



# STARPOINT PROPERTIES®

DECADES OF DELIVERING ASYMMETRICAL RETURNS



Generational Investment Opportunity  
with an Experienced Sponsor



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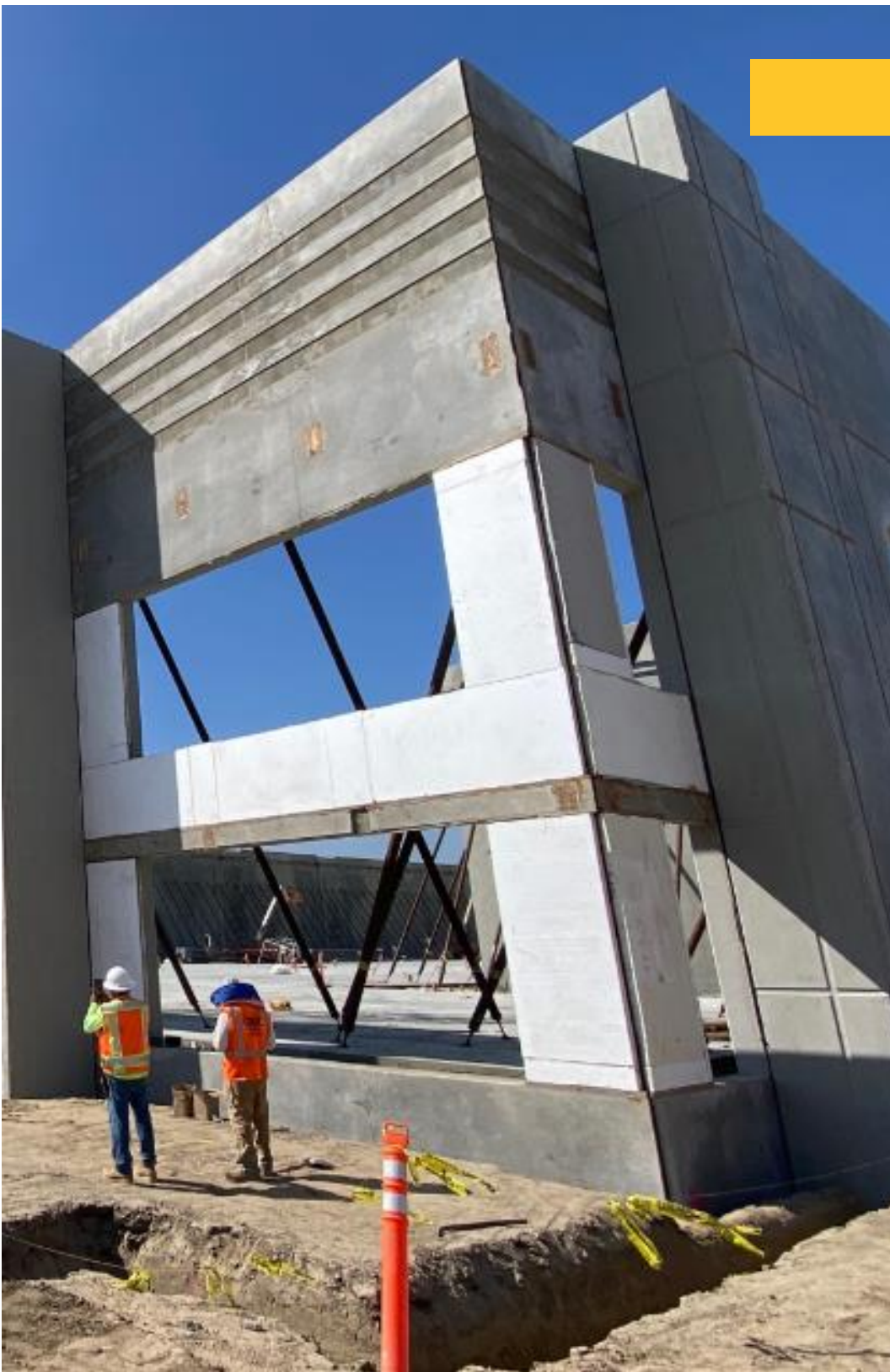
# StarPoint Properties: 25+ Years of Real Estate Excellence

- Founded in 1995 and headquartered in Beverly Hills
- Known for consistent **high-level execution** and delivering **exceptional returns** since inception.
- Core principles:
  - **Expertise**
  - **Integrity**
  - **Performance**





