



Apartment
MULTIFAMILY

\$44mm

Purchase Price

\$11mm

Total Equity

Target Net IRR

Target Net Equity Multiple

EXPLORE TRANSACTION



Tower
OFFICE

\$93mm

Purchase Price

\$34mm

Total Equity

Target Net IRR

Target Net Equity Multiple

EXPLORE TRANSACTION



Portfolio
RESIDENTIAL

\$18mm

Total Equity

\$25mm

Capital Returned

Net IRR

Net Equity Multiple

CLOSED



RESIDENTIAL

\$27mm

Total Equity

I WOULD LIKE TO LEARN MORE



OFFICE

\$20mm

Total Equity

I WOULD LIKE TO LEARN MORE



RESIDENTIAL

\$33mm

Total Equity

I WOULD LIKE TO LEARN MORE



RESIDENTIAL

\$16mm

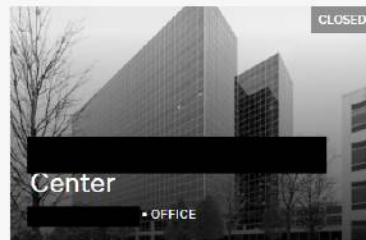
Total Equity



RESIDENTIAL

\$27mm

Total Equity



Center
OFFICE

\$34mm

Total Equity

I WOULD LIKE TO LEARN MORE

I WOULD LIKE TO LEARN MORE

I WOULD LIKE TO LEARN MORE



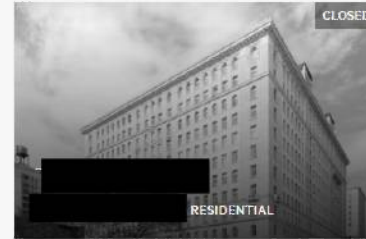
\$15mm
Total Equity

I WOULD LIKE TO LEARN MORE



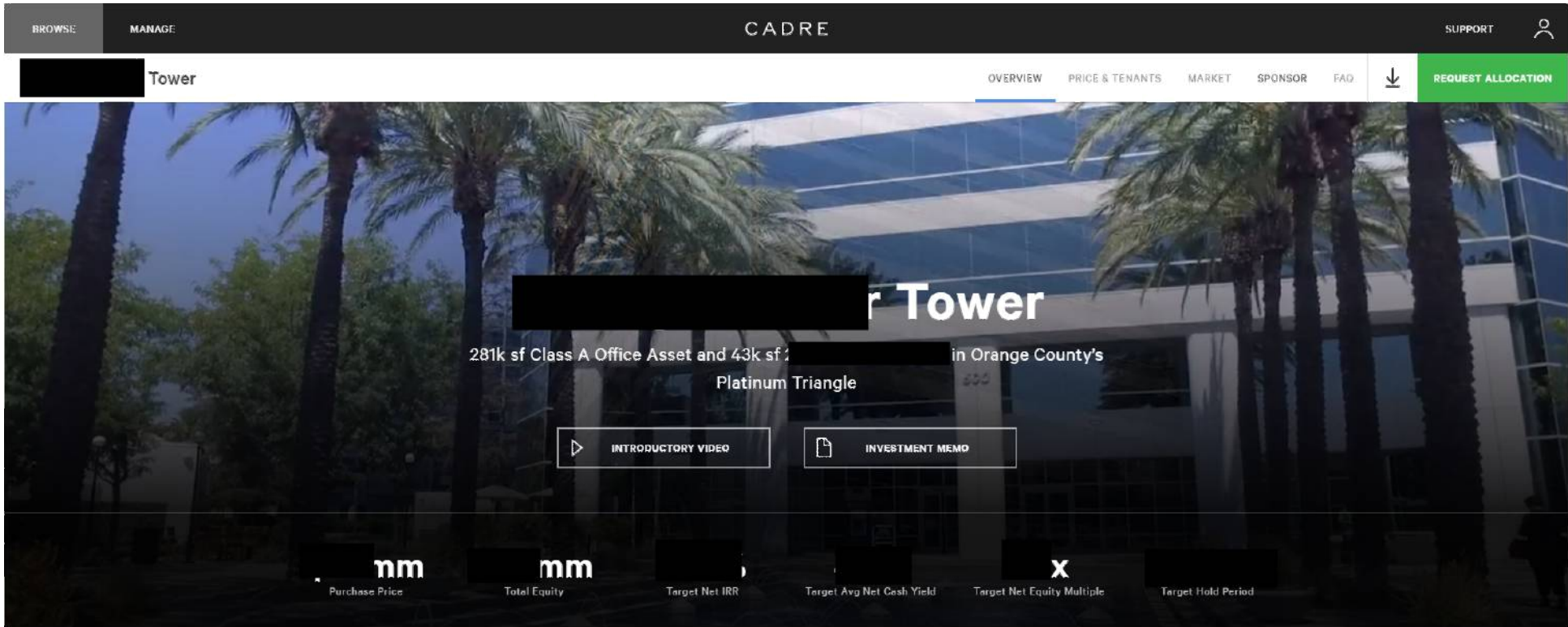
\$11mm
Total Equity

I WOULD LIKE TO LEARN MORE



\$53mm
