



STREAMLINE INVESTMENT GROUP III
INVEST CONFIDENTLY IN RESILIENT REAL ESTATE





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FUND OVERVIEW



FUND HIGHLIGHTS

You Don't Just Use These Buildings. You Deserve to Own Them.

FUND STRUCTURE

8%	80%	15%	1.87
Preferred Return	Profit Share	Targeted IRR	Target Equity Multiplier



\$15,000,000 Capital Raise*

*Accredited Investors Only



**Minimum Investment of
\$50,000**



**Target 4-6 Value-Add Medical
& Class B Office Properties**



**Focused in high-growth
Phoenix market**

FUND OBJECTIVE

WHAT WE'RE BUYING

- 4–6 medical & Class B multi-tenant office properties
- Located in Phoenix's high-growth submarkets
- Value-add via lease-up, rebranding, or improvements
- Assets aligned with core, demand-driven tenants

WHY THESE ASSETS WORK

- Medical tenants = recession-resistant income
- Class B offices = adaptable spaces, strong demand
- Population & healthcare demand driving rent growth
- Priced below replacement cost = baked-in equity

WHY THIS WORKS FOR YOU

- Passive income from institutional-quality real estate
- 8% preferred return + upside via 80/20 profit split
- Tax-advantaged growth, SDIRA compatible
- You're investing in spaces where you work, heal, and perform

OUR EDGE



- 29+ years of experience.
- Vertical integration of acquisitions, construction, and property management.
- We deliver clarity, transparency, and execution so your investment is protected from day one.

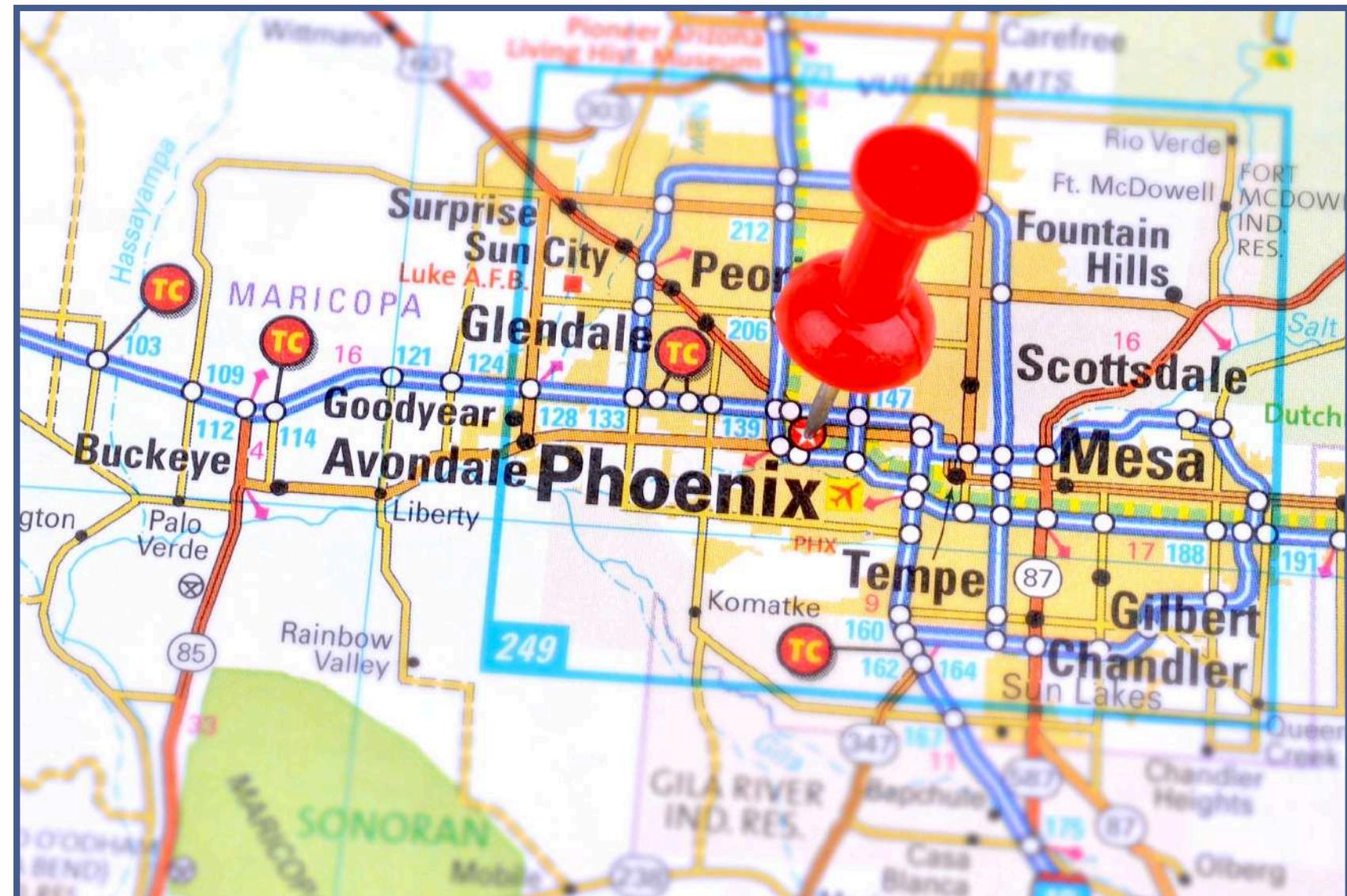
Investing shouldn't feel like a second job. Let us build wealth for you—brick by brick.

