			CrowdStreet Ma			cord _{Date}		Realized	Realized	
7	Provided by CrowdStreet Inc.	Offering Mainstreet Bloomington	City, State Bloomington, Indiana	Investment Strategy Core-Plus	Property Type Senior Housing	Realized (2) 8/11/2015	Amount Invested \$1,612,000	IRR (1) 12.1%	Equity Multiple (1) 1.14x	Hold Period
2	CrowdStreet Inc.	1924 Franklin Alpha Wave Residential Fund II	Oakland, California Las Vegas, Nevada	Value-Add Opportunistic	Office Multi-Asset	12/6/2017	\$405,000 \$175,000	18.9%	1.59x 1.49x	2.6 yrs 0.6 yrs
4	CrowdStreet Inc.	Diamond Loch Apartments	North Richland Hills, Texas	Value-Add	Multifamily	6/30/2017	\$3,250,000	25.9%	1.49X	1.8 yrs
5	CrowdStreet Inc.	Villas at LeBlanc Park Timber Oaks Apartments	Fort Worth, Texas Midlothian, Texas	Value-Add Value-Add	Multifamily 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
8	CrowdStreet Inc.	Clear Point Gardens Burnside	Columbus, Ohio Portland, Oregon	Value-Add Opportunistic	Multifamily	8/6/2018 6/20/2018	\$2,730,000	41.0%	1.52x 1.73x	1.2 yrs 1.3 yrs
10 11	CrowdStreet Inc.	Hoyt20 490 First Avenue	Portland, Oregon St. Petersburg, Florida	Opportunistic Value-Add	Multifamily Office	11/13/2018 12/17/2018	\$1,486,000	21.7%	1.55x 1.54x	2.2 yrs 2.7 yrs
12	CrowdStreet Inc.	Patriot's Pointe Westmount at Colonnade	Hillsborough, North Carolina	Core-Plus Value-Add	Multifamily	1/1/2018	\$620,000	15.6%	1.26x	1.6 yrs
13	CrowdStreet Inc.	Westmount at Colonnade Watt Hotel & Retail	Grand Prairie, Texas Rahway, New Jersey	Opportunistic	Hospitality	5/7/2019	\$455,000	15.0%	1.49x	3.2 yrs 2.3 yrs
15 16	CrowdStreet Inc. CrowdStreet Inc.	lvy at Clear Creek Chase Suites Lincoln	Houston, Texas Lincoln, Nebraska	Value-Add Value-Add	Multifamily Hospitality	5/1/2019 4/22/2019	\$405,000 \$341,798	18.8%	1.70x 0.31x	3.4 yrs 1.8 yrs
17	CrowdStreet Inc.	Old Taylor Road Cottages	Oxford, Mississippi	Value-Add	Multifamily	4/26/2019	\$1,655,000	10.3%	1.17x	1.6 yrs
18 19	CrowdStreet Inc.	Oakland Airport Plaza	Oakland, California Norwalk, California	Value-Add Value-Add	Office Multifamily	11/6/2019 5/6/2019	\$4,525,000 \$630,000	41.9%	1.91x 1.29x	1.9 yrs 2.1 yrs
20 21 (3)	CrowdStreet Inc.	River's Edge Chase Suites Baton Rouge	Haverhill, Massachusetts Baton Rouge, Louisiana	Value-Add Value-Add	Multifamily Hospitality	9/25/2019 11/21/2019	\$1,800,000 \$25,000	-100.0%	2.13x 0.00x	3.2 yrs 2.2 yrs
22	CrowdStreet Inc.	Modern on the Rail Sonoma Villas and Pines	Phoenix, Arizona Phoenix, Arizona	Value-Add Value-Add	Multifamily	5/3/2019 4/30/2019	\$500,000 \$995,500	40.7%	1.68x 1.56x	1.5 yrs
23	CrowdStreet Inc.	Fountains of Fellsmere	Fellsmere, Florida	Opportunistic	Senior Housing	2/20/2020	\$215,000	-66.2%	0.16x	1.5 yrs 3.6 yrs
25 26	CrowdStreet Inc.	Sheldrake Lofts Fairfield Inn & Suites Note Offering	Mamaroneck, New York Peachtree City, Georgia	Opportunistic Core-Plus	Multifamily Hospitality	2/20/2020 3/19/2020	\$450,000 \$930,000	23.9%	1.70x 1.10x	2.4 yrs 1.4 yrs
27	CrowdStreet Inc.	West Girard Lofts Hellyer Oaks Technology Park	Philadelphia, Pennsylvania San Jose, California	Opportunistic Value-Add	Multifamily Office	2/28/2020 3/12/2020	\$4,683,000 \$6,340,500	6.5%	1.14x 1.81x	2.0 yrs 3.0 yrs
