			CrowdStreet Ma	arketplace Rea	lized Track Red		1			
7	Provided by CrowdStreet Inc.	Offering Mainstreet Bloomington	City, State Bloomington, Indiana	Investment Strategy Core-Plus	Property Type Senior Housing	Date Realized (2) 8/11/2015	Amount Invested \$1,612,000	Realized IRR (1) 12.1%	Realized Equity Multiple (1) 1.14x	Hold Period
2	CrowdStreet Inc.	1924 Franklin	Oakland, California	Value-Add	Office	12/6/2017	\$405,000	18.9%	1.59x	2.6 yrs
3	CrowdStreet Inc.	Alpha Wave Residential Fund II Diamond Loch Apartments	Las Vegas, Nevada North Richland Hills, Texas	Opportunistic Value-Add	Multi-Asset Multifamily	12/31/2016 6/30/2017	\$175,000	25.9%	1.49x 1.48x	0.6 yrs 1.8 yrs
5	CrowdStreet Inc. CrowdStreet Inc.	Villas at LeBlanc Park Timber Oaks Apartments	Fort Worth, Texas Midlothian, Texas	Value-Add Value-Add	Multifamily	8/15/2017 12/28/2017	\$187,000	16.4%	1.40x 1.58x	2.3 yrs 2.8 yrs
7	CrowdStreet Inc.	South Seattle Business Park	Seattle, Washington	Value-Add	Mixed Use	8/20/2018	\$520,000	42.8%	2.28x	2.3 yrs
9	CrowdStreet Inc.	Clear Point Gardens Burnside	Columbus, Ohio Portland, Oregon	Value-Add Opportunistic	Multifamily Multifamily	8/6/2018 6/20/2018	\$2,730,000 \$820,000	41.0%	1.52x 1.73x	1.2 yrs
10 11	CrowdStreet Inc.	Hoyt20 490 First Avenue	Portland, Oregon St. Petersburg, Florida	Opportunistic Value-Add	Multifamily Office	11/13/2018	\$1,486,000	21.7%	1.55x 1.54x	2.2 yrs 2.7 yrs
12 13	CrowdStreet Inc.	Patriot's Pointe Westmount at Colonnade	Hillsborough, North Carolina Grand Prairie, Texas	Core-Plus Value-Add	Multifamily Multifamily	11/1/2018	\$620,000 \$455,000	15.6%	1.26x 1.49x	1.6 yrs 3.2 yrs
14	CrowdStreet Inc.	Watt Hotel & Retail	Rahway, New Jersey Houston, Texas	Opportunistic Value-Add	Hospitality Multifamily	5/7/2019 5/1/2019	\$845,000 \$405,000	13.2%	1.33x 1.70x	2.3 yrs 3.4 yrs
16	CrowdStreet Inc.	Chase Suites Lincoln	Lincoln, Nebraska	Value-Add	Hospitality	4/22/2019	\$341,798	-45.6%	0.31x	1.8 yrs
17 18	CrowdStreet Inc.	Old Taylor Road Cottages Oakland Airport Plaza	Oxford, Mississippi Oakland, California	Value-Add Value-Add	Multifamily Office	4/26/2019	\$1,655,000	41.9%	1.17x 1.91x	1.6 yrs 1.9 yrs
19 20	CrowdStreet Inc. CrowdStreet Inc.	FC Alondra 37 River's Edge	Norwalk, California Haverhill, Massachusetts	Value-Add Value-Add	Multifamily Multifamily	5/6/2019 9/25/2019	\$630,000 \$1,800,000	12.8%	1.29x 2.13x	2.1 yrs 3.2 yrs
21 (3) 22	CrowdStreet Inc.	Chase Suites Baton Rouge Modern on the Rail	Baton Rouge, Louisiana Phoenix, Arizona	Value-Add Value-Add	Hospitality Multifamily	11/21/2019 5/3/2019	\$25,000	-100.0%	0.00x	2.2 yrs
23	CrowdStreet Inc.	Sonoma Villas and Pines	Phoenix, Arizona	Value-Add	Multifamily	4/30/2019	\$995,500	36.0%	1.56x	1.5 yrs
24 25	CrowdStreet Inc.	Fountains of Fellsmere Sheldrake Lofts	Fellsmere, Florida Mamaroneck, New York	Opportunistic Opportunistic	Senior Housing Multifamily	2/20/2020 2/20/2020	\$215,000	-66.2%	0.16x 1.70x	3.6 yrs 2.4 yrs
26 27	CrowdStreet Inc.	Fairfield Inn & Suites Note Offering West Girard Lofts	Peachtree City, Georgia Philadelphia, Pennsylvania	Core-Plus Opportunistic	Hospitality Multifamily	3/19/2020 2/28/2020	\$930,000 \$4,683,000	6.5%	1.10x 1.14x	1.4 yrs 2.0 yrs
28 29	CrowdStreet Inc.	Hellyer Oaks Technology Park Quadrant Office Building	San Jose, California Brooklyn Park, Minnesota	Value-Add Value-Add	Office	3/12/2020 9/19/2019	\$6,340,500 \$2,525,000	29.3%	1.81x	3.0 yrs 1.9 yrs
30	CrowdStreet Inc.	Winsome West Multifamily	Las Vegas, Nevada	Value-Add	Multifamily	3/6/2020	\$1,300,000	23.6%	1.51x	1.9 yrs
