

HIGHLIGHTED EQUITY FINANCINGS

Q1 2022



LARKSPUR

Two-phased development project of a 504-unit garden-style multi-family apartment complex. Located in the Liberty Hill and Leander extraterritorial jurisdiction (ETJ) on the north side of Leander, one of North Austin's fastest-growing suburbs.

Amount¹	\$33,333,878 USD	Asset Class	Residential
Projected IRR²	Phase I: >26%	Property Type	Multi-Family for Lease
	Phase II: >18%	Location	Austin, Texas



PLANO

Acquisition of a 171,178 rentable sq. ft. self-storage property in DFW MSA. Facility includes 1,363 climate-controlled units and 160 drive-up non-climate-controlled units with in-place rents significantly below-market.

Amount¹	\$9,839,760 USD	Asset Class	Commercial
Projected IRR²	>17%	Property Type	Self-Storage for Lease
		Location	Dallas-Fort Worth, Texas



MIRADOR

Single-family lot development investment located in the Del Valle submarket of Austin. Plans include approximately 2,500 single-family lots, 50 acres of multi-family and townhomes, and 75 acres of commercial land.

Amount¹	\$7,342,042 USD	Asset Class	Residential
Projected IRR²	>35%	Property Type	Single-Family Lot Development
		Location	Austin, Texas



ESTRELLA VISTA

Acquisition of 25 newly-built single-family homes in the sought-after family-friendly neighbourhood of Laveen, with close proximity to downtown Phoenix. Properties purchased at a 6% discount to their retail offering price to be leased up and held long-term.

Amount¹	\$2,274,178 USD	Asset Class	Residential
Projected IRR²	>20%	Property Type	Single-Family for Lease
		Location	Phoenix, Arizona

¹ Amount (USD) represents Trez Capital's full commitment to the project once fully deployed and may not equal the current funded amount.
² Target annualized project return to TPREF during project construction and/or lease-up, before fund-level costs and fees.

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