



# TIME EQUITIES SECURITIES LLC

TEI Diversified Income and Opportunity Fund III, LLC

## INVESTOR FACT SHEET

### Bringing Over 50 Years of Real Estate Investment Experience to Financial Advisors and Investors

#### THE OFFERING

TEI Diversified Income & Opportunity Fund III, LLC ("TEI DIOF III") seeks to acquire whole or partial interests in a diversified portfolio of opportunistic and income producing properties. The portfolio may consist of retail, office, multifamily, mixed-use, parking garages and industrial properties across the United States and Internationally.

#### INVESTMENT PHILOSOPHY

TEI has acquired a diverse portfolio using guiding principles that have remained the same for decades: a dedication to long-term ownership and opportunistic buying. TEI believes that a diverse portfolio, spread over multiple property types, sizes and markets is the best way to hedge against the inevitable cycles that dominate the history of not only the real estate industry, but the entire economy as a whole. TEI focuses on limiting downside risk through such cycles by underwriting changing market conditions and examining a myriad of property specific issues both in today's environment and the future's.

#### UNIQUE BUSINESS PLAN

TEI DIOF III will strive to make growing quarterly and year end bonus distributions with the objective of returning 100% of the original invested capital through a combination of earnings, refinancings and/or sales. It is anticipated that once capital has been returned, each investor shall continue to be entitled to their share of additional ongoing distributions made until all of the properties owned by TEI DIOF III have been sold. This strategy provides the investor the ability to have capital returned in a tax deferred way while at the same time maintaining the benefits of diversification and long term real estate ownership.

#### INVESTMENT OBJECTIVES

- Preservation of capital.
- Pay quarterly distributions before and after the return of 100% of original invested.
- Provide stable cash on cash returns from a diversified investment portfolio.
- Realize income through the acquisition, operation, management, capital appreciation, refinancing and/or sale of properties.

There can be no assurance these objectives will be achieved. An investment in the fund may incur a selling commission up to 7% and up to 3% in other marketing related fees, which in the aggregate will not exceed 10% of the amount invested. Affiliates of the fund will also receive reimbursement fees related to the acquisition and sales brokerage of the properties for the fund and may also receive other fees related to the management of the fund which are not included in the 10% fees which are related to the capital raise. Please see the PPM for a complete description of the fees.

#### OFFERING HIGHLIGHTS

##### OFFERING SIZE:

Up to \$100,000,000.

##### MINIMUM INVESTMENT:

10 Units (\$5,000/Unit) or \$50,000  
Reduced amounts permitted at discretion of Sponsor.

##### PREFERRED RETURN & BONUS DISTRIBUTION:

6% non-compounded cumulative annual return with potential for year end bonus distribution.

##### MANAGER PERFORMANCE PARTICIPATION:

100% of Cash Flow to Members until they have received an amount equal to their Preferred Return and an amount, which when added to the Preferred Return equals 100% of the capital invested by the Members.

Then 65% to Members and 35% to the Manager until Members have received a cumulative, but not compounded annual return of 12%.

To the Manager in payment of any distributions due to the Manager but deferred until investors have received an amount equal to their original capital investment.

Thereafter, 55% to the Members and 45% to the Manager.

##### ANTICIPATED FUND TERM:

Within 7 years.

##### TEI CO-OWNERSHIP & CO-INVESTMENT:

Sponsor will maintain an amount equal to or greater than 15% of total offering proceeds in the Fund and/or through direct investment in the properties acquired by the Fund.

##### REDEMPTION POLICY:

Commences the day after the offering termination date.

Redemptions are limited to 5% of the outstanding units issued by the Fund annually on a first come first serve basis.

Redemption Value Per Unit shall be determined in the sole discretion of the Manager based upon estimated fair market value.

In the case of death or substantial disability of a Member, the Redemption Value Per Unit will equal 100% of the Member's Unreturned Capital Contributions.