29	CrowdStreet Inc.	Quadrant Office Building	Brooklyn Park, Minnesota	Value-Add	Office	9/19/2019	\$2,525,000	30.1%	1.61x	1.9 yrs
30 31	CrowdStreet Inc.	Winsome West Multifamily Bridgeport Apartments	Las Vegas, Nevada Irving, Texas	Value-Add Value-Add	Multifamily Multifamily	3/6/2020 4/24/2020	\$1,300,000 \$455,000	23.6% 4.6%	1.51x 1.13x	1.9 yrs 2.9 yrs
32 33	CrowdStreet Inc.	Torrey Pines Apartment Homes Performance Communities Fund	Denver, Colorado Multiple Locations	Value-Add Value-Add	Multifamily Multi-Asset	1/28/2020 8/11/2020	\$2,880,000	9.2%	1.25x 1.63x	2.7 yrs 2.2 yrs
34	CrowdStreet Inc.	E-Commerce Distribution Center	Memphis, Tennessee	Value-Add	Industrial	5/8/2019	\$1,730,000	10.4%	1.31x	2.7 yrs
35	CrowdStreet Inc.	CCI-MBM XI, LP (Avion 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 38	CrowdStreet Inc. CrowdStreet Inc.	Bay Tec & Airport Corporate Center	Tampa-St. Petersburg, Florida Dallas, Texas	Core-Plus Core-Plus	Industrial	3/11/2020 3/11/2020	\$440,000 \$125,000	19.7%	1.52x 1.55x	2.4 yrs 3.0 yrs
	CrowdStreet Inc.	Houston Red Lion Hotel	Houston, Texas	Value-Add	Hospitality	12/31/20	\$3,862,498	-100.0%	0.00x	2.3 yrs
40	CrowdStreet Inc.	Willow Creek GSO Portfolio Villas del Encanto	Greensboro, North Carolina San Antonio, Texas	Value-Add Value-Add	Multifamily Multifamily	11/2/2020	\$735,000 \$2,451,000	16.3%	1.60x	3.3 yrs 2.1 yrs
42 43	CrowdStreet Inc. 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 \$3,025,000	76.5% 25.7%	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	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.	Cloverleaf Suites Overland Park Silver Star Portfolio	Overland Park, Kansas Orlando, Florida	Value-Add Value-Add	Hospitality	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 Multifamily	5/28/2021 6/22/2021	\$1,960,000 \$695,000	47.5%	2.04x 0.00x	1.8 yrs 3.5 yrs
54	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	50.7%	1.97x 1.83x	1.6 yrs 4.7 yrs
56	CrowdStreet Inc.	Chateau on the River	Fort Worth, Texas	Value-Add	Multifamily	8/13/2021	\$1,560,000	20.5%	1.58x	2.4 yrs
57 58	CrowdStreet Inc.	Plano Industrial Park WCP Raleigh Student Housing	Plano, Texas Raleigh, North Carolina	Opportunistic Value-Add	Industrial Student Housing	8/17/2021 8/20/2021	\$6,633,000 \$1,165,000	21.6%	1.56x 1.51x	2.2 yrs 3.9 yrs
59 60	CrowdStreet Inc. 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
67	CrowdStreet Inc.	Avia Riverside Apartments	Roswell, Georgia	Value-Add	Multifamily	10/1/2021	\$4,805,000	19.2%	1.43x	1.9 yrs
62	CrowdStreet Inc. CrowdStreet Inc.	Aqua Residences Lago Paradiso	Palm Bay, Florida Miami, Florida	Opportunistic Value-Add	Multifamily Multifamily	10/1/2021	\$7,000,000 \$1,690,000	18.9%	1.71x 2.04x	2.9 yrs 4.1 yrs
64 65	CrowdStreet Inc. CrowdStreet Inc.	The Stanton Mosby Riverlights	Lockhart, Texas Wilmington, North Carolina	Opportunistic Opportunistic	Multifamily Multifamily	10/22/2021	\$725,000 \$6,386,500	26.0%	2.22x 2.08x	3.4 yrs 1.9 yrs