31 32	CrowdStreet Inc.	Bridgeport Apartments Torrey Pines Apartment Homes	Irving, Texas Denver, Colorado	Value-Add Value-Add	Multifamily Multifamily	4/24/2020	\$455,000 \$2,880,000	4.6% 9.2%	1.13x 1.25x	2.9 yrs 2.7 yrs
33 34	CrowdStreet Inc.	Performance Communities Fund E-Commerce Distribution Center	Multiple Locations Memphis, Tennessee	Value-Add Value-Add	Multi-Asset Industrial	8/11/2020 5/8/2019	\$913,000 \$1,730,000	26.0%	1.63x 1.31x	2.2 yrs 2.7 yrs
35 36	CrowdStreet Inc.	CCI-MBM XI, LP (Avion Business Center) Northwoods Business Center	Carrollton, Texas Peachtree Centers, Georgia	Value-Add Value-Add	Office Flex R&D	2/10/2020 3/11/2020	\$25,000	14.6%	1.80x 1.74x	4.5 yrs 2.5 yrs
37	CrowdStreet Inc.	Bay Tec & Airport Corporate Center	Tampa-St. Petersburg, Florida	Core-Plus	Industrial	3/11/2020	\$440,000	19.7%	1.52x	2.4 yrs
38 39 (3)	CrowdStreet Inc.	Northgate Business Park III Houston Red Lion Hotel	Dallas, Texas Houston, Texas	Core-Plus Value-Add	Industrial Hospitality	3/11/2020	\$125,000 \$3,862,498	-100.0%	1.55x 0.00x	3.0 yrs 2.2 yrs
40 41	CrowdStreet Inc.	Willow Creek GSO Portfolio Villas del Encanto	Greensboro, North Carolina San Antonio, Texas	Value-Add Value-Add	Multifamily Multifamily	11/2/2020 12/31/2020	\$735,000 \$2,451,000	16.3%	1.60x 1.22x	3.3 yrs 2.1 yrs
42 43	CrowdStreet Inc.	Liberty Self Storage RREAF Gulf Coast Portfolio II	Philadelphia, Pennsylvania Multiple Locations	Opportunistic Opportunistic	Storage Multi-Asset	1/28/2021 3/12/2021	\$3,928,000	76.5%	1.66x 2.00x	0.9 yrs 3.2 yrs
44	CrowdStreet Inc.	Chatham Crossing	Chapel Hill, North Carolina	Core-Plus	Retail	4/8/2021	\$1,670,000	14.2%	1.23x	1.7 yrs
45 46	CrowdStreet Inc.	E-Commerce Industrial Baltimore Chalet Gardens Apartments	Halethorpe, Maryland Pine Hill, New Jersey	Value-Add Value-Add	Industrial Multifamily	2/23/2021 3/26/2021	\$2,381,500	12.4%	1.45x 1.55x	3.2 yrs 2.0 yrs
47 (3) 48	CrowdStreet Inc. CrowdStreet Inc.	Cloverleaf Suites Overland Park Silver Star Portfolio	Overland Park, Kansas Orlando, Florida	Value-Add Value-Add	Hospitality Industrial	4/28/2021 4/15/2021	\$569,852 \$50,000	-100.0%	0.00x 2.10x	3.3 yrs 3.4 yrs
49 50	CrowdStreet Inc.	Dixon Landing Research Park Exeter Place (Pref Equity)	Fremont, California San Antonio, Texas	Value-Add Opportunistic	Flex R&D Multifamily	4/28/2021 5/4/2021	\$6,976,000 \$975,000	15.1%	1.35x 1.46x	2.1 yrs 2.5 yrs
51	CrowdStreet Inc.	The Pointe at Redwood Shores	Redwood City, California	Value-Add	Office	4/30/2021	\$4,650,000	15.7%	1.56x	3.1 yrs
52 53 (3)	CrowdStreet Inc.	Villas at Riverside Yorkville Manhattan Multifamily	Austell, Georgia New York, New York	Value-Add Value-Add	Multifamily	5/28/2021 6/22/2021	\$1,960,000	47.5%	2.04x 0.00x	1.8 yrs 3.5 yrs
54 55	CrowdStreet Inc. CrowdStreet Inc.	Shadow Ridge Encore Phoenix	Riverdale, Georgia Phoenix, Arizona	Value-Add Opportunistic	Multifamily Multifamily	7/28/2021 5/4/2021	\$1,200,000 \$400,000	50.7%	1.97x 1.82x	1.6 yrs 4.7 yrs
56	CrowdStreet Inc.	Chateau on the River Plano Industrial Park	Fort Worth, Texas Plano, Texas	Value-Add Opportunistic	Multifamily	8/13/2021 8/17/2021	\$1,560,000	20.5%	1.57x 1.56x	2.4 yrs 2.2 yrs
58	CrowdStreet Inc.	WCP Raleigh Student Housing	Raleigh, North Carolina	Value-Add	Student Housing	8/20/2021	\$1,165,000	12.1%	1.51x	3.9 yrs
59 60	CrowdStreet Inc.	110 Atrium Allen Medical Office	Bellevue, Washington Allen, Texas	Core-Plus Core-Plus	Office Medical Office	8/27/2021 9/20/2021	\$900,000 \$1,065,000	17.6%	1.56x 1.69x	2.9 yrs 3.2 yrs