##### INVESTOR REPORTING:

- Detailed quarterly performance reports
- Audited Year-End Financial Statements
- K-1 Tax Forms

##### AVAILABLE DUE DILIGENCE REPORTS:

- MICK & Associates - Fund Report
- FactRight - Sponsor Report



# TIME EQUITIES INC.

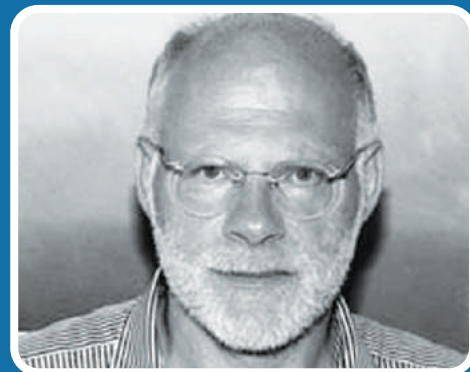
Diversified Real Estate Investment Company | Established 1966

- ❖ Privately held full service real estate investment company.
- ❖ Owns over \$3 Billion in real estate assets.
- ❖ Diversified portfolio of over 250 properties (exceeding 22 million square feet) in 28 U.S. states, 5 Canadian provinces, Germany, Netherlands, and Anguilla.
- ❖ Servicing individual investors since inception in 1966.
- ❖ Co-invests in every property along-side individual investors.
- ❖ Senior management team averages over 25 years at TEI.

## FULL SERVICE

1031 Like-Kind Exchanges	Commercial and Residential Sales & Leasing
Acquisitions and Development	Design & Construction
Investor Relations & Equity Division	Property Management
Asset Management	Art-In-Buildings
Mortgage Finance	Sustainability & Design
Legal	Human Resources & Office Management
IT	Rents Administration
Tax Accounting	Insurance

## A NOTE FROM THE CHAIRMAN AND CEO



We at Time Equities, Inc. (TEI) are honored as to your consideration of our offering. We look forward to building a long term relationship with you. We have been very successful for over 50 years and through many economic cycles by maintaining a diversified portfolio and adhering to a guiding set of principals that have remained the same: a dedication to long-term ownership and opportunistic buying. Real estate rewards those who are careful, skeptical, patient, and are willing to say no until a compelling investment opportunity presents itself. However, nobody can pick only winners and the markets do have a mind of their own. Working with the strength of a seasoned team of real estate executives, fund managers and investment professionals supports the possibility for success of the fund from acquisition analysis to disposition of the properties.

This is the TEI way – cover the 'downside' and the upside will take care of itself. We are committed to the success of this fund, the broker/dealer marketplace, and above all to you. We welcome your inquiries and look forward to having you join our family and get involved on this offering and future ones.

Sincerely,

Francis Greenburger, Chairman and CEO  
Time Equities Inc.



## TIME EQUITIES SECURITIES LLC

55 FIFTH AVENUE, NEW YORK, NY 10003 | 212.206.6176

SALES DESK: 212-206-6176 | TESECURITIES@TIMEEQUITIES.COM

INVESTOR RELATIONS: 212-206-6068 | INVESTORRELATIONS@TIMEEQUITIES.COM

WWW.TIMEEQUITIES.COM

### Primary Risk Factors in TEI DIOF III include (although not limited to):

- this investment involves a substantial degree of risk, should be considered speculative, and an investor may lose their entire investment;
- no public market exists for the investment units (shares) and it is highly unlikely that any such market will ever develop;
- substantial restrictions exist upon the transfer of shares;
- lack of liquidity;
- use of leverage, uncertainty as to the amount and type of leverage to be used, and a lack of any binding financing commitments;
- limited portfolio diversification;
- risks associates with investing in commercial real estate, including potential environmental risks;
- potentially complex tax consequences;
- it is a newly formed business with no history of operations and only limited assets;
- the manager is a newly formed entity with no experience managing funds;
- substantial fees and distributions are payable to the manager and its affiliates; and
- potentially significant conflicts of interest exist involving the manager and its affiliates.