66	CrowdStreet Inc.	Bridlewood Apartments	Conyers, Alabama	Value-Add	Multifamily	10/26/2021	\$7,312,000	23.1%	1.66x	2.5 yrs
67 68 (3)	CrowdStreet Inc.	Bellevue at Sheridan Apartments Hayes Court	Tulsa, Oklahoma Queens, New York	Value-Add Value-Add	Multifamily Multifamily	10/26/2021	\$4,095,500 \$1,202,400	-1.1%	0.97x 0.00x	2.9 yrs 3.5 yrs
69 70	CrowdStreet Inc.	The Oaks at San Jose Sommerset Place	Jacksonville, Florida Raleigh, North Carolina	Value-Add Value-Add	Multifamily Multifamily	10/28/2021	\$1,094,800 \$550,000	26.5%	1.92x 2.47x	2.8 yrs 3.9 yrs
71	CrowdStreet Inc.	Canopy at Baybrook	Charlotte, North Carolina Margate, Florida	Value-Add Value-Add	Multifamily Multifamily	11/17/2021	\$1,545,000 \$18,175,000	21.9%	1.69x 1.33x	2.7 yrs
72	CrowdStreet Inc.	Lakes of Margate	Margate, Fiorida North Las Vegas, Nevada	Opportunistic	Industrial	11/19/2021	\$18,175,000	88.5%	2.12x	1.1 yrs
74 75	CrowdStreet Inc. CrowdStreet Inc.	Executive Airport Crossing Smyrna Physicians Pavilion	Henderson, Nevada Smyrna, Tennessee	Opportunistic Core-Plus	Industrial Medical Office	12/1/2021 12/2/2021	\$3,760,000 \$1,000,000	19.5% 20.7%	1.25x 1.40x	1.2 yrs 1.8 yrs
76	CrowdStreet Inc.	Escondido Village	San Antonio, Texas	Value-Add	Multifamily	12/29/2021	\$4,772,400	1.1%	1.03x	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 12/30/2021	\$375,000 \$6,178,000	24.4%	2.24x 1.98x	3.9 yrs 2.8 yrs
79 80	CrowdStreet Inc.	Morehouse Student Housing Greens at Hollymead Apartments	Atlanta, Georgia Charlottesvile, Virginia	Opportunistic Core-Plus	Student Housing Multifamily	12/21/2021 10/20/2021	\$1,165,000	42.2% 26.4%	2.86x 1.84x	3.1 yrs 3.2 yrs
81	CrowdStreet Inc.	Ariza Corpus Christi Apartments	Corpus Christi, Texas Lathrop, California	Opportunistic	Multifamily	11/18/2021	\$360,000	23.7%	1.93x 2.12x	3.1 yrs 4.1 yrs
83	CrowdStreet Inc.	Monterra Apartment Homes	Albuquerque, New Mexico	Value-Add	Multifamily	10/1/21	\$944,000	8.0%	1.32x	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	\$596,000 \$2,130,000	14.7% 24.8%	1.69x 1.32x	4.1 yrs 3.0 yrs
86	CrowdStreet Inc.	Valencia Apartments The Corners Apartment Homes (DBA	Fort Worth, Texas Dallas, Texas	Value-Add Value-Add	Multifamily Multifamily	11/30/2021	\$2,220,000	7.0%	1.32x 1.59x	4.4 yrs 4.1 yrs
88	CrowdStreet Inc.	Bellevue Terrace) Somerset & Stratton Park	Fort Worth, Texas	Value-Add	Multifamily	11/30/2021	\$2,245,000	8.5%	1.40x	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	1.3 yrs 2.5 yrs
91 92	CrowdStreet Inc.	Heritage at Temple Terrace	Tampa, Florida Atlanta (Jonesboro), Georgia	Value-Add Value-Add	Multifamily Retail	1/13/2022	\$1,896,000 \$425,000	22.4%	1.78x	2.9 yrs 4.3 yrs
93	CrowdStreet Inc.	Alvarado	Los Angeles, California	Opportunistic	Multifamily	1/19/2022	\$2,315,000	9.1%	1.42x	3.9 yrs
94 95	CrowdStreet Inc. CrowdStreet Inc.	Highway 66 Storage Tucker Self Storage (CubeSmart Managed)	Garland, Texas Tucker, Georgia	Opportunistic Opportunistic	Storage Storage	12/29/2021 1/12/2022	\$675,000 \$1,546,000	10.6% 33.5%	1.65x 2.85x	4.9 yrs 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	CrowdStreet Inc.	Entrance at Lakeway	Lakeway, Texas	Value-Add	Retail	3/17/2022	\$1,378,000	16.7%	2.16x	5.5 yrs