WHY PHOENIX?

A TOP-TIER MARKET FOR LONG-TERM GROWTH

Why Phoenix is Positioned for Success

- ✓ 4th Fastest Growing Market in United States
 - Over 100,000 new residents added annually, driving healthcare demand
- ✓ \$1B+ in Recent Healthcare Investments
 - Anchored by systems like Mayo Clinic, Banner, HonorHealth, Health Tech Startups, and more.
- ✓ Low Office Vacancy in Class B Assets
 - Medical and small-suite tenants prefer cost-effective, well-located space
- ✓ Home to Major Innovation Corridors
 - Proximity to ASU, TSMC, and Elliot Technology Corridor driving workforce and demand
- ✓ Business-Friendly & Affordable
 - Low corporate tax rates, streamlined permitting, and a competitive cost of living



Phoenix is where migration, medicine, and momentum converge—making it the ideal market for income-producing real estate.

WHY THE WEALTHY CHOOSE REAL ESTATE A TOP-TIER MARKET FOR LONG-TERM GROWTH

Why Not Just Stick to Stocks?

- ✗ Volatile & emotion-driven
- ✗ No control over performance
- ✗ Typically pays no income
- ✗ Hard to leverage
- ✗ Feels abstract—just numbers on a screen
- ✗ Taxed heavily with few built-in advantages

Why Real Estate Wins.

- ✓ Quarterly cash flow
- ✓ Tangible asset with intrinsic value
- ✓ Tax advantages (depreciation, 1031, SDIRA)
- ✓ Built-in appreciation + equity growth
- ✓ Stable, long-term tenants = predictable returns
- ✓ Controlled by experienced operators

Private Real Estate is Less Influenced by Market Volatility

20-Year Correlation Based on Quarterly Returns

	U.S. Private Real Estate	U.S. Equities	U.S. Bonds	U.S. REITs
U.S. Private Real Estate	1.00	0.06	-0.10	0.26
U.S. Equities		1.00	-0.03	0.60
U.S. Bonds			1.00	0.31
U.S. REITs				1.00

Source: CBRE Investment Management as of December 31, 2023.

