

HIGHLIGHTED EQUITY INVESTMENTS

Q3 2022



METRO LOFTS

Market rate multi-family development of a 206-unit apartment complex residing on 6.5 acres of land. Amenities will include a co-working office space, fitness center, swimming pool, spa and pet park.

Amount ¹	\$12,833,272 USD	Asset Class	Residential
Projected IRR ²	28%	Property Type	Multi-Family for Lease
Projected Equity Multiple ³	1.7x	Location	Phoenix, Arizona



WALLINGFORD

Master plan to acquire 866 acres to be developed into 2,342 single-family lots, as well as commercial space and a school. The property will be able to deliver a diverse mix of robust amenity offerings.

Amount ¹	\$4,212,323 USD	Asset Class	Residential
Projected IRR ²	28%	Property Type	Single-Family Lot Development
Projected Equity Multiple ³	3.9x	Location	Rosenberg, Texas



LA CIMA

Multi-family for lease development nestled between San Antonio and Austin of 304 units spread across 21 acres. The development will include 2- and 3-storey garden-style buildings with tuck under and detached garages, an amenity center and resort style pool.

Amount ¹	\$7,856,747 USD	Asset Class	Residential
Projected IRR ²	26%	Property Type	Multi-Family for Lease
Projected Equity Multiple ³	2.0x	Location	San Marcos, Texas



SIERRA VISTA WEST

Construction of 66 single-family homes for rent and 44 townhomes for rent within the Sierra Vista master-planned community in suburban Houston, TX. The 110 homes will benefit from the amenity package that the larger 1,300-home community provides.

Amount ¹	\$9,368,651 USD	Asset Class	Residential
Projected IRR ²	37%	Property Type	Single-Family for Rent
Projected Equity Multiple ³	2.0x	Location	Brazoria County, Texas

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.

³ Equity multiples are based on forward-looking assumptions that are subject to change. Target metric is calculated during the construction and/or lease-up phase of each project, before any fund-level costs and fees, as at April 30, 2022.

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