# Decades of Delivering Above Market Returns



## TRACK RECORD

**25+ Year**

TRACK RECORD

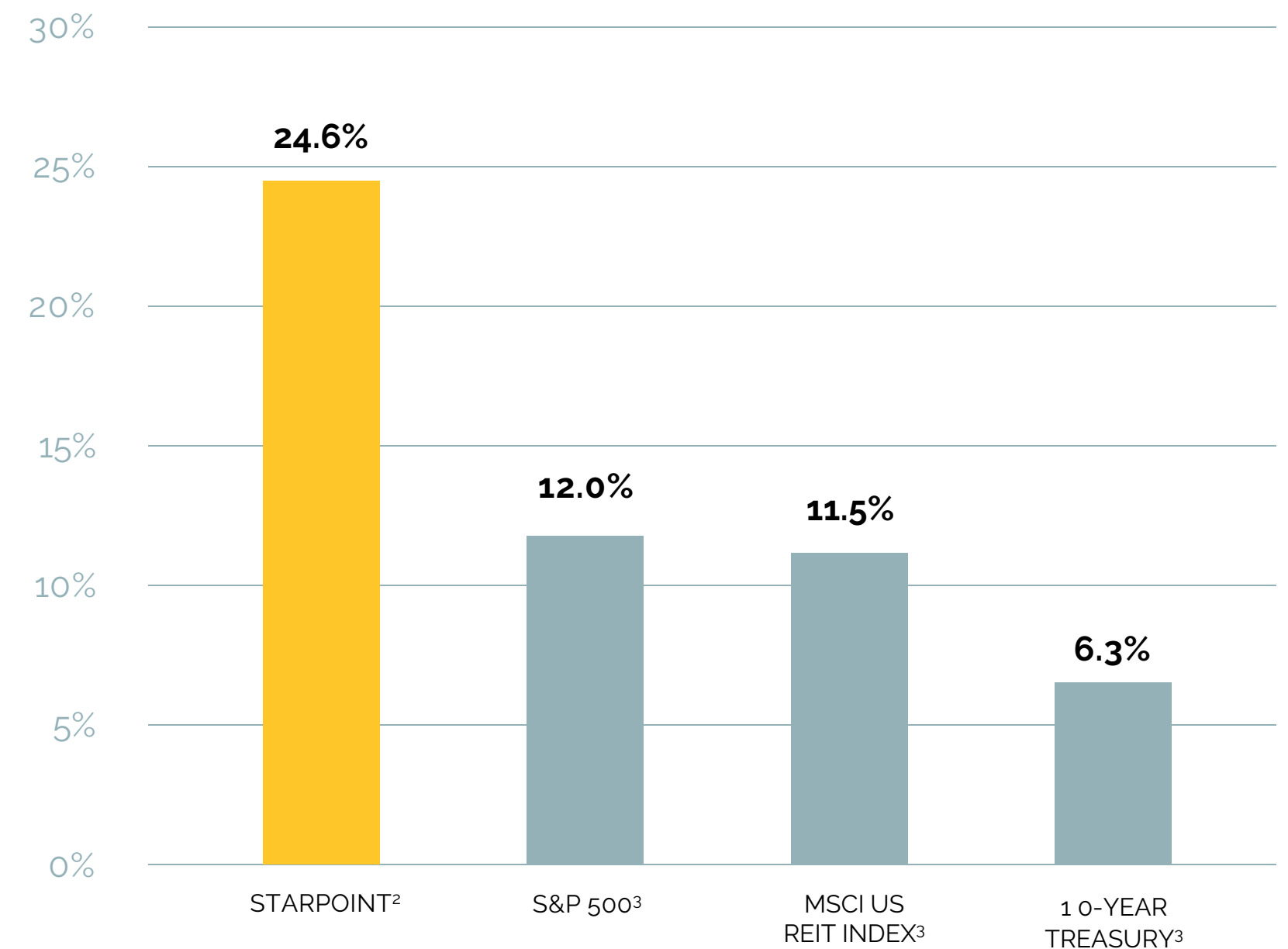
**\$ 1.0 Bn+/-**

CURRENT AUM

**~25%**

WEIGHTED AVERAGE IRR  
OVER 25 YEARS

STARPOINT HAS DELIVERED OVER 2X THE RETURN OF REITS AND STOCKS AND ALMOST 4X THE RETURN OF BONDS SINCE 1995<sup>1</sup>



1. Past performance is not necessarily indicative of future results.

2. Weighted average project-level IRRs, 1995 – 2020. Individually reviewed and verified by the accounting firm Fishman, Block & Diamond.