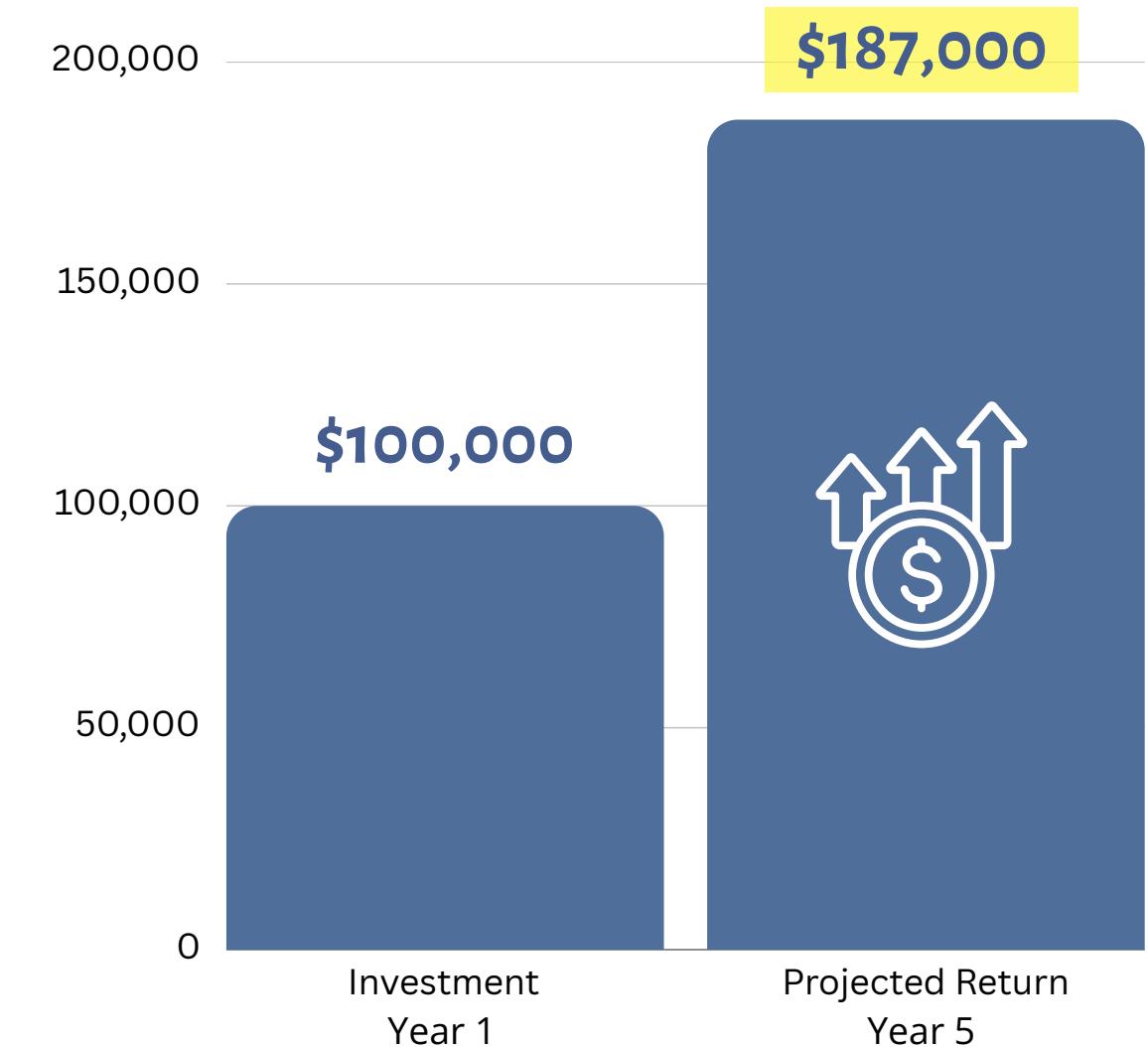
Please note that these figures are illustrative and based on historical data. For precise and up-to-date correlation metrics, accessing detailed datasets from financial databases or consulting with a financial analyst is recommended. Past performance is not a guarantee of future results. Actual results will vary.

INVESTOR OVERVIEW

TYPICAL RETURN ON \$100,000 INVESTMENT*

*UPON 5 YEAR EXIT

AMOUNT INVESTED DAY 1	\$100,000
8% PREFERRED RETURN (ANNUAL BASIS)	\$8,000
ESTIMATED AMOUNT RETURNED AFTER 5 YR. EXIT	\$187,000
PERCENTAGE RETURN OF CAPITAL	100%
PERCENTAGE RETURN ON CAPITAL	87%



The Projected IRR, MOIC and other fund-level calculations used in this material assumes, for purposes of calculating, that the fund is holding the property in question as a single holding by the fund. The actual calculation of internal rate of return, MOIC and other calculations for the fund as a whole depends on the actual distributable cash, as well as gains and losses, in respect of all the properties held by the fund.

Actual expenses may be materially higher and actual revenue may be materially lower. The IRR as described herein is being provided for illustrative purposes only and is net of expenses, management fees, carried interest and other fees and expenses allocable to an investment. For explanatory notes and important information regarding the projected data, please see "Endnotes to Projected Performance" and "Important Information for Investors" at the end of this document.

Additional fund-level expenses are not included in the Projected Cash Flows. See the fund's private placement memorandum for information on the fund's expenses. *These projections are proforma and subject to change.

PROSPECTIVE OPPORTUNITIES



We give you access to recession-resilient commercial real estate —without the stress of being a landlord.

PARKWOOD PROFESSIONAL PLAZA

Formerly Parkwood Professional Plaza, Uptown Medical Center is a ±73,532-square-foot medical and professional office asset located along Phoenix's light rail corridor at 19th Avenue and Camelback. The property has already undergone significant capital upgrades, and Streamline Capital Group will implement the final phase of the transformation—investing \$1,000,000 to complete a \$2.5M renovation plan initiated by the current owner. This will deliver state-of-the-art suites designed to attract premium tenants, increase occupancy, and drive rental growth.

Situated next to Abrazo Central Campus and adjacent to the \$500M+ Christown Spectrum redevelopment, the property is ideally positioned for long-term value creation. Covered parking, light rail connectivity, and the Streamline Process will support a full repositioning of the building—resulting in a modern, rebranded medical office destination in a rapidly evolving urban corridor.



