

# storybuilt.



## CLASS A INVESTMENT OVERVIEW

### EXECUTIVE SUMMARY

StoryBuilt is pleased to offer an innovative investment opportunity for institutional and accredited investors for up to 25M in Class A corporate shares.\*

- 100k minimum investment

- 10-12% targeted annualized return

- additional 25% premium floor on exit

\*additional investment inquiries welcome.



## OUR TRACK RECORD

**10+ YEAR**  
track record

**\$165M**  
total equity\*

**\$45M**  
profits aid\*

With less than 2 months of inventory in our markets, we are primed to fill the housing gap.

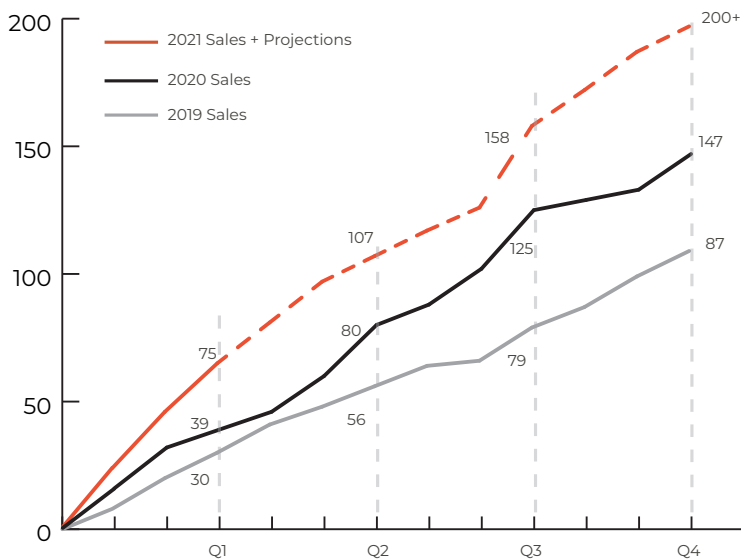
This is a seller's market - we are sellers. Join us in this success trajectory.

\*as of 3/31/2021

|     | INVENTORY DOWN % |   | PRICES UP % |   | 2021+   |
|-----|------------------|---|-------------|---|---|
| AUS | 43 (23 YOY)      | + | 30 (26 YOY) | = | <b>250 closings</b><br><b>\$200M revenue</b><br><b>\$1.35B pipeline</b> |
| SEA | 40 (35 YOY)      |   | 15 (29 YOY) |   |   |
| DAL | 32 (32 YOY)      |   | 13 (29 YOY) |   |   |
| DEN | 29 (58 YOY)      |   | 14 (19 YOY) |   |   |

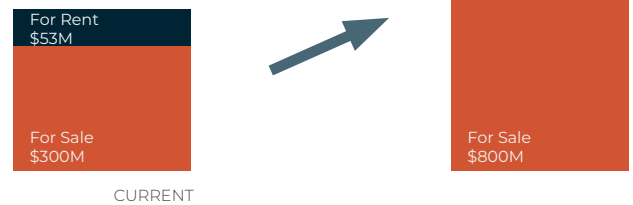
Sources: Redfin.com and NoradaRealEstate.com

## WHAT WE DO



## REVENUE MIX

StoryBuilt's \$1.35B pipeline of owned/controlled land will continue to expand their offerings of for sale and for rent communities.



## 2016-2025

|   | Actuals<br>2016-2020 | Forecast<br>2021-2025 |
|---|----------------------|-----------------------|
| For Sale Revenue  | 300 M                | 800 M                 |
| For Rent Revenue  | 40 M                 | 550 M                 |
| Commercial & Recurring Rev. (Rental Income, HOA services, etc.) | 13 M                 | 300 M                 |
| <b>Total Revenue</b>  | <b>353 M</b>         | <b>1,650 M</b>        |
| EBITDA Consolidated   | 55 M (15% rev.)      | 250 M (15% rev.)      |
| Shareholder Profit  | 40 M (11% rev.)      | 135 M (8% rev.)       |
| Residential Deliveries  | 600                  | 1,600                 |
| Average Home Price  | 500,000              | 500,000               |
| Average Rent / SF   | \$ 2.25              | \$ 2.75               |

# HOW WE DO IT

While always seeking ways of building sustainably and responsibly our scalable business model has an extensive focus on:

- SMART LAND ACQUISITIONS
- MEASURED AND INTENTIONAL DESIGN & DEVELOPMENT
- STRATEGIC FINANCIAL PARTNERSHIPS
- A VERTICALLY INTEGRATED BUSINESS MODEL
- COMMITMENT TO BUILDING THRIVING COMMUNITIES IN DESIRABLE CITIES