3. Average annual returns of each respective index / investment, 1995 – 2020.

# Dynamic and Experienced Investment Team

A SEASONED MANAGEMENT TEAM WITH OVER 100 YEARS OF COMBINED REAL ESTATE INVESTMENT AND OPERATING EXPERIENCE



**Paul Daneshrad**

Chief Executive  
Officer



**Greg Jones**

Chief Financial  
Officer



**Sandy Schmid**

Director of  
Acquisitions &  
Development



**Jay Meyer**

Senior Vice President,  
Operations



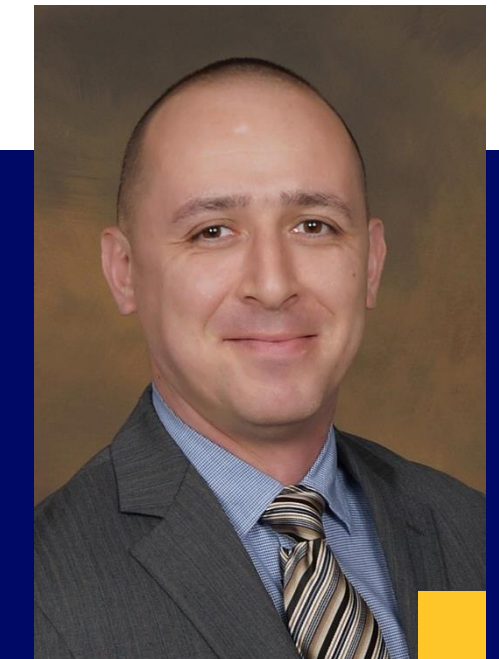
**Taylor Trautloff**

Senior Analyst,  
Acquisitions &  
Capital Markets



**Ken Bernhard**

Vice President,  
Construction



**Andrew Yev**

Construction  
Manager





# A Generational Opportunity: StarPoint's OZ Investment Program



# Opportunity Zones Outperform

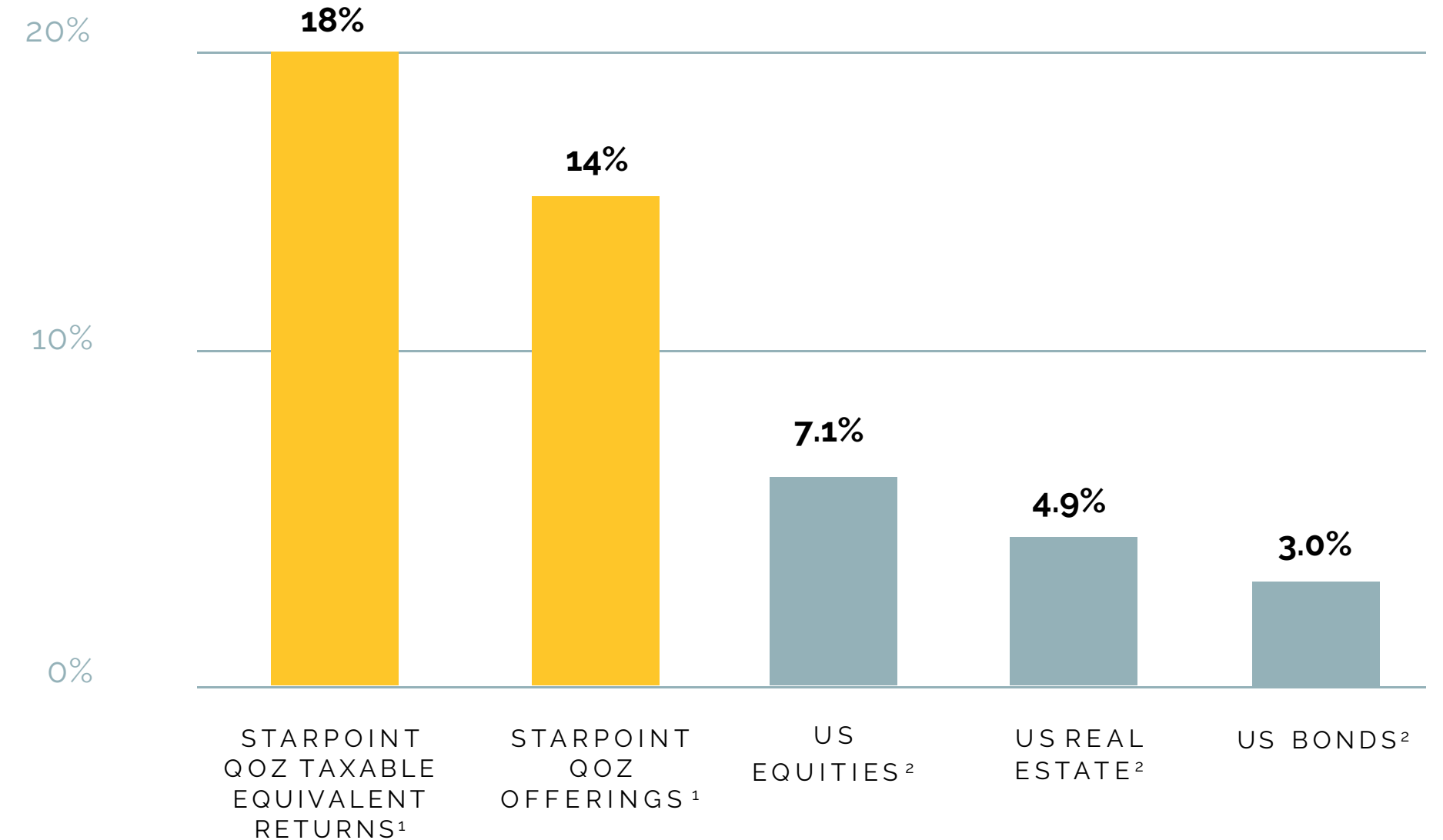
StarPoint Developments within Opportunity Zones are projected to outperform traditional U.S. investment returns