61 62	CrowdStreet Inc.	Avia Riverside Apartments Aqua Residences	Roswell, Georgia Palm Bay, Florida	Value-Add Opportunistic	Multifamily Multifamily	10/1/2021	\$4,805,000	19.2%	1.43x 1.71x	1.9 yrs 2.9 yrs
63	CrowdStreet Inc.	Lago Paradiso The Stanton	Miami, Florida Lockhart, Texas	Value-Add Opportunistic	Multifamily	10/7/2021	\$1,690,000	23.6%	2.04x 2.22x	4.1 yrs 3.4 yrs
65	CrowdStreet Inc.	Mosby Riverlights	Wilmington, North Carolina	Opportunistic	Multifamily	10/26/2021	\$6,386,500	45.2%	2.08x	1.9 yrs
66	CrowdStreet Inc.	Bridlewood Apartments Bellevue at Sheridan Apartments	Conyers, Alabama Tulsa, Oklahoma	Value-Add Value-Add	Multifamily Multifamily	10/26/2021	\$7,312,000 \$4,095,500	-1.1%	1.66x 0.97x	2.5 yrs 2.9 yrs
68 (3) 69	CrowdStreet Inc.	Hayes Court The Oaks at San Jose	Queens, New York Jacksonville, Florida	Value-Add Value-Add	Multifamily Multifamily	10/27/2021	\$1,202,400	-100.0%	0.00x 1.92x	3.5 yrs 2.8 yrs
70 71	CrowdStreet Inc. CrowdStreet Inc.	Sommerset Place Canopy at Baybrook	Raleigh, North Carolina Charlotte, North Carolina	Value-Add Value-Add	Multifamily Multifamily	11/5/2021	\$550,000 \$1,545,000	27.2%	2.47x 1.69x	3.9 yrs 2.7 yrs
72	CrowdStreet Inc.	Lakes of Margate North Vegas Industrial Development	Margate, Florida North Las Vegas, Nevada	Value-Add Opportunistic	Multifamily	11/19/2021	\$18,175,000	27.6%	1.33x 2.11x	1.1 yrs
74	CrowdStreet Inc.	Executive Airport Crossing	Henderson, Nevada	Opportunistic	Industrial	12/1/2021	\$3,760,000	19.5%	1.25x	1.2 yrs
75 76	CrowdStreet Inc.	Smyrna Physicians Pavilion Escondido Village	Smyrna, Tennessee San Antonio, Texas	Core-Plus Value-Add	Medical Office Multifamily	12/2/2021	\$1,000,000	1.1%	1.40x 1.03x	1.8 yrs 2.9 yrs
77 78	CrowdStreet Inc.	Drexel Flats Vista Brooklyn	Oklahoma City, Oklahoma Jacksonville, Florida	Value-Add Opportunistic	Multifamily Mixed Use	12/21/2021	\$375,000 \$6,178,000	24.4%	2.24x 1.98x	3.9 yrs 2.8 yrs
79	CrowdStreet Inc.	Morehouse Student Housing	Atlanta, Georgia	Opportunistic	Student Housing Multifamily	12/21/2021	\$1,165,000	42.2%	2.86x	3.1 yrs
80	CrowdStreet Inc.	Greens at Hollymead Apartments Ariza Corpus Christi Apartments	Charlottesvile, Virginia Corpus Christi, Texas	Core-Plus Opportunistic	Multifamily	10/20/2021	\$1,150,000 \$360,000	26.4%	1.84x 1.93x	3.2 yrs 3.1 yrs
82 83	CrowdStreet Inc.	Lathrop Industrial Monterra Apartment Homes	Lathrop, California Albuquerque, New Mexico	Opportunistic Value-Add	Industrial Multifamily	12/15/2021	\$1,150,000 \$944,000	19.6% 8.0%	2.12x 1.32x	4.1 yrs 3.9 yrs
84 85 (5)	CrowdStreet Inc.	La Entrada Apartment Homes Dallas-Fort Worth Multifamily Portfolio	Albuquerque, New Mexico Benbrook, Texas	Value-Add Value-Add	Multifamily Multifamily	11/23/21 12/7/2021	\$596,000 \$2,130,000	14.7%	1.69x 1.32x	4.1 yrs 3.0 yrs
86	CrowdStreet Inc.	Valencia Apartments The Corners Apartment Homes (DBA	Fort Worth, Texas	Value-Add	Multifamily	11/30/2021	\$2,220,000	7.0%	1.32x	4.4 yrs
87	CrowdStreet Inc.	Bellevue Terrace) Somerset & Stratton Park	Dallas, Texas Fort Worth, Texas	Value-Add Value-Add	Multifamily Multifamily	11/30/2021	\$2,455,000	8.5%	1.59x 1.40x	4.1 yrs 5.1 yrs
89 90	CrowdStreet Inc.	Cambridge Industrial Center Residence at Edinburg	Cambridge, Massachusetts Edinburg, Texas	Opportunistic Core-Plus	Industrial Multifamily	1/4/2022	\$21,768,000 \$5,874,010	22.0% 17.9%	1.30x 1.50x	1.4 yrs 2.5 yrs
91 92	CrowdStreet Inc.	Heritage at Temple Terrace Crossroads South	Tampa, Florida Atlanta (Jonesboro), Georgia	Value-Add Value-Add	Multifamily Retail	1/13/2022	\$1,896,000	22.4%	1.78x 1.43x	2.9 yrs 4.3 yrs
