

# GP Investment Opportunity

storybuilt.

## EXECUTIVE SUMMARY

### Overview

StoryBuilt is pleased to offer, for the first time in 20 years of business, an opportunity for accredited investors to invest in the General Partner interest of StoryBuilt pipeline projects. This portfolio and the underlying investors within the entity will receive a pari passu interest of the GP stake profits of the defined projects, which include current pre-development and development opportunities.

### Return Profile

**Targets 3x ROI  
&  
30% IRR  
without limiting upside**

### Terms

#### > STORYBUILT RAISING UP TO \$50 MILLION

- Into midstream investments
- Minimum Investment \$100,000

#### > CLOSED END

- 2024-2027 Est. Term for Distributions

#### > DISTRIBUTIONS

- 6% Preferred Return Distributions
- Up to 50% of GP Share of Distributions of Defined Pipeline

### Example Investment into Portfolio

#### > \$1 MILLION INVESTMENT

- \$200,000 in estimated preferred return distributions
- \$2,700,000 in estimated distributions from GP portfolio stake
- \$2,900,000 total payments including principal

## ~\$2B under development + \$1B acquisitions controlled

StoryBuilt has created tremendous value in the portfolio through significant pre-development work over the last few years including entitlements, designs, and permitting. Projects in the portfolio range from newly contracted acquisitions made in the current softer market to several developments halfway through construction, as well as two stabilized communities.

## Various Joint Venture Partnerships

Our major institutional partners complete extensive due diligence.

Partners Group / ihp Capital Partners / CALSTRS

## Portfolio Profile

### > 27 PROPERTIES | 4,360 UNITS

(For Sale, For Rent, Retail, Commercial)



## CONTACT US

### Jennifer Sutherland

Vice President Investor Relations  
917-750-0555  
jennifer@storybuilt.com

### Jon Gimber

Institutional Capital Markets  
(973) 768-5403  
jon.gimber@storybuilt.com

MARKET	% OF PORTFOLIO	PROJECT EXIT VALUES	UNITS
Austin	47%	\$1.2B	1877
Dallas	20%	\$589M	1178
Denver	15%	\$423M	475
Seattle	18%	\$572M	830
<b>Totals</b>	<b>100%</b>	<b>\$2.8B</b>	<b>4360</b>

#### 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.