This is neither an offer to sell nor a solicitation of an offer to buy the securities referenced herein. The offering of membership units in TEI Diversified Income and Opportunity Fund III, LLC (the "Company") is made only by a Confidential Private Placement Memorandum of the Company (the "Memorandum"). You must read the entire Memorandum in order to fully understand the risks related to the purchase of units in the Company. The information set forth herein is not indicative of future performance and there is no assurance that the Company will experience similar returns. Time Equities Inc. and Time Equities Securities LLC are affiliates. Securities Offered Through Time Equities Securities LLC, a Member of FINRA.



# TEI Diversified Income & Opportunity Fund III, LLC

Sponsored By Time Equities Inc.

## DAF Office Portfolio (Netherlands) - Purchased April 2016



### Property Description:

- 11 Office properties consisting of 384,005 rentable square feet leased to a diversified tenant base of private sector and government tenants.
- The portfolio is spread across 10 municipalities all within major submarkets of Amsterdam, Utrecht, Rotterdam and Eindhoven which are home to an array of large financial, technology, media and retail companies, as well as, government organizations and international non-governmental organizations.
- The Netherlands has become one of the top 5 competitive economies in Europe. Its economy's emergence from a steep real estate down cycle has not gone unnoticed by international investors. Real estate volume by foreign investors has increased from 25% of total volume in 2009 to 66% in 2014 (ABN-AMRO, February 2015). Institutional investors such as Goldman Sachs, Lonestar, CBRE Global Investors and Blackstone are currently active in the Netherlands' real estate market, as well.

### Acquisition Details:

- All cash, €21,915,000 or \$23,850,650 (\$62 PSF), based on the conversation rate of 1 Dollar = 1.08834 Euros at the time of the acquisition. (Favorable exchange rate for investment of US Dollars at multi year lows).
- Going in unlevered capitalization rate of 9.93% at 70% portfolio occupancy, before factoring in the costs of the leasing and repositioning of the building.
- TEI Diversified Income & Opportunity Fund III, LLC acquired an 8.58% membership interest for \$2,000,000 at no mark up. TEI principals and affiliates controlled by principals of TEI own 81.42%. Dutch real estate company joint venture partner (Kimberley Groep B.V.) contributed the remaining 10.00%

### \*Business Plan:

- Aggressively market the vacancies within the portfolio and renew tenants at market rental rates as their leases expire.
- Select properties within the portfolio may be offered for sale to the extent favorable sales prices can be achieved.
- Various capital improvements and general refurbishment of lobbies and common areas.

### Projected Financing:

- Estimated to occur at the end of year 3 for the projected amount of €10,000,000. Proceeds of such financing are projected to reduce the total invested capital.

### U.S. INVESTORS ARE NOT REQUIRED TO FILE NETHERLAND TAX RETURNS AND PAY DUTCH INCOME TAX.

For more information, see Project Supplement No. 1 or contact Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)

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\*We cannot assure these objectives will be met.



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# TEI Diversified Income & Opportunity Fund III, LLC

Sponsored By Time Equities Inc.



**Almere, Damsluisweg 1**



**Alphen Aan Den Rijn, Flemingweg 18**



**Breda, Langendijk 34**



**Capelle Aan Den IJssel, Ligusterbaan 2**



**Eindhoven, Luchthavenweg 54**



**Haarlem, Prof. Eijkmanlaan 2-4**



**Hoofddorp, Hoofdweg 640**



**Hoofddorp, Jupiterstraat 42**



**IJsselstein, Einsteinweg 12-22**



**Nieuwegein, Nevelgaarde 20-35**



**Tilburg, Spoorlaan 446-448**



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# TEI Diversified Income & Opportunity Fund III, LLC

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## The Shoppes at Fairlane Meadows - Purchased September 2016



**16301 Ford Road, Dearborn, MI**

### Property Description:

- 3 building, multi-tenant retail center totaling 157,225 SF on 18.37 acres and includes 922 parking spaces.
- Currently 100% leased by 29 tenants with the largest tenants being Best Buy, Citi Trends and Dollar Tree. The property is shadow anchored by Target and Burlington Coat Factory, located in neighboring properties.