## THE STARPOINT MULTI-ASSET FUND:

- Projected to deliver an overall blended Net-to-Investor:
  - 14% IRR
  - 18% Taxable Equivalent IRR
  - 20% Annualized ROI
  - 35% Taxable Equivalent Annualized ROI

## PROJECTED NET 10-YEAR IRR / RETURNS



1. Projected weighted average investor level 10-year IRRs.

2. Source: BlackRock Investment Institute 10-year forward projections as of April 2022.



# Prime & Prime Investment Criteria

**PRIME MAJOR METROS**

- Tier 1 Population Centers
- Strong Job Growth
- Supply Chain Hubs

**PRIME SUB MARKETS**

- Infill Locations
- Proximity to Workforce & Jobs
- Direct Connectivity to Transportation Infrastructure

**PRIME ASSET CLASS**

- Industrial & Logistics Real Estate
- Multifamily

**PRIME DESIGN**

- Class A
- Industrial: Designed for 21st century logistics & warehousing tenants
- Multifamily: Designed for young working professionals

**PRIME INVESTMENT**







Open for Investment  
Owned & Shovel-Ready



## CAPITAL STACK

Total Capitalization	\$36.7M	Total Equity	\$12.1M
Total Debt	\$24.6M	Available Equity	\$900k

## PROJECTED NET INVESTOR RETURNS

10-Yr Levered IRR	<b>14.3%</b>
10-Yr EM	<b>3.0x</b>
10-Yr AROI	<b>20%</b>





## INDUSTRIAL PROJECT SUMMARY

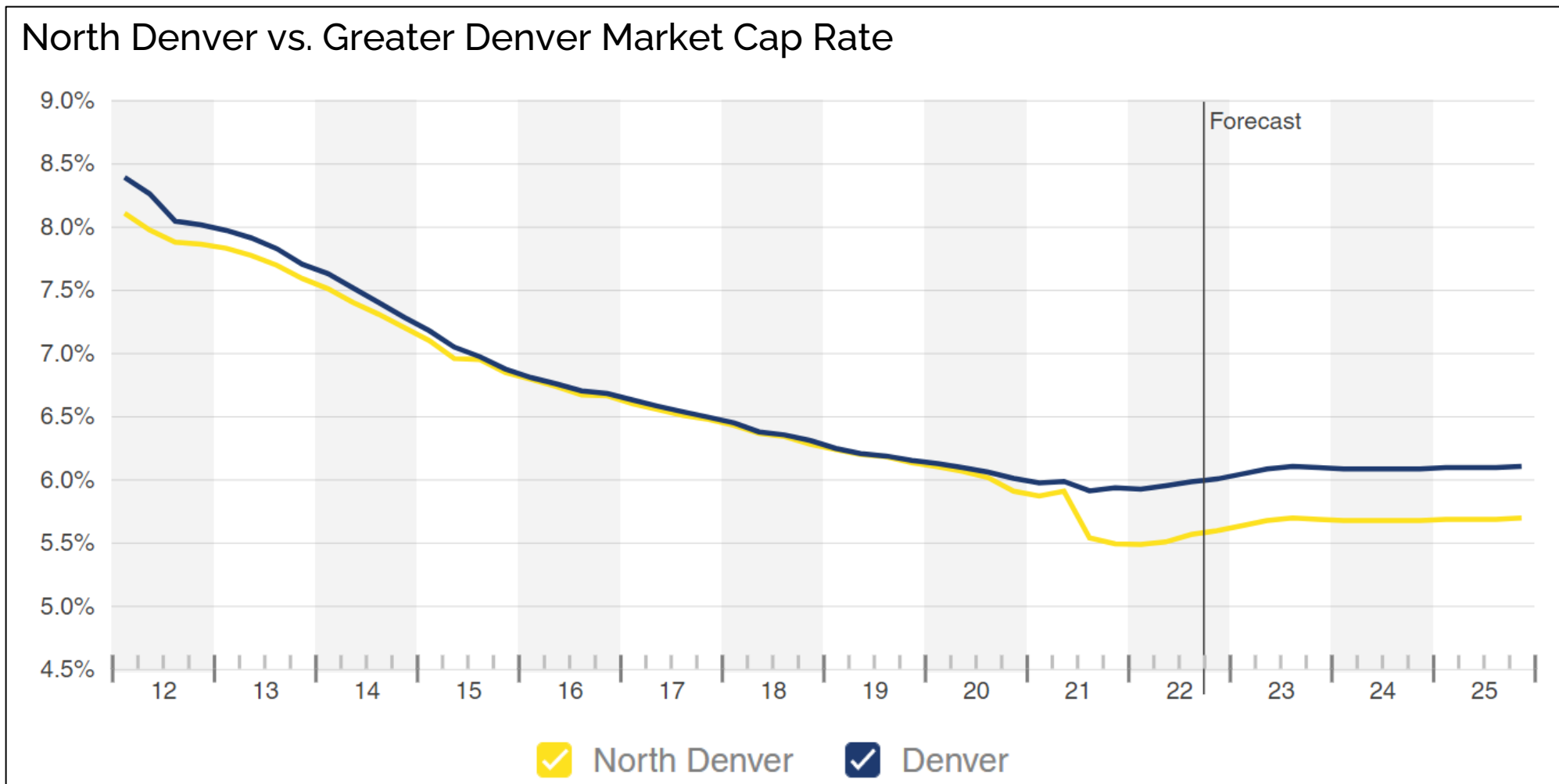
<b>INDUSTRIAL PROJECT SUMMARY</b>		<b>Market</b>	Denver
<b>SF</b>	157K	<b>Submarket</b>	North Denver
<b>Acres</b>	9.5	<b>Buildings</b>	2
<b>Parking</b>	225 Stalls	<b>Construction Type</b>	Tilt Up Concrete
<b>Parking Ratio</b>	1.4 / 1,000	<b>Power</b>	3,000 Amps
<b>Clear Height</b>	32'	<b>Truck Court</b>	190'