Financials

Sources

First mortgage, Seller Financing	\$ 6,250,000
Interest rate (Est)	7.75%
Term	5 Years
Total Debt as a % of project cost	62%
Equity Required	\$ 3,750,000
TOTAL SOURCES	\$ 10,000,000

Deal Points

Building Size in Square Feet	73,532
Cost Per Square Foot (Est)	\$ 135.99
Stabilized Occupancy (Est)	90%
Stabilized Net Operating Income (Est)	\$ 1,014,999
Stabilized Cap Rate (Est)	7.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 13,049,996

*Based on a sale at a Projected Sale Cap Rate of 7%, net of closing costs

Uses

Purchase Price (Est)	\$ 7,750,000
Capital Improvements (Est)	\$ 1,000,000
Closing Costs	\$ 445,000
Cash Reserves	\$ 805,000
Total Project Cost	\$ 10,000,000

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	11.38%
Multiple on Invested Capital "MOIC" (Est)	1.80

HAYDEN CORPORATE CENTER

Hayden Corporate Center is a ±55,015-square-foot, two-story office building located in the heart of Scottsdale, just minutes from Loop 101. The property is 100% leased to a strong mix of small-suite tenants averaging 2,200 square feet, with a long-standing occupancy history and an attractive in-place cap rate of 8.16%. With high-quality masonry construction, modern common areas, and an on-site fitness center, the asset delivers both stability and tenant appeal.

Surrounded by upscale communities like Gainey Ranch and McCormick Ranch, and adjacent to premier retail and entertainment—including the Pavilions at Talking Stick and Salt River Fields—the property is positioned in one of the region's most desirable office submarkets. Strong demand, limited small-suite inventory, and long-term fundamentals make Hayden Corporate Center a compelling core-plus investment opportunity.



Financials

Sources

First mortgage	\$ 6,760,000
Interest rate (Est)	7.75%
Term	5 Years
Total Debt as a % of project cost	62%
Equity Required	\$ 4,200,000
TOTAL SOURCES	\$ 10,960,000

Deal Points

Building Size in Square Feet	55,015
Cost Per Square Foot (Est)	\$ 199.22
Stabilized Occupancy (Est)	95%
Stabilized Net Operating Income (Est)	\$ 1,005.952
Stabilized Cap Rate (Est)	7.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 12,933,666

*Based on a sale at a Projected Sale Cap Rate of 7%, net of closing costs

Uses

Purchase Price (Est)	\$ 9,900,000
Capital Improvements (Est)	\$ 500,000
Closing Costs	\$ 457,200
Cash Reserves	\$ 102,800
Total Project Cost	\$ 10,960,000

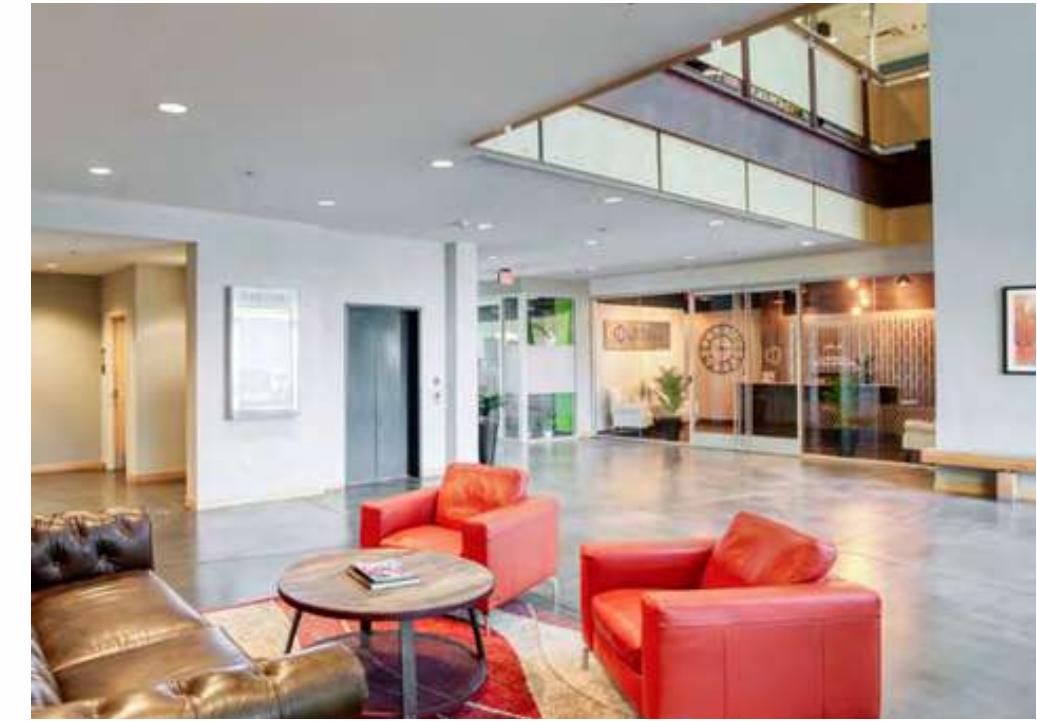
Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	12.51%
Multiple on Invested Capital "MOIC" (Est)	1.75

2730 AGUA FRIA

Located at the intersection of I-17 and Loop 101, 2730 Agua Fria is a fully leased, ±32,741-square-foot Class A office building in Phoenix's rapidly expanding Deer Valley submarket. With a strong mix of healthcare, tech, and financial service tenants, the property offers consistent in-place income and caters to the increasing demand for small-suite office space. Recent capital improvements—including a new roof, upgraded HVAC systems, and refreshed interiors—enhance its appeal and reduce near-term maintenance risk.