### Property Location:

- Located in Dearborn, Wayne County, Michigan, only 10 miles west of downtown Detroit. The largest employer in Wayne County is Ford Motor Company, which employs over 40,000 people and is located only one mile south of the property. In addition, the AAA headquarters, Henry Ford Museum and Greenfield Village (largest indoor-outdoor history museum in the nation) are all within 3 miles of the property.
- Notable retailers in the trade area include AMC Theatres, At Home, Big Lots, Burlington Coat Factory, CVS, Home Depot, JC Penny, Kroger, LA Fitness, Macy's, OfficeMax, PetSmart, Planet Fitness, Sears, Target, Value City Furniture, and Walmart. The average occupancy for this trade area is approximately 94%.

### Acquisition Details:

- Purchased all cash, \$20,650,000 (\$131 PSF) at a cap rate of 9.3%.
- TEI Diversified Income & Opportunity Fund III, LLC acquired a 4.93% ownership interest for \$1,031,950 at no mark up. TEI principals and affiliates controlled by principals of TEI own 95.07%.

### Business Plan\*:

- Aggressively market the vacancies within the Portfolio and renew tenants at market rental rates as their leases expire.
- Select properties within the portfolio may be offered for sale to the extent favorable sales prices can be achieved.
- Various capital improvements and general refurbishment of lobbies and common areas.

For more information, see Project Supplement No. 2 or contact Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)

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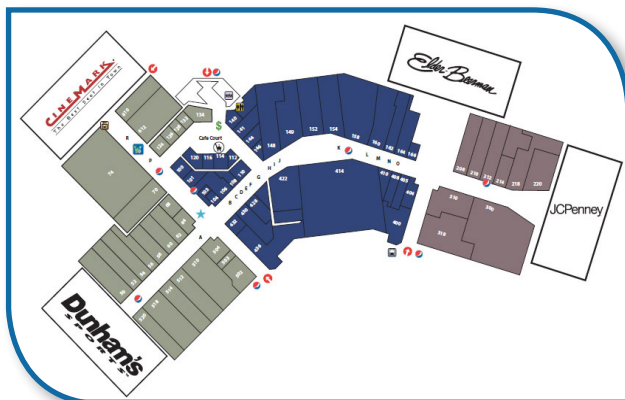
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# TEI Diversified Income & Opportunity Fund III, LLC

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## Colony Square Mall - Purchased November 2016



### Property Description:

- Regional shopping center, consisting of an enclosed mall (407,030 SF), four outparcel buildings (100,400 SF) for single tenants and 2,761 parking spaces.
- Current occupancy is 86% with 56 different tenants. The anchors are Dunham Sports, Cinemark Theatres, JC Penny, and Elder Beerman.

**3575 Maple Avenue, Zanesville, Ohio**

### Property Location:

- Located in Zanesville, Muskingum County, Ohio (southeastern Ohio), situated on I-70 just an hour east of Columbus. The property serves as the major shopping, dining, and entertainment destination for over 240,000 people within the community. The closest competitive centers are 30-50 miles west.

### Acquisition Details:

- Purchased all cash, \$31,500,000 at a CAP rate of 11.20%
- TEI Diversified Income & Opportunity Fund III, LLC acquired a 9.2196% ownership interest in the property for approximately \$3,000,000 at no mark up. TEI principals and affiliates controlled by principals of TEI own 90.784%.

### Business Plan\*:

- Re-measure all the retail spaces.
- Renew and expand tenants with near term lease expiration dates and increase in-place rents.
- Perform capital upgrades to update the physical appearance of the property.
- Increase credit of the tenancy with additions of new national and regional retailers.
- Projected mortgage financing to occur in 2017 in the amount of \$15,750,000 (50% LTV), 10 Year Term, 5.5% interest rate, 25 year amortization period.

For more information, see Project Supplement No. 3 or contact Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)

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