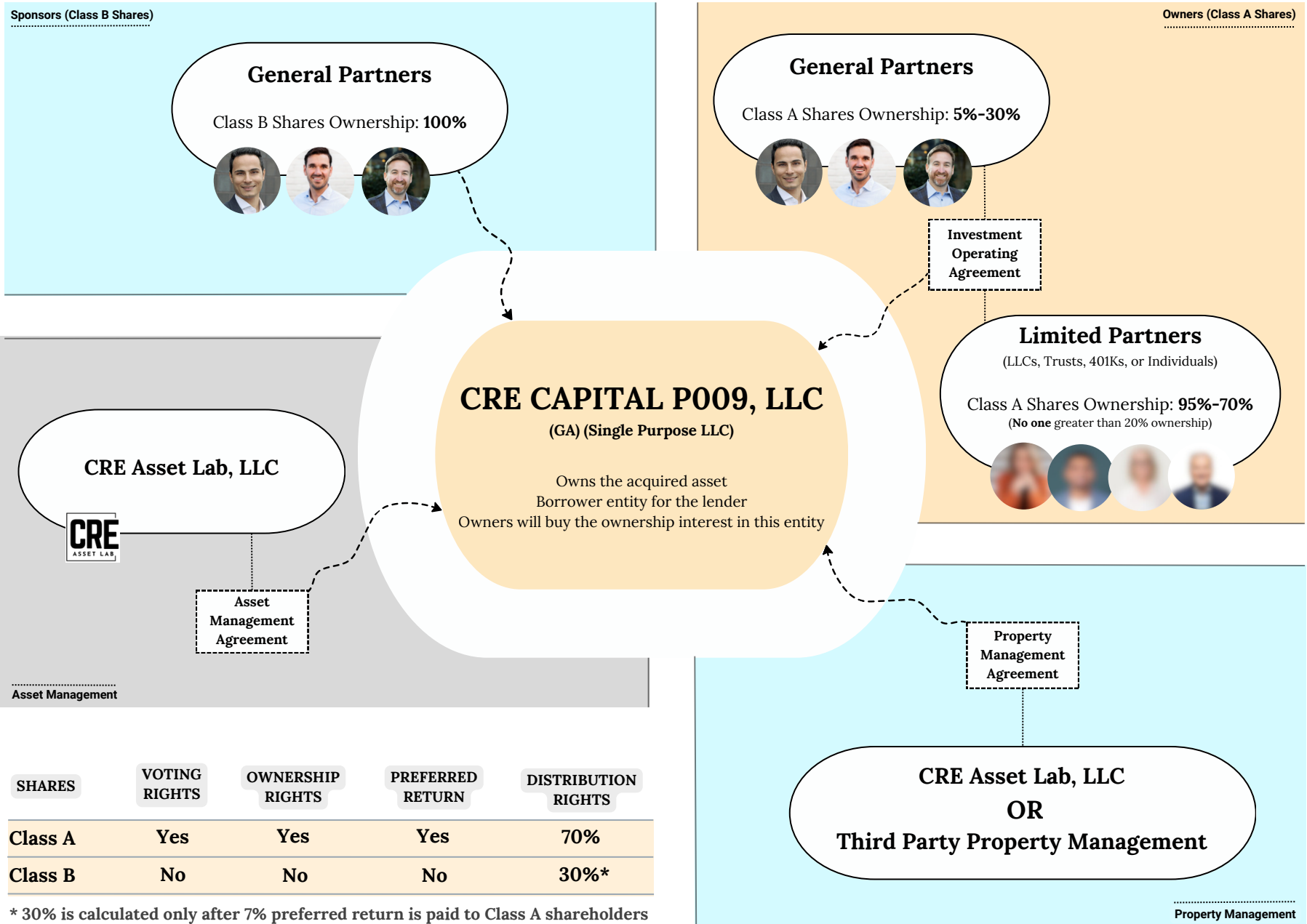
HOW ARE THE PROCEEDS FROM A REFINANCING MANAGED?

Extracting the initial equity through a refinance will lead to a tax-free distribution. Any distribution exceeding the original investment amount is subject to taxation.

CAN INVESTORS PARTICIPATE IN A 1031 EXCHANGE WITH THE SALE PROFIT?

Investors have two options for all taxable proceeds resulting from either refinancing or the sale: 1) withdraw the profit and pay the associated tax, or 2) participate in a 1031 exchange to invest in a larger, superior, or alternative property. This approach allows for the deferral of taxes while significantly enhancing cash flow.