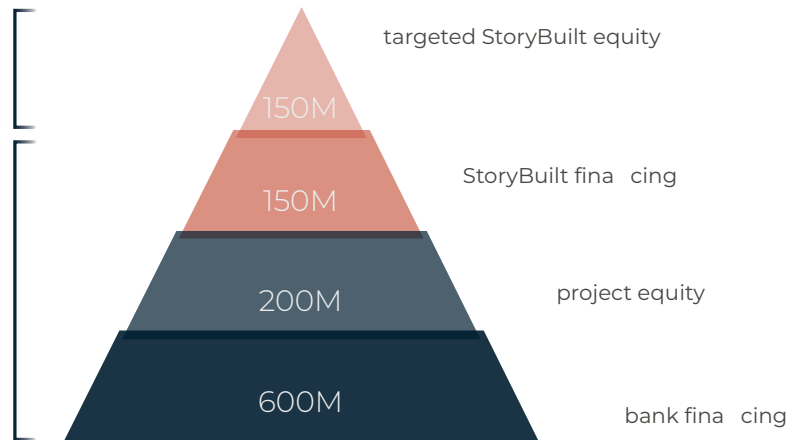
## CAPITALIZATION PLAN

As the Company expands its activities across markets, StoryBuilt will continue to seek out institutional capital in order to fund its ambitious business plan.

A strategic partnering for institutional capital may in turn bolster a future exit opportunity for the Company and its Class A investors.

20% of funding  
100% corporate equity

80% of funding  
0% corporate equity



*\$1.1 Billion in funding = Forecast of \$3-5B worth of assets. Creating a company value of \$1-2 billion*

2025-2030



Additional Revenue Streams  
2x Capital + Team  
More Effective Capital



3x Pipeline



4x Revenue



5x Shareholder Profit

# THE OFFERING[S]

## CLASS A2

### 6% PEF + 5% COMPANY PROFITS

Class A shares are available to accredited investors at \$5,000/share with a minimum placement of \$100,000 and held for a minimum of three years.

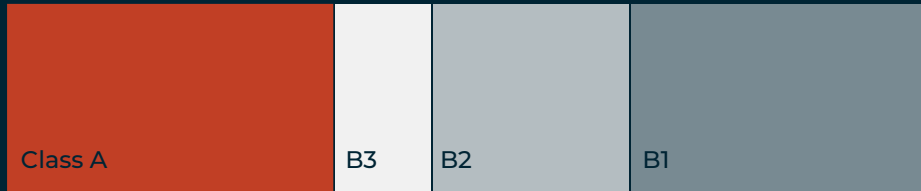
Shareholders are also positioned to participate in any future exit opportunities such as a liquidity event with **25% premium floor**.

### Targeted Return: 10-12% Annual Yield

(Total Projected Return 15-20%)

Profits are distributed as follows:

1. 6% Annualized Return (pref)
2. 5% Pro Rata share of the remaining company profits



*Having a collective group benefiting from profit share, allows the company to be more conservative while having employee, owners, and leaders striving for the same goals and alignments.*

## OTM

[off the menu]

### Income Portfolio

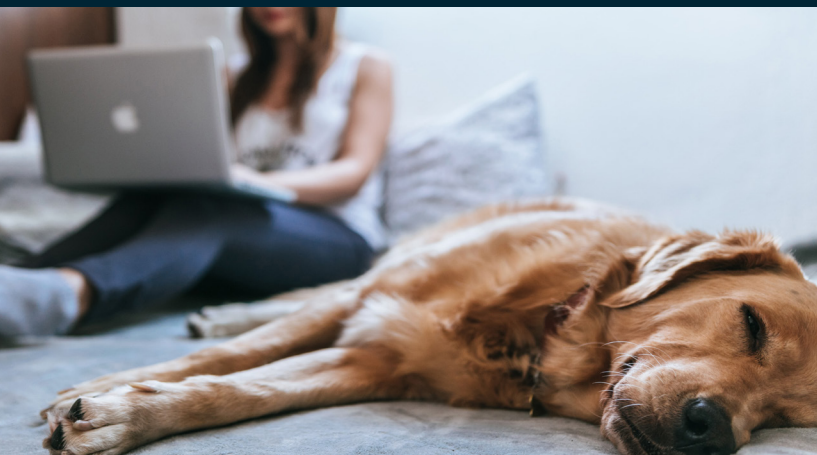
Cash flowing asset  
\$100,000 minimum

### Corporate Notes

Short term cash flow  
\$1,000,000 minimum

### Class B3

Aggressive return structure  
\$1,000,000 minimum



### FORWARD-LOOKING STATEMENT

Our presentation may include predictions, estimates or other information that might be considered forward-looking. While these forward-looking statements represent our current judgment on what the future holds, they are subject to risks and uncertainties that could cause actual results to differ materially. You are cautioned not to place undue reliance on these forward-looking statements, which reflect our opinions only as of the date of this presentation. Please keep in mind that we are not obligating ourselves to revise or publicly release the results of any revision to these forward-looking statements in light of new information or future events.

## LEARN MORE

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