Just minutes from Taiwan Semiconductor's \$30 billion development and surrounded by high-end retail at Deer Valley Towne Center, this asset is ideally positioned to benefit from continued job growth, elevated tenant quality, and rising market rents. For investors seeking dependable returns and long-term upside in a supply-constrained market, 2730 Agua Fria delivers both stability and strategic value.



Financials

Sources

First mortgage	\$ 4,338,750
Interest rate (Est)	7.75%
Term	5 Years
Total Debt as a % of project cost	60%
Equity Required	\$ 2,950,000
TOTAL SOURCES	\$ 7,288,750

Deal Points

Building Size in Square Feet	32,741
Cost Per Square Foot (Est)	\$ 222.62
Stabilized Occupancy (Est)	95%
Stabilized Net Operating Income (Est)	\$ 669,019
Stabilized Cap Rate (Est)	7.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 8,601,674

*Based on a sale at a Projected Sale Cap Rate of 7%, net of closing costs

Uses

Purchase Price (Est)	\$ 6,175,000
Capital Improvements (Est)	\$ 500,000
Closing Costs	\$ 297,025
Cash Reserves	\$ 316,725
Total Project Cost	\$ 7,288,750

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	11.81%
Multiple on Invested Capital "MOIC" (Est)	1.71

PARK PLACE

Park Place is a ±59,326-square-foot, small-suite office asset located in Phoenix's premier Camelback Corridor. With 31 suites averaging just under 2,000 square feet and 82% occupancy, the property offers a value-add opportunity through lease-up and rent growth. Priced at a 40% discount to replacement cost and with projected Year 4 NOI of \$1.2 million, Park Place delivers strong upside in a high-demand market.

Surrounded by affluent neighborhoods and premier retail, the property benefits from a highly desirable location and consistent tenant demand. As nearby properties transition to luxury residential and hospitality uses, Park Place stands to gain from rising land values and limited new office supply—making it a compelling addition to our portfolio.



Financials

Sources

First mortgage	\$ 8,287,500
Interest rate (Est)	7.75%
Term	5 Years
Total Debt as a % of project cost	62%
Equity Required	\$ 5,100,000
TOTAL SOURCES	\$ 13,387,500

Deal Points

Building Size in Square Feet	58,973
Cost Per Square Foot (Est)	\$ 227.01
Stabilized Occupancy (Est)	90%
Stabilized Net Operating Income (Est)	\$ 1,164,693
Stabilized Cap Rate (Est)	7.0%
Assumed Investment Holding Period (Est)	5
Anticipated Net Sales Price Year 5 (Est)*	\$ 14,948,915

*Based on a sale at a Projected Sale Cap Rate of 7%, net of closing costs

Uses

Purchase Price (Est)	\$ 12,000,000
Capital Improvements (Est)	\$ 750,000
Closing Costs	\$ 550,750
Cash Reserves	\$ 86,750
Total Project Cost	\$ 13,387,500

Return on Investment

Preferred Return	8.00%
Projected IRR (Est)	9.13%
Multiple on Invested Capital "MOIC" (Est)	1.54

STREAMLINE TEAM

STREAMLINING CAPITAL INTO WEALTH



TEAM MEMBERS



David J. Hrizak | Chief Executive Officer

David J. Hrizak is a dynamic, versatile, and seasoned leader with extensive experience in real estate strategy formulation, implementation, and development. Demonstrating a history of creative deal-making, he has been involved in an array of transactions in the office, retail, industrial, medical, and residential sectors aggregating over \$400MM. As an entrepreneur with a proven track record of developing multiple businesses and properties utilizing both personal and private investment capital, he has generated above average returns for partners on every project.



Maggie E. Hrizak | Operations Manager

Maggie is a skilled marketing specialist with a focus on digital platforms. She is an expert at leveraging online strategies, such as social media and SEO, to enhance brand exposure. Maggie is committed to broadening her skill set and elevating her contribution to The Streamline Companies and its clients by furthering her real estate education. She aspires to blend her marketing proficiency with real estate insight to adopt a comprehensive approach to communicating with current and potential investors, underscoring her versatility and forward-thinking mindset.