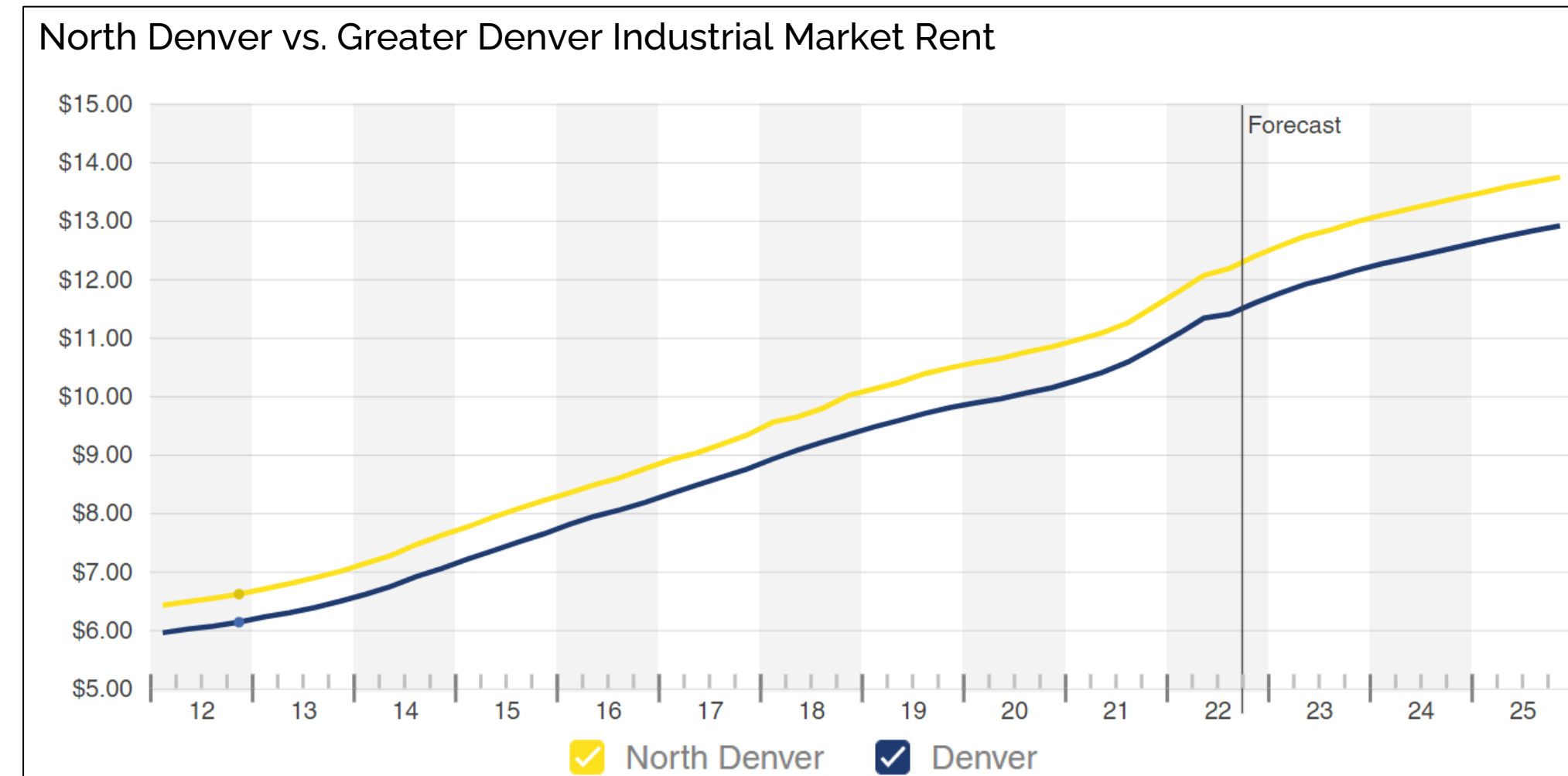
### INFILL LOCATION - LIMITED LAND AVAILABILITY

- This site presents a rare opportunity to build institutional property within the central urban area of a major metro





Source: CoStar



Source: CoStar

## Denver, CO



### MARKET

- Ranked 1st for STEM Job Growth by RCLCO US Science, Technology, Engineering, and Mathematics (STEM) Job Growth Index in 2022
- Ranked 2nd best place to live by US News
- Colorado is the #1 fastest growing state in the US since 2010 per the Census



### INDUSTRIAL DEMAND

- 10.3M SF of absorption in the last 12 months; 5.8% vacancy; 7% YoY rent growth
- Per CoStar, industrial product in North Denver outperforms the greater Denver area on both cap rates and rent





## Q2 2023 - CONSTRUCTION UPDATE

- Construction commenced in May 2023, with completion estimated for June 2024
- 1 of the building pads is primed for construction, and we are getting ready to pour concrete for the foundation
- Site grading is roughly 80% complete. The pad for building 2 will be certified and ready for construction by late July



## MULTI OR SINGLE ASSET OFFERINGS

- Investment Period - Through December 2026
- GP Co-Investment - 10%
- External Legal Counsel - Greenberg Glusker LLP
- Minimum Investment - \$50K
- Anticipated hold of 10 years

## FEES AND PROMOTE

- Annual Asset Management Fee – 1.25% of Net Asset Value
- Development Fee – 5% of Construction Costs
- Preferred Return - 10%
- Distributions – 20% promote after the Preferred Return up to a 14% IRR; 30% promote thereafter







Partner With Us



# Ready to Invest? Contact Us

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**YOUR REAL ESTATE PARTNER**



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