99 100 (3)	CrowdStreet Inc.	Hi Point Luxury Apartments Intellistay Courtyard Tulsa	Los Angeles, California Tulsa, Oklahoma	Opportunistic Value-Add	Multifamily Hospitality	3/18/22 12/31/2021	\$2,555,000	11.6%	1.40x 0.00x	3.0 yrs 4.8 yrs
101 (3) 102	CrowdStreet Inc. CrowdStreet Inc.	Britannia Business Center I Presidio Apartments	Pleasanton, California Bryan, Texas	Opportunistic Value-Add	Office Multifamily	1/28/2022 3/3/2022	\$985,000 \$475,000	-100.0%	0.00x 1.65x	6.1 yrs 4.0 yrs
103	CrowdStreet Inc.	Summit Ridge Apartments	Charlotte, North Carolina	Value-Add	Multifamily	3/10/2022	\$8,660,000	12.7%	1.36x	2.6 yrs
104 105	CrowdStreet Inc. CrowdStreet Inc.	Serenity Apartments at Mobile East Nashville's Callis Road Industrial Development	Mobile, Alabama Lebanon, Tennessee	Value-Add Opportunistic	Multifamily	12/23/2021 3/11/2022	\$1,030,000 \$5,365,000	-3.2%	0.90x 3.12x	3.2 yrs 1.4 yrs
106 107	CrowdStreet Inc. CrowdStreet Inc.	Mission Grove	Tallahassee, Florida Orlando, Florida	Value-Add Value-Add	Multifamily Office	3/31/2022 3/22/2022	\$1,525,000 \$630,000	47.1% 7.1%	3.32x 1.31x	3.0 yrs 6.1 yrs
108 109	CrowdStreet Inc.	Horizon Center Portfolio	Hamilton, New Jersey Everett, Washington	Value-Add Core-Plus	Office Multifamily	3/24/2022 2/10/22	\$1,175,000	8.2%	1.35x 1.65x	4.1 yrs 3.2 yrs
110	CrowdStreet Inc.	Victorian Village Townhomes	St. Louis, Missouri	Value-Add	Multifamily	1/14/2022	\$1,517,000	21.9%	1.81x	3.0 yrs
111 112 (3)	CrowdStreet Inc.	Rainbow Forest Apartment Homes Comfort Suites - Savannah North	Decatur, Georgia Port Wentworth, Georgia	Value-Add Core-Plus	Multifamily Hospitality	4/8/22 3/11/22	\$410,900 \$2,194,389	-100.0%	2.40x 0.00x	3.7 yrs 4.5 yrs
113 114	CrowdStreet Inc. CrowdStreet Inc.	Exchange at 1105 Mueller Rose Apartments	LaGrange, Georgia Austin, Texas	Opportunistic Value-Add	Multifamily Multifamily	3/15/22 4/12/22	\$1,735,000 \$2,325,010	73.0%	2.81x 1.71x	1.9 yrs 3.1 yrs
114	CrowdStreet Inc.	parcHAUS at University Drive	McKinney Texas	Opportunistic	Built-to-Rent	4/28/22	\$6,455,500	72.8%	2.86x	1.9 yrs
116 117 (3a)	CrowdStreet Inc. 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	-83.8%	1.39x 0.16x	3.3 yrs 5.1 yrs
118 119 (3)	CrowdStreet Inc. CrowdStreet Inc.	The Willows Apartments Four Points Sheraton	Killeen, Texas Little Rock, Arkansas	Value-Add Opportunistic	Multifamily Hospitality	4/26/22 4/22/22	\$6,080,000 \$3,138,750	19.6%	1.60x 0.00x	2.7 yrs 3.7 yrs
120	CrowdStreet Inc.	Lynnwood Park Apartments	Raleigh, North Carolina	Value-Add	Multifamily	5/24/22	\$4,153,000	90.6%	2.12x	1.1 yrs
121 122	CrowdStreet Inc.	Haven at Denton Andover Flex/Industrial Center	Denton, Texas Andover, Massachusetts	Opportunistic Core-Plus	Student Housing	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