93	CrowdStreet Inc.	Alvarado Highway 66 Storage	Los Angeles, California Garland, Texas	Opportunistic	Multifamily	1/19/2022	\$2,315,000 \$675,000	9.1%	1.42x 1.65x	3.9 yrs 4.9 yrs
95	CrowdStreet Inc.	Tucker Self Storage (CubeSmart Managed)	Tucker, Georgia	Opportunistic Opportunistic	Storage Storage	1/12/2022	\$1,546,000	33.5%	2.85x	3.6 yrs
96 97	CrowdStreet Inc. CrowdStreet Inc.	Ponderosa Ranch fka Sienna Apartments 10 Federal Self Storage I	Tempe, Arizona Multiple Locations	Value-Add Value-Add	Multifamily Storage	3/18/21 2/17/22	\$550,000 \$6,108,000	23.0%	2.48x 1.96x	5.5 yrs 3.8 yrs
98 99	CrowdStreet Inc. CrowdStreet Inc.	Entrance at Lakeway Hi Point Luxury Apartments	Lakeway, Texas Los Angeles, California	Value-Add Opportunistic	Retail Multifamily	3/17/2022 3/18/22	\$1,378,000 \$2,555,000	16.7%	2.16x 1.40x	5.5 yrs 3.0 yrs
100 (3) 101 (3)	CrowdStreet Inc.	Intellistay Courtyard Tulsa Britannia Business Center I	Tulsa, Oklahoma Pleasanton, California	Value-Add Opportunistic	Hospitality	12/31/2021	\$3,262,950	-100.0%	0.00x	4.8 yrs 6.0 yrs
102	CrowdStreet Inc.	Presidio Apartments	Bryan, Texas	Value-Add	Multifamily	3/3/2022	\$475,000	13.0%	1.65x	4.0 yrs
103 104	CrowdStreet Inc.	Summit Ridge Apartments Serenity Apartments at Mobile	Charlotte, North Carolina Mobile, Alabama	Value-Add Value-Add	Multifamily Multifamily	3/10/2022 12/23/2021	\$8,660,000	-3.6%	1.36x 0.89x	2.6 yrs 3.2 yrs
105 106	CrowdStreet Inc. CrowdStreet Inc.	East Nashville's Callis Road Industrial Development Mission Grove	Lebanon, Tennessee Tallahassee, Florida	Opportunistic Value-Add	Industrial Multifamily	3/11/2022 3/31/2022	\$5,365,000 \$1,525,000	120.0% 47.1%	3.12x 3.32x	1.4 yrs 3.0 yrs
107 108	CrowdStreet Inc.	100 East Pine Street Horizon Center Portfolio	Orlando, Florida Hamilton, New Jersey	Value-Add Value-Add	Office	3/22/2022 3/24/2022	\$630,000 \$1,175,000	7.1%	1.31x 1.36x	6.1 yrs 4.1 yrs
109	CrowdStreet Inc.	Lumen	Everett, Washington	Core-Plus	Multifamily	2/10/22	\$750,000	19.6%	1.65x	3.2 yrs
110 111	CrowdStreet Inc.	Victorian Village Townhomes Rainbow Forest Apartment Homes	St. Louis, Missouri Decatur, Georgia	Value-Add Value-Add	Multifamily Multifamily	1/14/2022 4/8/22	\$1,517,000 \$410,900	21.9%	1.81x 2.40x	3.0 yrs 3.7 yrs
112 (3) 113	CrowdStreet Inc.	Comfort Suites - Savannah North Exchange at 1105	Port Wentworth, Georgia LaGrange, Georgia	Core-Plus Opportunistic	Hospitality Multifamily	3/11/22 3/15/22	\$2,194,389	-100.0%	0.00x 2.81x	4.5 yrs 1.9 yrs
114 115	CrowdStreet Inc. CrowdStreet Inc.	Mueller Rose Apartments parcHAUS at University Drive	Austin, Texas McKinney Texas	Value-Add Opportunistic	Multifamily Built-to-Rent	4/12/22 4/28/22	\$2,325,010 \$6,455,500	19.6% 72.8%	1.71x 2.86x	3.1 yrs 1.9 yrs
116 117 (3a)	CrowdStreet Inc.	Bayou Park Apartments Southern Wesleyan Residence Hall	Houston, Texas Central, South Carolina	Value-Add Opportunistic	Multifamily Student Housing	4/21/22 4/7/22	\$805,300 \$1,101,000	11.0%	1.39x 0.16x	3.3 yrs 5.1 yrs
118	CrowdStreet Inc.	The Willows Apartments	Killeen, Texas	Value-Add	Multifamily	4/26/22	\$6,080,000	19.6%	1.60x	2.7 yrs
119 (3) 120	CrowdStreet Inc.	Four Points Sheraton Lynnwood Park Apartments	Little Rock, Arkansas Raleigh, North Carolina	Opportunistic Value-Add	Hospitality Multifamily	4/22/22 5/24/22	\$3,138,750 \$4,153,000	-100.0%	0.00x 2.12x	3.7 yrs
121 122	CrowdStreet Inc. CrowdStreet Inc.	Haven at Denton Andover Flex/Industrial Center	Denton, Texas Andover, Massachusetts	Opportunistic Core-Plus	Student Housing Flex/Office	5/26/22 5/27/22	\$8,062,000 \$4,960,000	15.5% 31.9%	1.50x 1.48x	2.7 yrs 1.4 yrs