Scott A. Roney | Chief Legal Officer

Scott A. Roney has more than 30 years of experience practicing complex business and commercial law and has held senior leadership roles in global industrial companies, including serving as a corporate officer of a publicly traded Fortune 100 company. He led major acquisitions involving real estate across the U.S. and in foreign countries, manufacturing facilities, thousands of employees, and valuable technologies. He advised on complex organizational and financial structures. He collaborated with finance, tax and accounting experts to ensure the accuracy of public securities filings and a variety of financial statements presented to investors.



Gannon M. Coffman | Dir. of Investor Relations

With over a decade of experience in real estate finance, equity placement, and asset management, Gannon Coffman has raised more than \$80 million in private capital across multifamily, retail, and industrial assets. A Certified Qualified Family Office Professional (QFOP), he brings a deep understanding of structuring investment opportunities for high-net-worth individuals, family offices, and real estate syndicators. His track record reflects a commitment to helping investors build long-term wealth through strategic, tax-efficient real estate investments.

TRACK RECORD



LaGrange Professional Center

25,000 SF multi-tenant medical office building renovation

Acquisition Price: \$1,850,000
Amount Invested: \$1,000,000
Total Investment: \$2,850,000
Sale Price/Value: \$7,250,000
Profit: \$4,400,000
Duration/Holding Period: 10 years
Total Return on Investment: 154%



Willowbrook Business Center

36,000 SF ground-up office/warehouse development

Acquisition Price: \$750,000
Amount Invested: \$3,600,000
Total Investment: \$4,350,000
Sale Price/Value: \$6,480,000
Profit: \$2,130,000
Duration/Holding Period: 2 years
Total Return on Investment: 49%



Willow Business Center

15,000 SF multi-tenant retail renovation

Acquisition Price: \$320,000
Amount Invested: \$300,000
Total Investment: \$620,000
Sale Price/Value: \$960,000
Profit: \$340,000
Duration/Holding Period: 3 years
Total Return on Investment: 55%



Courtyards of Brookfield Townhomes

16-unit ground-up townhome development

Acquisition Price: \$605,000
Amount Invested: \$3,595,000
Total Investment: \$4,100,000
Sale Price/Value: \$5,680,000
Profit: \$1,480,000
Duration/Holding Period: 7 years
Total Return on Investment: 36%



More examples available
upon request.



STREAMLINE
CAPITAL GROUP

Invest with confidence—built on experience.

Contact us

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www.thestreamlinecompanies.com

**Join the Streamline Family –
Book Your Intro Call**



DISCLAIMERS



FUND DISCLAIMER

FOR ACCREDITED INVESTORS ONLY

WRITTEN PROOF OF ACCREDITED INVESTOR STATUS MUST BE PROVIDED

An accredited investor, in the context of a natural person, includes anyone who:

- earned income that exceeded \$200,000 (or \$300,000 together with a spouse or spousal equivalent) in each of the prior two years, and reasonably expects the same for the current year,
- has a net worth over \$1 million, either alone or together with a spouse or spousal equivalent (excluding the value of the person's primary residence), OR
- holds in good standing a series 7, 65 or 82 license with a registered broker dealer.

On the income test, the person must satisfy the thresholds for the three years consistently either alone or with a spouse or spousal equivalent, and cannot, for example, satisfy one year based on individual income and the next two years based on joint income with a spouse or spousal equivalent. The only exception is if a person is married within this period, in which case the person may satisfy the threshold on the basis of joint income for the years during which the person was married and on the basis of individual income for the other years.

In addition, entities such as banks, partnerships, corporations, limited liability companies and non-profits must satisfy their own accredited investor criteria. Of the entities that would be considered accredited investors and depending on your circumstances, the following may be relevant to you:

- any trust, with total assets in excess of \$5 million, not formed specifically to purchase the subject securities, whose purchase is directed by a "sophisticated person." In this context, a "sophisticated person" means the person must have, or the company or private fund offering the securities reasonably believes that this person has, sufficient knowledge and experience in financial and business matters to evaluate the merits and risks of the prospective investment.
- Any entity in which all of the equity owners are accredited investors.

Source: Investor.gov

For full legal documentation, refer to our PPM.



NOTES ABOUT PROSPECTIVE PROPERTY METRICS

The presented prospective properties are presented only as examples of the types of properties in which the fund may invest, and all information presented is based on limited publicly available information relating to such properties. Streamline Capital Group has no present legal interest in the prospective properties described. Nothing presented herein is intended to be a projection of fund performance in the aggregate or the performance of any property to be acquired by the fund and actual results of the fund and its properties may or may not be similar to the examples presented.

"Loan to Value" – for the entire portfolio of all of the prospective properties is based on the total estimated hypothetical loan amounts for all properties divided by the total estimated hypothetical project costs for all properties

"Total Project Cost" – estimate inclusive of closing and acquisition costs, including the following fees which would be payable to Streamline Capital Group or one of its affiliates in accord with the fund Operating Agreement: Acquisition Fee, Finance Fee, Underwriting Fee and Due Diligence Fee.