Total Equity

I WOULD LIKE TO LEARN MORE



Why We're Investing

1 Strong Tenant Roster at an Attractive Basis



2 Strong Submarket Fundamentals



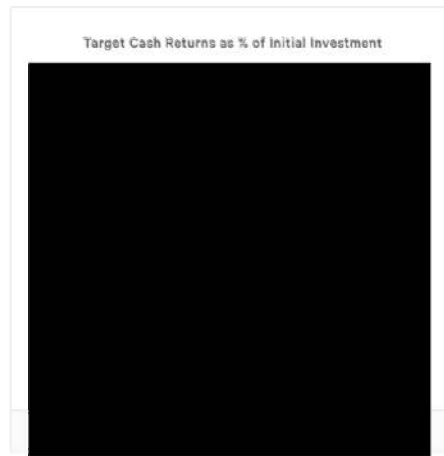
3 World Class Sponsor With Asset-Specific Expertise

Our partner, Lincoln Property Company ("LPC"), has managed the property since 2012 and is receiving



Investment Profile

We underwrite a 6 year hold, targeting a 10.5% net investor IRR.



 [Sources and Uses](#)

 [Scenario Analysis](#)

 [Sensitivity Analysis](#)

 [Base Case Cash Flow](#)

 [Key Assumptions](#)

Strong Tenant Roster at Attractive Basis

Despite a high quality tenant mix and stable cash flow, our purchase price is significantly below replacement cost and peak historical pricing.



Attractive Basis

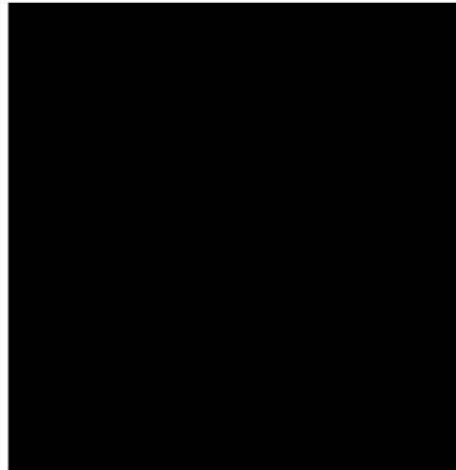


 [Sale Comparables](#)

 [Lease Comparables](#)



Strong Tenant Roster



 [Tenant Summary](#)

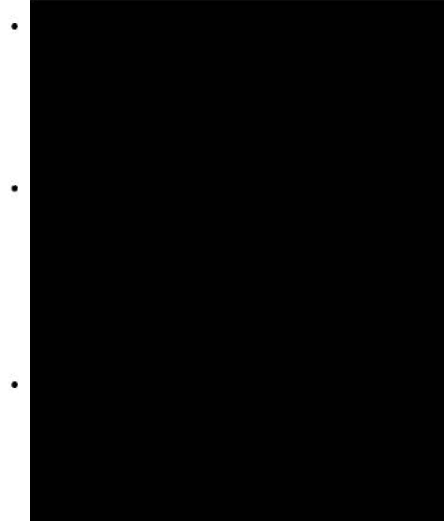
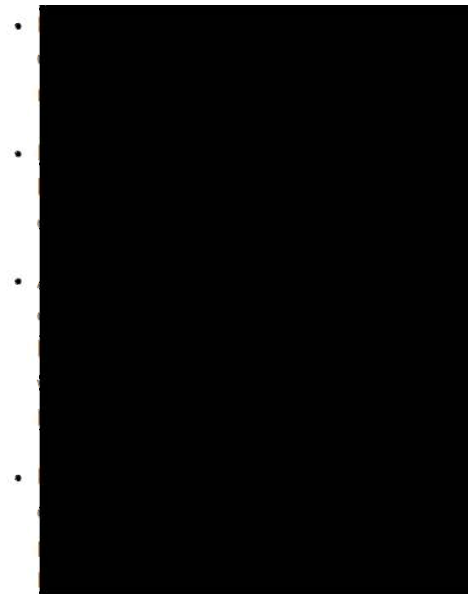
 [Stacking Plan](#)