123	CrowdStreet Inc.	Westmount at Summer Cove Georgetown Village & Timberlane	Grand Prairie, Texas Spartanburg, South Carolina	Value-Add Value-Add	Multifamily	5/19/22 5/10/22	\$430,000 \$3,122,000	21.4%	3.05x 1.84x	6.6 yrs 3.0 yrs
125	CrowdStreet Inc.	Apartments Six Forks Apartments	Raleigh, North Carolina	Value-Add	Multifamily	6/1/22	\$2,835,000	51.9%	2.70x	2.3 yrs
126 127	CrowdStreet Inc.	Brighton Self-Storage Paces at the Estates	Brighton, Colorado Opelika, Alabama	Opportunistic Value-Add	Storage Multifamily	6/7/22 6/22/22	\$1,508,237	24.0%	2.26x 2.29x	3.7 yrs 2.9 yrs
128 129	CrowdStreet Inc. CrowdStreet Inc.	O'Donnell Opportunity Fund V Summerhill Atlanta – Georgia Avenue	Multiple Locations Atlanta, Georgia	Value-Add Value-Add	Multi-Asset Fund Mixed Use	6/2/22 6/27/22	\$3,825,000 \$1,977,500	27.8%	3.71x 1.20x	5.8 yrs 2.3 yrs
130 131	CrowdStreet Inc.	Cascade Apartments Hilton Home2 Suites Pensacola - Gulf Breeze	Austin, Texas Gulf Breeze, Florida	Value-Add Opportunistic	Multifamily Hospitality	6/29/22 6/30/22	\$4,263,500	11.5%	1.34x 1.53x	2.8 yrs 3.5 yrs
132	CrowdStreet Inc.	100 Edgewood	Atlanta, Georgia	Opportunistic	Office	6/30/22	\$26,160,497	-5.7%	0.84x	2.8 yrs
133 134	CrowdStreet Inc.	456 Bedford Street South Carolina Multifamily Portfolio I	Fall River, Massachusetts Multiple Locations	Value-Add Value-Add	Industrial Multifamily	5/31/22 8/17/22	\$5,280,000 \$7,200,000	21.2%	1.46x 1.80x	2.0 yrs 3.7 yrs
135 136	CrowdStreet Inc.	Mountainside Apartments IntelliStay Boonville	Birmingham, Alabama Boonville, Missouri	Value-Add Value-Add	Multifamily Hospitality	7/11/2022 7/7/2022	\$4,554,500 \$900,000	-0.8%	0.97x 1.74x	4.1 yrs 6.4 yrs
137 (3) 138	CrowdStreet Inc.	Plymouth Meeting BLN Office Park - Bank Note	Plymouth Meeting, Pennsylvania Bloomington, Minnesota	Value-Add Opportunistic	Hospitality Office	7/6/2022 7/29/2022	\$1,000,000 \$4,300,000	-100.0%	0.00x	6.2 yrs 1.9 yrs
139	CrowdStreet Inc.	High Street	Phoenix, Arizona	Value-Add	Mixed Use	6/17/2022	\$325,000	16.6%	1.97x	4.8 yrs
140 141	CrowdStreet Inc.	Miller Square Village at Juban Associates, LLC (Exchanged into Staples Bldg, Rupple Townhomes and Pebblebrooke Villas)	Austin, Texas Denham Springs, Louisiana	Value-Add Core-Plus	Multifamily Multifamily	7/19/22 2/16/2022	\$1,595,000	11.9%	1.39x 2.19x	2.9 yrs 5.4 yrs
142	CrowdStreet Inc.	Pebblebrooke Villas) Pleasant Creek Apartment Homes Siena Round Rock	Lancaster, Texas Round Rock, Texas	Value-Add Opportunistic	Multifamily	8/12/22 8/19/22	\$650,000	19.5%	1.80x 2.14x	3.5 yrs 1.8 yrs
144	CrowdStreet Inc.	Elmhurst Charter School	Elmhurst, New York	Opportunistic	Specialty	8/31/22	\$6,889,000	26.2%	1.50x	1.7 yrs
145 146	CrowdStreet Inc.	Clover Ranch Debbie Lane Flats	Hampton, Georgia Arlington, Texas	Value-Add Opportunistic	Multifamily Multifamily	9/7/22 9/21/22	\$5,062,800	43.6%	2.54x 2.56x	2.7 yrs 2.6 yrs
147 148	CrowdStreet Inc. CrowdStreet Inc.	Southeast Multifamily Portfolio II Pinto Business Park Industrial Development	Multiple Locations Houston, Texas	Value-Add Opportunistic	Multifamily Industrial	9/30/22 10/26/22	\$7,792,000 \$5,100,000	24.2% 33.1%	2.12x 1.38x	3.8 yrs 1.1 yrs
149	CrowdStreet Inc.	Pearland Medical Office Metro Air Park Logistics Center	Pearland, Texas Sacramento, California	Value-Add Opportunistic	Medical Office	11/2/22	\$1,335,000	11.2%	1.52x 1.54x	3.9 yrs 1.1 yrs
150	CrowdStreet Inc.	Metro Air Park Logistics Center	Sacramento, California Colorado Springs, Colorado	Opportunistic Value-Add	Office	12/1/22	\$6,080,000 \$1,425,000	23.5%	1.54x 2.51x	1.1 yrs 4.3 yrs
		TOTAL CROWDSTREET MARKETPLACE					\$431,339,858	19.7%	1.59x	3.0 yrs

