

Capview Warehouse Fund

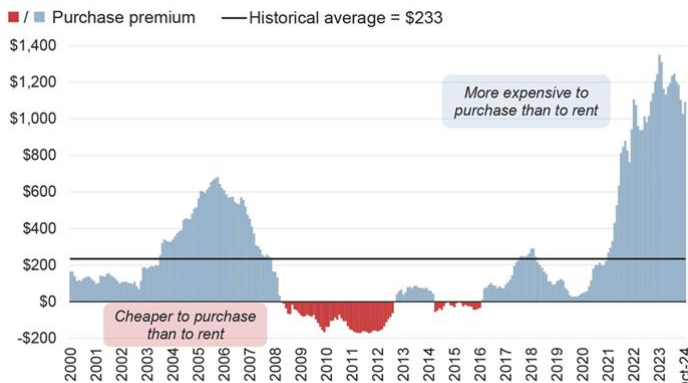
Fund Terms & Projections:

Target Size	\$20,000,000
Asset Class	Single-Family Rental ("SFR")/Build-to-Rent ("BTR")
IRR/MOIC	16-17%/1.4x-1.5x
Hurdle	10%; Compounded Monthly
Hold Period	3 Years
Mgmt. Fees	0.5% p.a.
Promote	80/20%, 50/50% if >20% IRR

Strategy Snapshot

- Acquire BTR communities at discounts
- Attach BBB+ absolute net leases to homes and distribute net lease payments
- Arbitrage value by selling homes through retail channels
- Reinvest principal into new homes, distribute profits back to investors, and repeat

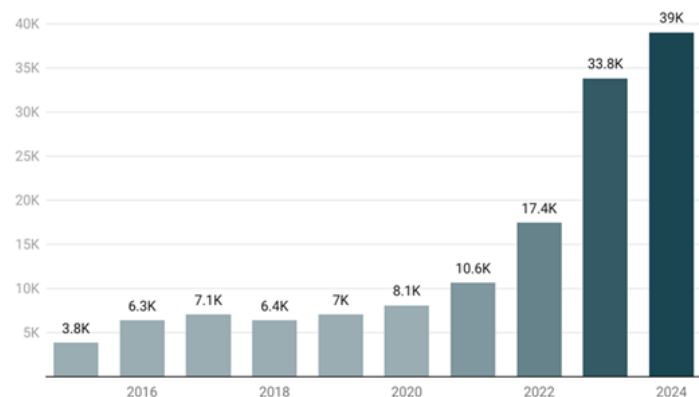
National Cost of Purchasing vs. Renting SFRs



- It has never been more expensive to purchase a starter home than in recent years.
- This trend enforces continued demand for SFRs.
- SFRs historically make up 30-36% of all rental housing stock nationally.

Fund is positioned to capture the demand for SFRs by acquiring quality BTR communities and selling to investors seeking investment properties.

BTR Completions Over 10 Years



- Affordable housing shortage of ~4.1 million units.
- BTR has emerged as a reliable asset class to fill the untapped demand for quality housing.
- National occupancy rate for SFR/BTR homes is ~95%.

Fund acquires BTRs at discounts due to large inventories and long-term developer relationships, creating an arbitrage opportunity by selling to retail investors.

Unique Fund Strategy

- First fund in the SFR absolute net lease space
- Patent-protected product and process
- BBB+ credit-rated tenant and subsidiary
- Proprietary liquidation channels
- Long-term developer relationships
- Experienced net leasing team

Capview Holdings Track Record

8 Full Cycle Funds	\$560M Deployed Equity & Debt	\$1.1B Transaction Volume ¹	8.8% Average Yield on Equity	14% Net IRR ² on Equity
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Contact:

David Susskind – Partner & Fund Manager
E: David.susskind@capviewpartners.com C: (646) 262-3489



DISCLOSURES

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1 Transaction volume means all real estate bought and sold within the 8 full-cycle funds

2 Net IRR is net of all fees and expenses charged at the asset level and is calculated with respect to the highest fee-paying investor in the relevant investment. As a result, such performance is hypothetical in nature and has inherent risks and limitations.

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This Fund is not intended for “retail clients” but only intended for those prospective investors who qualify as an accredited investor and qualified purchaser.