Strong Submarket Fundamentals

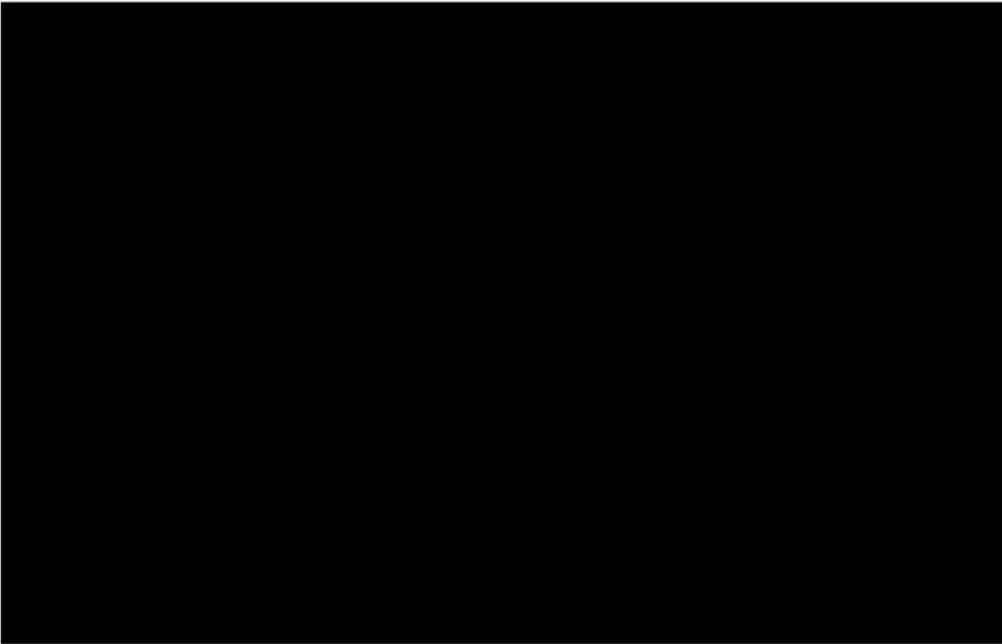
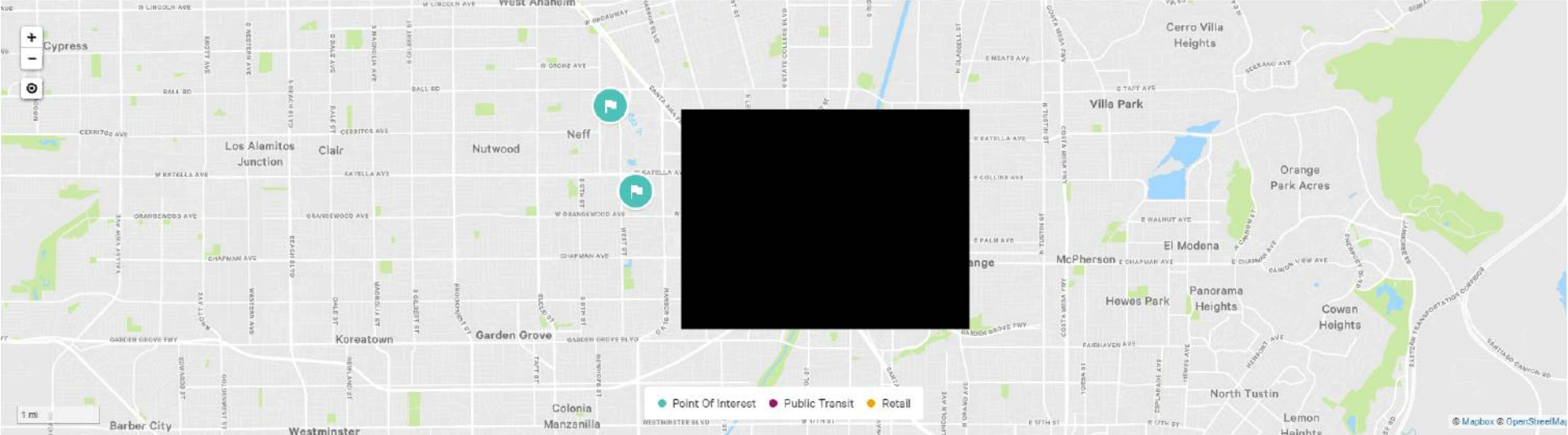
Supply-Constrained Office Market