Returns Being Finalized Date Realized Realized Equity Multiple Realized IRR Investment Strategy Property Type Amount Invested Offering Hold Period Chameleon Apartments Seattle, Washington Value-Add Multifamily 8/5/22 \$1,630,000 6.1 yrs (4) (4)

3	Axiom Apartments Charlotte Garden Walk Apartments	Atlanta, Georgia	Value-Add Value-Add	Multifamily	11/29/22	\$2,488,000 \$6,295,000	(4)	(4)	1.9 yrs
	Cardon March partments	, kildinta, ocorgia	varae / tala	manenanniy	12/10/22	φ0,250,000	X 9	(¹)	

OTHER NON-STANDARD EXITS (6)										
	Offering		Investment Strategy	Property Type	Date Realized (2)	Amount Invested	Realized IRR (1)	Realized Equity Multiple (1)	Hold Period	
7	Impact Housing REIT	Multiple Locations	Value-Add	Multifamily	1/21/19	\$796,400	(6)	(6)	0.9 yrs	
2	Medalist Diversified REIT	Multiple Locations	Value-Add	Multi-Asset	11/28/18	\$364,500	(6)	(6)	0.9 yrs	
3	Addison Corporate Center	Windsor, Connecticut	Opportunistic	Office	6/8/20	\$2,078,000	(6)	(6)	3.6 yrs	