123 124	CrowdStreet Inc. CrowdStreet Inc.	Westmount at Summer Cove Georgetown Village & Timberlane Apartments	Grand Prairie, Texas Spartanburg, South Carolina	Value-Add Value-Add	Multifamily Multifamily	5/19/22 5/10/22	\$430,000 \$3,122,000	21.4% 23.1%	3.05x 1.88x	6.6 yrs 3.0 yrs
125	CrowdStreet Inc.	Six Forks Apartments	Raleigh, North Carolina	Value-Add	Multifamily	6/1/22	\$2,835,000	51.9%	2.70x	2.3 yrs
126	CrowdStreet Inc.	Brighton Self-Storage Paces at the Estates	Brighton, Colorado Opelika, Alabama	Opportunistic Value-Add	Storage Multifamily	6/7/22	\$1,508,237 \$7,985,000	24.0% 35.4%	2.26x	3.7 yrs 2.9 yrs
128 129	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	21.2%	1.46x 1.80x	2.0 yrs 3.9 yrs
135 136	CrowdStreet Inc. 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)	CrowdStreet Inc.	Plymouth Meeting	Plymouth Meeting, Pennsylvania	Value-Add	Hospitality	7/6/2022	\$1,000,000	-100.0%	0.00x	6.2 yrs
138 139	CrowdStreet Inc. CrowdStreet Inc.	BLN Office Park - Bank Note High Street	Bloomington, Minnesota Phoenix, Arizona	Opportunistic Value-Add	Office Mixed Use	7/29/2022 6/17/2022	\$4,300,000 \$325,000	16.1%	1.32x 1.97x	1.9 yrs 4.8 yrs
140 141	CrowdStreet Inc. CrowdStreet Inc.	Miller Square Village at Juban Associates, LLC (Exchanged into Staples Bldg, Rupple Townhomes and De blockspace & Villes	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
141	CrowdStreet Inc.	into Staples Bldg, Rupple Townhomes and Pebblebrooke Villas) Pleasant Creek Apartment Homes	Denham Springs, Louisiana Lancaster, Texas	Core-Plus Value-Add	Multifamily	2/16/2022 8/12/22	\$225,266 \$650,000	16.8%	2.19x 1.80x	5.4 yrs 3.5 yrs
143 144	CrowdStreet Inc. CrowdStreet Inc.	Siena Round Rock Elmhurst Charter School	Round Rock, Texas Elmhurst, New York	Opportunistic Opportunistic	Multifamily Specialty	8/19/22 8/31/22	\$10,530,000 \$6,889,000	50.8%	2.14x 1.50x	1.8 yrs 1.7 yrs
145	CrowdStreet Inc.	Clover Ranch	Hampton, Georgia	Value-Add	Multifamily	9/7/22	\$5,062,800	43.6%	2.54x	2.7 yrs
146 147	CrowdStreet Inc. CrowdStreet Inc.	Debbie Lane Flats Southeast Multifamily Portfolio II	Arlington, Texas Multiple Locations	Opportunistic Value-Add	Multifamily Multifamily	9/21/22 9/30/22	\$9,048,501 \$7,792,000	42.4%	2.56x 2.24x	2.6 yrs 3.8 yrs
148 149	CrowdStreet Inc. CrowdStreet Inc.	Pinto Business Park Industrial Development Pearland Medical Office	Houston, Texas Pearland, Texas	Opportunistic Value-Add	Industrial Medical Office	10/26/22	\$5,100,000 \$1,335,000	33.1%	1.38x 1.52x	1.1 yrs 3.9 yrs
150	CrowdStreet Inc.	Axiom Apartments Charlotte	Charlotte, North Carolina	Value-Add	Multifamily	11/29/22	\$2,488,000	10.3%	1.35x	3.1 yrs
151 152	CrowdStreet Inc.	Metro Air Park Logistics Center Garden Walk Apartments	Sacramento, California Atlanta, Georgia	Opportunistic Value-Add	Industrial Multifamily	12/1/22	\$6,080,000 \$6,295,000	44.8% 24.9%	1.54x 1.54x	1.1 yrs 1.9 yrs
153 154	CrowdStreet Inc. CrowdStreet Inc.	Interquest Campus Broad Reach Grocery Anchored Portfolio	Colorado Springs, Colorado Multiple Locations	Value-Add Value-Add	Office Retail	12/20/22 10/18/22	\$1,425,000 \$44,000	23.5%	2.51x 1.51x	4.3 yrs 4.6 yrs