Exh 2: Acquisition Organization Structure



SHARES	VOTING RIGHTS	OWNERSHIP RIGHTS	PREFERRED RETURN	DISTRIBUTION RIGHTS
Class A	Yes	Yes	Yes	70%
Class B	No	No	No	30%*

* 30% is calculated only after 7% preferred return is paid to Class A shareholders

Exh 3: An example of a million dollar profit split between LP & GP

Cashflow: 8% Cash on Cash
 Equity multiple: **2x**
 LP's investment/equity: **\$1,000,000**
 Preferred Return: 7%
 LP/GP Split: 70%/30%
 Hold period: 5 year

Net Profit

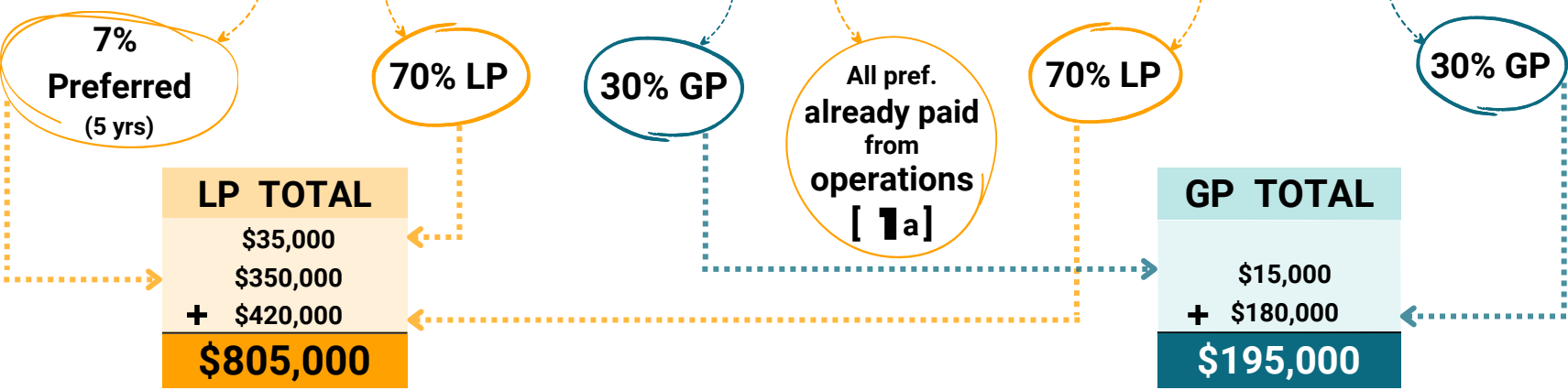
Profit Allocation Summary

- 1** Cashflow from **operations**
 - a. First, current & unpaid 7% preferred return
 - b. Thereafter, **70%** to investors, **30%** to GP
- 2** Cashflow from **sale**
 - a. First, current & unpaid 7% preferred return
 - b. Thereafter, **70%** to investors, **30%** to GP

\$1,000,000

1 From Operations \$400,000	2 From Sale \$600,000
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1a \$350k	1b \$35k	1b \$15k	2a \$0	2b \$420k	2b \$180k
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OUR LEADERSHIP



ABHI ACHARYA, CPA
General Partner

Abhi founded CRE Capital Management in 2022, leveraging his network of brokers, investors, and lenders to drive the firm's growth. Since its founding, CRE Capital Management has acquired 15 assets, building a strong track record in industrial and flex properties. Prior to this, Abhi led industrial investments at a regional private equity firm in Atlanta, where he scaled the portfolio from zero to 550,000 SF across six Southeast submarkets in under a year.

He began his career at Ernst & Young (EY), spending seven years auditing Fortune 500 companies and global real estate conglomerates, gaining valuable insight into underwriting, acquisitions, and operations at scale. Abhi is a CPA and holds a master's degree in Accounting and Audit Systems from the University of Georgia.



TAYLOR SMITH
General Partner

Taylor Smith has over 18 years of experience in commercial real estate and is the founder of Terminus Commercial Real Estate Partners, established more than a decade ago to focus on impactful projects in Atlanta's fastest-growing areas. He oversees the firm's overall strategy, with a focus on sourcing and executing new investment and development opportunities across brokerage and acquisitions.

He has led numerous redevelopments, ranging from historic neighborhood retail centers to low-coverage industrial outdoor storage. Taylor was recently awarded the Alvin B. Cates Award for Deal of the Year by the Atlanta Commercial Board of Realtors for his role in a 61-parcel assemblage. Over the past five years, he has closed more than \$100 million in sales and leases and has developed and invested in projects exceeding \$50 million in value.



MATHEW CROSSWY
General Partner

Mathew Crosswy is a seasoned real estate investor and the founder of Stonehill Strategic Capital, where he led more than 500 transactions totaling over \$7 billion. Over more than a decade, he guided the firm's growth by providing diverse financial solutions, including permanent, bridge, and mezzanine loans as well as preferred equity investments. Under his leadership, Stonehill expanded into the Property Assessed Clean Energy (PACE) market, establishing itself as an industry leader. The firm's successful sale marked a pivotal milestone, reflecting Mathew's ability to scale companies, diversify strategies, and structure high-value exits.

This experience honed his expertise in deal structuring, investment strategy, and value creation, while also fueling his passion for directly building businesses rather than solely managing capital. Today, Mathew is focused on partnering with entrepreneurs and investors to launch and grow innovative real estate ventures, creating platforms that deliver long-term impact and sustainable growth.

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Investments in the Companies’ offerings are not suitable for all investors. Investments involve a high degree of risk and should only be considered by investors who can withstand the loss of their entire investment. Accordingly, prior to purchasing any such interests, prospective investors should carefully review the Memorandum, including the “Risk Factors” section, and any supplement thereto. In addition, investors should conduct their own investigations before considering investing in such interests and consult their legal and tax advisors. This information contained is qualified in its entirety by reference to the Memorandum.