Disclosures

As of 1/27/23. This track record includes all realized deals that were listed on the CrowdStreet Marketplace since inception of the Marketplace in 2013. A deal is considered realized once a property has been sold or investor membership interests have been redeemed. In cases of Funds, a Fund is considered realized once all properties or investments within the Fund have been realized. This track record is updated on a quarterly basis.

Investing in commercial real estate entails substantive risk. You should not invest unless you can sustain the risk of loss of capital, including the risk of total loss of capital. All investors should consider their individual factors in consultation with a professional advisor of their choosing when deciding if an investment is appropriate. Direct and indirect purchase of real property involves significant risks, including without limitation market risks, risks related to the sale of land and risks specific to a given property, which could include the potential for property value loss, potential for foreclosure, changes in tax status and fees, and casts and expenses associated with management of such properties. All investors should consider risks of loss of the entire investment. Private placements are illiquid investments and are intended for investors who do not need a liquid investment.

Past performance does not guarantee future results or success. All investors should consider their individual factors in consultation with a professional advisor of their choosing when deciding if an investment is appropriate.

Market volatility or lack of liquidity could impair an investment's profitability or result in losses. Factors such as high vacancy, oversupply of the product in the market, increase in interest rates for borrowing loans, bad credit quality of tenants occupying the property, general economic risks such as high vacancy, oversupply of the product in the market, increase in interest rates for borrowing loans, bad credit quality of tenants occupying the property, general economic risks such as interest rates sits, all of which could lead to financial difficulties and impact net operating income and can depreciate the value of the property, memoral including including including in the asset sits, all of which could lead to financial difficulties and impact net operating conditions, terrorist attacks, and war may affect the loadyeted costs in events and other national, regional conditional, regrinar of local emergency conditions, and ware mental liabilities, contingent fibiolity of investment assets

Footnotes

(1) Returns shown are aggregate returns for all self-directed CrowdStreet Marketplace investors, net of the most onerous fees that hypothetically could be charged to clients of CrowdStreet Advisors, LLC, a wholly-owned subsidiary of CrowdStreet and a federally registered investment advisor. Individual investor returns may differ Returns are subject to change as a result of contingency holdback or future residual distributions, if applicable. (2) When the realization date was not available, the date realized represents the distribution date when investor capital was returned. (3) Given the inherent limitations of the internal rate of return (IRR*) calculation, the IRR cannot be calculated for this deal (calculation not possible without positive cash flows). The 100% loss shown simply represents absolute total loss of capital incurred by investors. (3a) Given the inherent limitations of the internal rate of return (IRR*) calculation, the IRR cannot be calculated for this deal (calculation for sostible without positive cash flows followed by negative ones and then by positive ones, the IRR may have multiple values). The 83.8% loss shown simply represents absolute total loss of capital incurred by investors.

investors. (4) Returns Being Finalized represents deals that have been realized, but where the final sale distribution amounts are not yet finalized or available. These deals will be reviewed as part of the quarterly update to determine if distribution information is finalized for inclusion in the overall track record. (5) Due to the inability of the sponsor to close on one of the two properties, 20 out of the 53 CrowdStreet investors (comprising approximately 40% of total CrowdStreet equity raised), accepted the option to be paid back in full approximately 3 months after having made their initial investment. As such, actual returns shown are impacted and inclusive of these 20 divested positions at par. Realized returns achieved by the remaining 33 investors that stayed in the deal are 28.9% IRR and 155x EM. (6) Other Non-Standard Exits represent deals where the Sponsor could not core on the property and proceed with the intended offering, or where the Sponsor could not close on one on the property and proceed with the intended offering, or where the Sponsor could not close are not performed or is unable to be calculated in a consistent manner with the overall track record(i.e., at exit, investors received a non-cash, in-kind distribution where the value was not easily determinable, and which had limited liquidity).

Calculations

Internal Rate of Return ("IRR"): IRR is calculated, for individual realized deals based on the aggregate investor cash flows, utilizing the XIRR function in Microsoft Excel, and with reference to the effective capital contribution dates of each individual investor and the distribution dates by the Sponsor (Issuer).

Aggregate IRR: Aggregate IRR of all realized deals is based on aggregated cash flows of individual realized deals, as described above, and similarly calculated utilizing the XIRR function. IRR figures listed on this page are net of the most onerous fees charged to clients of CrowdStreet Advisors, LLC, a wholly-owned subsidiary of CrowdStreet and a federally registered investment advisor. An investor's actual IRR on a realized deal may differ. Returns are calculated utilizing a consistent methodology. However, in most cases, the applicable issuing entity (the Sponsor or the Issuer) provides the distribution information used for the IRR calculations. While we take reasonable steps to verify this information, we cannot guarantee its accuracy.

Equity Multiple ("EM"): The equity multiple is primarily used as a measure of the total return paid to an investor. The equity multiple is calculated by dividing the cumulative distributions from a project by the total paid-in capital, utilizing data received from the applicable issuing entity (the Sponsor or the Issuer). The equity multiple differs from the IRR in that it does not take into account the length of the investment period or the time value of money. Equity multiple figures listed on this page are net of the most onerous fees charged to clients of CrowdStreet Advisors, LLC, a wholly-owned subsidiary of CrowdStreet and a federally registered investment advisor. An investor's actual equity multiple is calculated utilizing a consistent methodology for calculating returns. However, in most cases, the applicable issuing entity (the Sponsor or the Issuer) provides the distribution information used for the equity multiple calculations. While we take reasonable steps to verify this information, we cannot guarantee its accuracy.