155 (3)	CrowdStreet Inc.	Brookview Village	Chicago, Illinois	Value-Add	Multifamily	7/26/22	\$3,430,000	-100.0%	0.00x	4.8 yrs
156 157	CrowdStreet Inc.	Village at Bridgewater Everett Hyde Park Apartments	Bridgewater Township, New Jersey Chicago, Illinois	Value-Add Core-Plus	Multifamily Multifamily	2/16/23 12/22/22	\$4,245,000 \$778,500	-34.3%	1.40x 0.21x	2.4 yrs 4.1 yrs
		TOTAL CROWDSTREET MARKETPLACE					\$448,620,358	19.2%	1.58x	3.0 yrs

Returns Being Finalized										
	Offering		Investment Strategy	Property Type	Date Realized (2)	Amount Invested	Realized IRR (1)	Realized Equity Multiple (1)	Hold Period	
7	Chameleon Apartments	Seattle, Washington	Value-Add	Multifamily	8/5/22	\$1,630,000	(4)	(4)	6.1 yrs	
2	Watermark Partners Fund IV	Multiple Locations	Value-Add	Multifamily	1/19/23	\$11,637,500	(4)	(4)	4.5 yrs	

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 4/12/23. 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 sole 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 costs and expenses associated with management of such properties. This property is hould consider risks specific to that given property prior to investing. An investment in a private placement is highly speculative and involves a high degree of risk, including the risk 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 quarantee 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 interest rates, availability of credit, inflation rates, economic uncertainty, changes in laws and general overall deterioration of the market in which the asset sits, all of which could lead to financial difficulties and impact net operating increases of the budgeted costs, the overall liabilities, and view of the rates and the liquidity of investment assets.

<u>Footnotes</u>

(a) Detuns 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 different and set under the 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 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.

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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 divers. 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 equity multiple calculated utilizing a consistent methodology for calculating returns. However, in most cases, the applicable issuing entity 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 redevelopment, full development, or repositioning to reach its highest potential value. Other situations include distress, major tenancy issues, or other risks requiring drastic intervention from a new sponsor.

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

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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.

Hospitality: Buildings relating to temporary accommodations 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 outsource 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 opera risk as it relies heavily on labor. The success of the investment so 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 quality, 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.