"Cost Per Unit" – based on Total Project Cost/Total Sources divided by the number of units at the property.

"Anticipated Net Sales Price (Year X [number of years following the hypothetical Acquisition Date of the property])" – calculated based on the Projected Sale Cap Rate and the Stabilized Net Operating Income (Year X) and is Net of selling costs, including a Disposition Fee that would be payable to Streamline Capital Group or one of its affiliates in accord with the fund Operating Agreement.

"Stabilized Net Operating Income (Year X)" – based on the following assumptions: 1) the ability to raise rental rates to market rates as leases in place at acquisition would be either renewed or replaced with leases to new tenants 2) the ability to increase other income as a result of capital expenditures and a new property management team and 3) the ability to maintain or decrease operating expenses at their current levels.

"Projected Sale Cap Rate" – the cap rate that is anticipated for the prospective property in question at the time of hypothetical sale of the property. The cap rate for a property is based on many factors and is an indicator of the attractiveness of the property to a potential purchaser based on among other things current rents net expenses and other projected costs, and potential growth in rent net of expenses and other projected costs. The actual cap rate applicable to a particular property at the time of the sale of that property may be more or less than the Projected Sale Cap Rate used herein for estimating the Anticipated Net Sales Price for the prospective property.

"Preferred Return (a.k.a "Hurdle Rate")" – rate applied to the investor's invested capital in the fund ("Invested Capital") with a priority to be paid before Streamline Capital Group is entitled to its 20% share of the profits, per the terms of the fund as contained in the Operating Agreement.

"Projected IRR" – these are provided on a per-property basis and are based on the estimated cash flows of the prospective property identified and assume that the Limited Partners (Class A Members) receive the full amount of the Preferred Return on their investment in the fund during the life of the fund. The Projected IRRs shown are net of expenses, management fees, carried interest and other fees and expenses allocable to the prospective property. The actual IRR applicable to the fund will depend on the performance of all of the properties actually acquired by the fund in the aggregate. The identified prospective properties are only presented as hypothetical examples of potential property acquisitions by the fund, and projected IRRs are not actual projections of fund performance. Additional fund-level expenses have not been included in the cash flows used to calculate the estimated potential IRRs. See the fund's private placement memorandum for information on the fund's expenses.

"Multiple on Invested Capital ("MOIC")" – these are provided on a per-property basis and are based on the ratio of Total Equity to the total distributable funds following the hypothetical disposition of the prospective property, including but not limited to the assumption that the Limited Partners (Class A Members) receive the full amount of the Preferred Return on their investment in the fund during the life of the fund. The actual MOIC applicable to the fund depends on the performance of all of the properties actually in the fund in the aggregate. The identified prospective properties are only presented as hypothetical examples of potential property acquisitions by the fund, and projected MOICs are not actual projections of fund performance. Additional fund-level expenses are not included in the projected cash flows used to calculate the MOICs. See the fund's private placement memorandum for information on the fund's expenses.

For full legal documentation, refer to our PPM.

IMPORTANT INFORMATION FOR INVESTORS

THIS OVERVIEW IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY ANY INTERESTS IN ANY SPECIFIC ASSETS; DOES NOT PROVIDE ACCOUNTING, TAX OR LEGAL ADVICE; ALL PERSONS ARE STRONGLY URGED TO CONSULT WITH THEIR OWN ADVISORS REGARDING ANY POTENTIAL STRATEGY OR INVESTMENT. THIS OVERVIEW IS CONFIDENTIAL AND MAY NOT BE REPRODUCED OR TRANSFERRED, IN WHOLE OR IN PART, TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF STREAMLINE CAPITAL GROUP.

REAL ESTATE INVESTMENTS ARE SPECULATIVE AND MAY RESULT IN THE LOSS OF AN INVESTOR'S ENTIRE INVESTMENT.

THE INFORMATION CONTAINED HEREIN INCLUDES (OR IS BASED IN PART ON) VALUATIONS, ESTIMATES AND OTHER FINANCIAL DATA. BY YOUR RECEIPT OF THESE OVERVIEW MATERIALS, YOU UNDERSTAND, ACKNOWLEDGE AND AGREE THAT (I) YOU HAVE SUCH KNOWLEDGE AND EXPERIENCE IN FINANCIAL, BUSINESS AND INVESTMENT MATTERS SO AS TO BE CAPABLE OF EVALUATING THE MERITS AND RISKS OF AN INVESTMENT, (II) THIS INFORMATION HAS BEEN PREPARED INTERNALLY BY STREAMLINE CAPITAL GROUP AND IT HAS NOT BEEN VERIFIED OR SUBSTANTIATED BY ANY THIRD PARTY SOURCES AND MAY NOT CONTAIN ALL OF THE INFORMATION WHICH YOU MIGHT DEEM MATERIAL, AND (III) THIS INFORMATION SHOULD NOT BE RELIED UPON FOR ANY PURPOSE, AND YOU WILL MAKE YOUR OWN INDEPENDENT EVALUATION OF ANY INFORMATION CONTAINED IN THIS OVERVIEW. ANY INFORMATION REGARDING VALUES, REVENUE AND EXPENSES ARE ESTIMATES ONLY AND SHOULD NOT BE CONSIDERED INDICATIVE OF THE ACTUAL RESULTS THAT MAY BE REALIZED IN THE FUTURE.