Robust Residential Development



Location



World Class Sponsor with Asset-Specific Expertise



Gallery



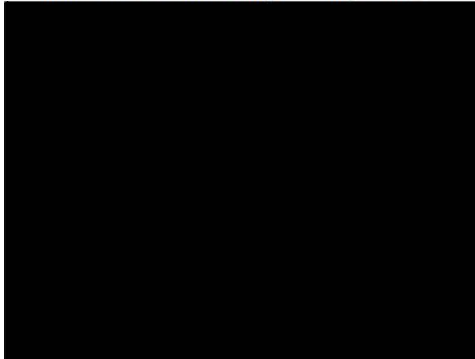


VIEW GALLERY (14)

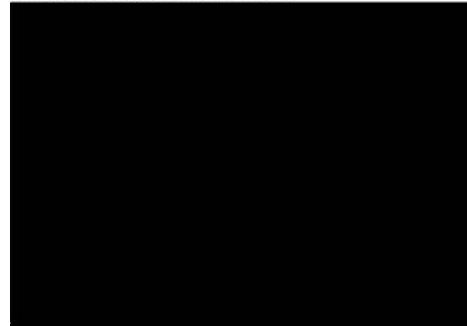


FAQ

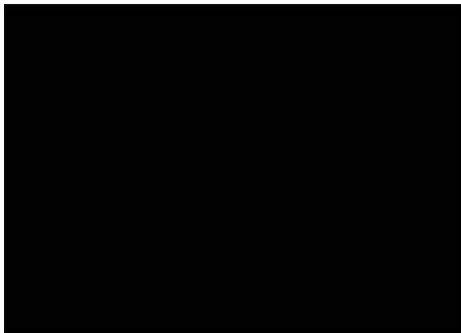
Who is the seller and why are they selling?



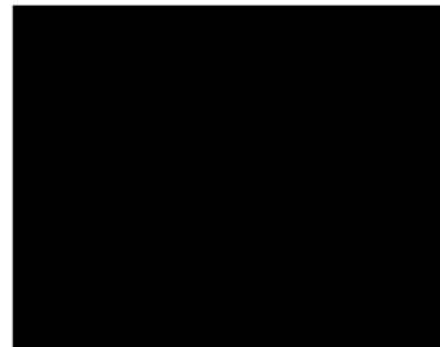
How much equity are Cadre and the Sponsor each investing in the Asset?



Has Cadre secured debt financing for the transaction?



How do distributions work?

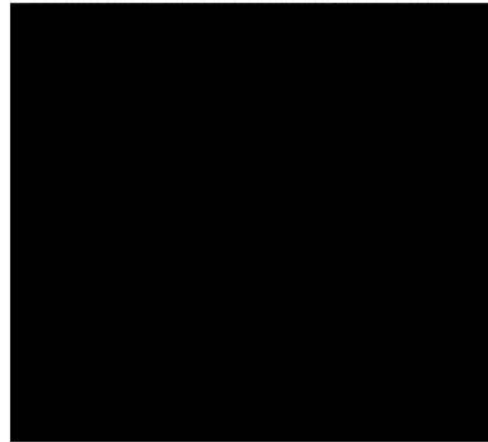


When is closing?

We anticipate closing the underlying Asset the

What are the main risks to this investment?

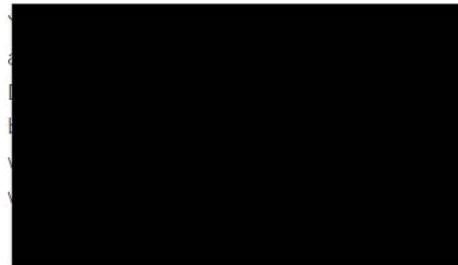
As with most office investments, primary risks



How is the deal structured?



Am I able to sell prior to the end of the hold period?



Documents

Investment Materials



Legal

 SUBSCRIPTION BOOKLET

 PRINCIPAL TERMS OF JV

 PRINCIPAL TERMS OF INVESTOR PARTNERSHIP

 FUND PARTNERSHIP AGREEMENT

Third-Party Diligence

 PHASE 1 ENVIRONMENTAL REPORT (DRAFT)

Next Steps



Talk to Cadre

The Cadre Team is available to answer questions.



Request Allocation

Start the investment process by requesting an allocation.

[DISCLAIMERS & CONFIDENTIALITY](#)