Hold Period: The hold period is defined as the time between when the underlying property is acquired and when that property is sold and the proceeds are distributed to investors. Typically, Sponsors generally target a hold period of 3-5 years, although some deals may target as long as 10 years. It is important to note that many of the deals listed on the CrowdStreet Marketplace are still in their holding periods.

Definitions

*Classifications of the deals generally follow the definitions below. Classifications are typically determined at the time the project is going live on the Marketplace.

Investment Strategy Opportunistic: Project could require heavy redevelopm nt full de sitioning to reach its highest potential value. Other situ

Value-Add: The fix-and-flip of commercial real estate, these projects require significant investment, improvement, and oversight to achieve goals, likely including interior and exterior renovations, securing leases, increasing undervalued rents, and the likelihood of higher leverage.

Core-Plus: Stable assets with attractive occupancy rates, but with potential to increase cash flow or property value through light improvements, operational efficiencies, and slight increases to amount or quality of tenants, or rental rates.

Core: Highly stable assets, typically in major metros, with high occupancy and rents at or above market value already in place.

Property Type

Multifamily: A classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Units can be next to each other, or stacked on top of each other. A common form is an apartment building.

Build-to-Rent: A classification of housing used to describe detached units or attached townhomes built specifically for the purpose of long-term rentals.

Student Housing: A residential property primarily used to house students.

Senior Housing: A residential property primarily used to house senior citizens.

Office: A room or part of a building in which people work, especially sitting at tables with computers, phones, etc., usually as a part of a business or other organization.

Industrial: Land and buildings which accommodate industrial activities including production, manufacturing, assembly, warehousing, research, storage, and distribution.

Flex/Office: A subset of industrial properties that are typically designed to serve multiple purposes and are often considered a bridge between industrial and office real estate.

Flex R&D: More industrial in nature than Flex/Office, the R&D component means more manufacturing-type tenants with potential for specialized buildouts that could require heavy power, robust floor loads, localized venting, etc.

Storage: A property used for the storage of personal property.

tality: Buildings rel ons for travel and tourism. like hotels or properties with similar uses.

Retail: Real estate that ranges from shopping centers to individual stores and pop-up shops. Examples consist of everything from supermarkets and pharmacies to dry cleaners and cafes.

Medical Office: A property or facility specifically outfitted for and used for medical purposes.

Specialty: Used to describe any property that does not fit within the definitions above.

Mixed-Use: A property that combines any mix of the uses above.

Multi-asset: Used to describe a mix of property types.

Property Type Risks

Multifamily: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of multifamily investments include competition from single-family homes, fluctuations in the average occupancy rate, and increases in mortgage rates that can make debt financing more expensive.

Build-to-Rent: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of build-to-rent investments include competition from single-family homes, fluctuations in the average occupancy rate, and increases in mortgage rates that can make debt-financing more expensive

Industrial: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of industrial investments include declines in manufacturing activity due to reduced demand or trade agreements that ou manufacturing efforts.

Retail: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of retail investments include the length of the lease(s) and whether it's single or multi-tenant.

Hospitality. In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of hospitality investments include higher operating expenses or changes in travel patterns.

Office: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of office investments include whether the property is single or multi-tenant and average length of the lease.

Life Sciences: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of life sciences investments include proximity to research universities and access to top talent, the amount of VC funding or government investment in the region, and the number of biotech/medical device/pharmaceutical and other life sciences companies in the area.

Medical Office: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and credit quality of tenants, some of the factors that can impact the success or failure of medical office investments include rising or falling healthcare demand in the area and high turnover costs. Medical offices are highly specific buildings with waiting areas, exam rooms, and specialized healthcare characteristics. When a new tenant comes in you have to repurpose the space for their specific needs, increasing TI (Tenant Improvement) costs.

Senior Housing: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and tenants' credit quality, another factor that can impact the success or failure of senior investments include how operationally intensive these properties are. Like hospitality, senior housing has high operational risk as it relies heavily on labor. The success of the investment can also rely on the demand for senior housing facilities in the area, so properties need access to local senior populations to find tenants.

Coworking: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and tenants' credit quality, another factor that can impact the success or failure of a coworking investment depends on the coworking business model used (WeWork differs from Industrious, for instance). Both are affected by tenant demand risk. There is also the risk of high competition from other office properties, and different tenants coming in have different budgets, so rent increases could lead to losing customers to cheaper competitors. Unlike general office spaces, coworking properties may have limited options to attract specific tenants.

Self-Storage: In addition to more general risks such as high vacancy rates, oversupply of product in the market, and tenants' credit auglity, another factor that can impact the success or failure of a self-storage investment is its sensitivity to rent increases, especially if there is competition nearby.