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THE RETURN INFORMATION REFLECTED ON THE PROSPECTIVE PROPERTIES IS BASED ON INTERNAL ASSUMPTIONS AND ANALYSIS THAT ARE BASED IN PART ON THE CURRENT MARKET ENVIRONMENT AND LIMITED PUBLICLY AVAILABLE INFORMATION CONCERNING THE PROSPECTIVE PROPERTIES. ACCORDINGLY, IT IS NOT EXPECTED THAT THE ACTUAL RESULTS OF THE FUND WILL MATCH THESE HYPOTHETICAL ESTIMATES. ASSUMPTIONS AND PROJECTIONS ARE NECESSARILY SPECULATIVE IN NATURE, AND IT IS EXPECTED THAT SOME OR ALL OF THE UNDERLYING ASSUMPTIONS WILL VARY SIGNIFICANTLY FROM ACTUAL RESULTS AND SUCH VARIATIONS MAY BE MATERIAL AND MAY RESULT IN A LOSS OF AN INVESTOR'S ENTIRE INVESTMENT. THIS IS NOT A PROMISE OF FUTURE PERFORMANCE.

NO GUARANTEE OR ASSURANCE CAN BE GIVEN REGARDING THE ACTUAL PERFORMANCE OF ANY ACTUAL INVESTMENT BY THE FUND, OTHER THAN IT IS LIKELY TO DIFFER FROM THE PERFORMANCE SHOWN HEREIN. DATA INCLUDES INFORMATION THAT IS UNAUDITED. THE MATERIAL IS NOT AN OFFER TO SELL, OR A SOLICITATION OF AN OFFER TO BUY, ANY INTEREST IN THE FUND, OR ANY PARALLEL, FEEDER OR RELATED FUND. A COMPLETE DESCRIPTION WITH INFORMATION OF THE FUND AND SOLICITATION FOR OFFERS WILL ONLY BE MADE THROUGH THE CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM FOR THE FUND, AND AS IT WILL BE OR HAS BEEN SUPPLEMENTED (THE "PPM"), SO YOU SHOULD OBTAIN THE PPM AND READ IT CAREFULLY BEFORE YOU INVEST IN THE FUND, PARTICULARLY THE RISKS IDENTIFIED AND CONFLICTS OF INTEREST DISCUSSION.

THE INFORMATION IS GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED. IN MANY INSTANCES, THE INFORMATION IS UNAUDITED AND THEREFORE MAY NOT BE RELIABLE. THIS MATERIAL IS A SUMMARY ONLY AND AS SUCH IS NOT COMPLETE. UNLESS OTHERWISE INDICATED, ALL INFORMATION IS AS OF THE DATE ON THE COVER PAGE, AND STREAMLINE CAPITAL GROUP WILL HAVE NO DUTY TO UPDATE THE INFORMATION CONTAINED HEREIN.

THIS MATERIAL CONTAINS FORWARD-LOOKING STATEMENTS AND ASSESSMENTS (E.G., BUT NOT LIMITED TO, STATEMENTS USING "ESTIMATED" OR "EST", "EXPECTS," "PROJECTS," "ANTICIPATES," "BUDGETS" OR SIMILAR TERMS OR STATEMENTS ABOUT PERFORMANCE IN FUTURE ACCOUNTING PERIODS, INCLUDING IRRS). THESE STATEMENTS RELATE BOTH TO THE U.S. AND WORLD ECONOMIES IN GENERAL, AS WELL AS THE PROSPECTS FOR STREAMLINE CAPITAL GROUP'S INVESTMENTS AND ITS BUSINESS PLANS AND OBJECTIVES. SUCH FORWARD LOOKING STATEMENTS ARE SUBJECT TO NUMEROUS CONTINGENCIES AND ARE INHERENTLY UNRELIABLE. MOREOVER, PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS. INVESTORS MAY LOSE ALL OR A SIGNIFICANT PORTION OF THEIR INVESTMENT. DECLINING MARKETS NEGATIVELY AFFECT REVENUES, INVESTMENT VALUES AND LIQUIDITY.

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FOR FULL LEGAL DOCUMENTATION, REFER TO OUR PPM.