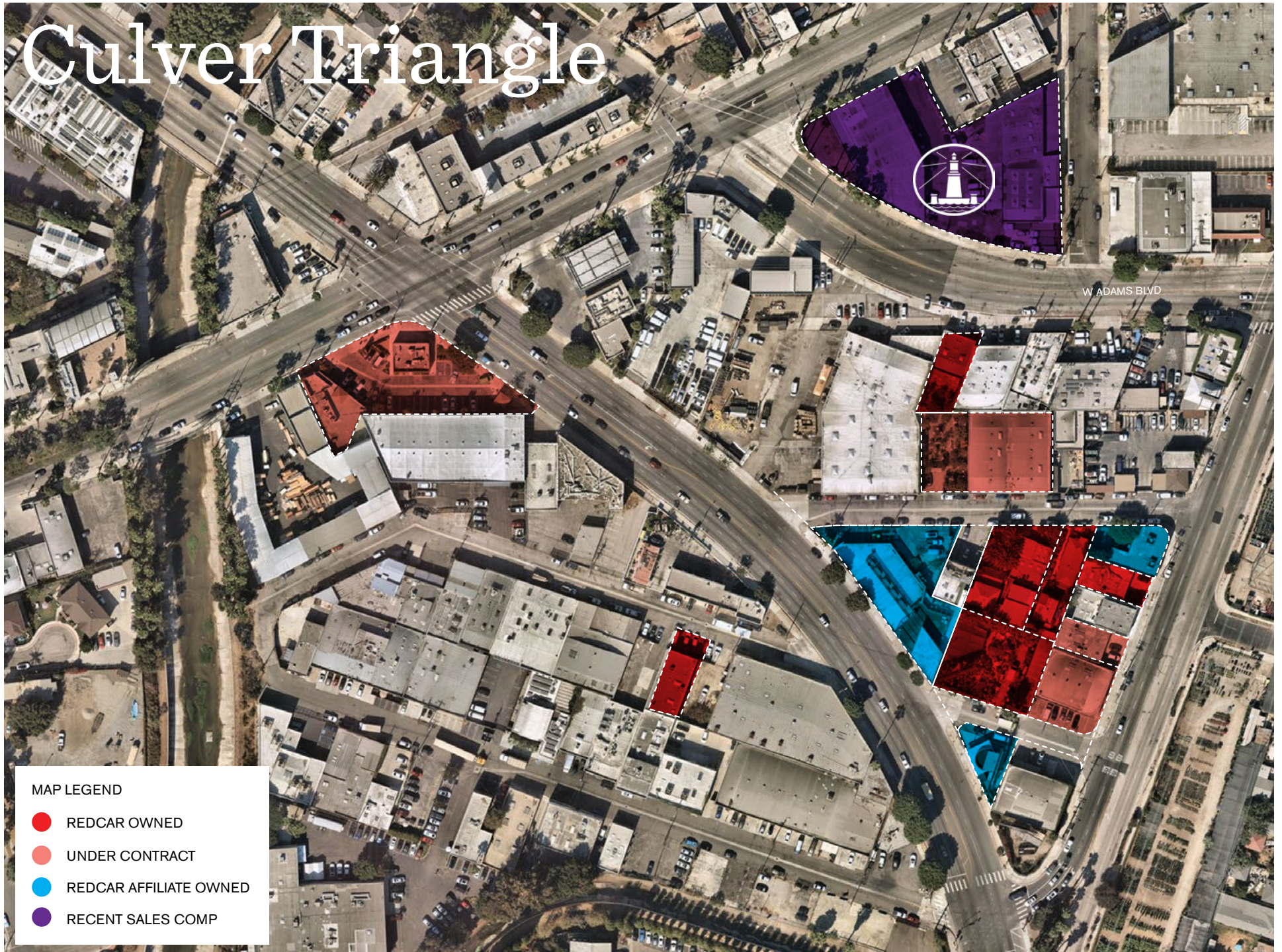


Culver Triangle



In January 2019, the Fund acquired 2635 Fairfax Avenue, an existing 2,400 SF commercial building on 3,473 SF of land located in the heart of the Culver City. Through March 2020, Redcar acquired and assembled eight more parcels spread over six buildings located at 5828, 5834, 5838 Perry Drive, 5833 and 5872 Smiley Drive, and 5860 Adams Blvd, bringing the total Culver Triangle land to 39,051 SF. In Q4 2020, Redcar put four additional parcels under contract totaling 45,941

SF of land, bringing the total project to 84,992 SF of land. The new acquisitions are accretive to the overall yield and lower the total land basis from \$555 per SF to \$493 per SF, which compares favorably to Alexandria's \$577 per SF. All of the Culver Triangle assets, acquired in off market transactions, are located at the nexus of Culver City and West Adams and present a rare campus opportunity.

SUMMARY

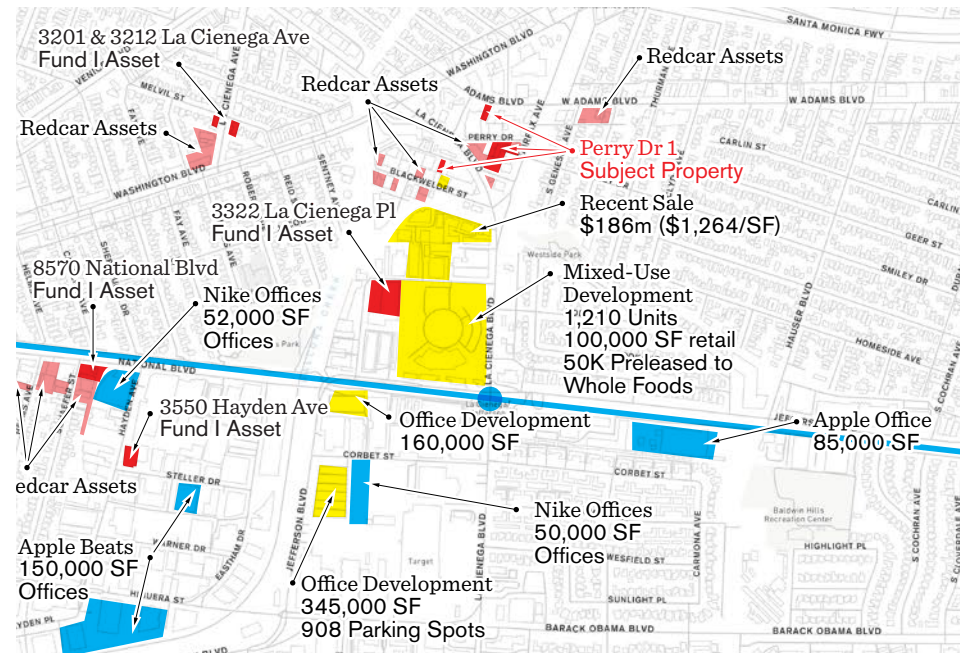
Address	Culver Triangle ¹	UW Gross IRR / EM	20.5% / 2.1x
Acquisition Date	January 2019	Proj. Gross IRR / EM	18.4% / 1.9x
Purchase Price	\$21,660,000	Fund Ownership Percentage	100%
Sourcing	Off-Market	Current Equity / Debt (LTC)	\$18,458,741 / \$7,000,000 (27%)
RSF at Acquisition	13,273 SF	Proj. Fully Funded Equity/ Debt (LTC)	\$35,500,000 / \$45,000,000 (56%)
Proj. RSF as Redeveloped	74,764 SF	Proj. Fully Funded Basis (\$/RSF) ²	\$81,560,848 (\$1,091)
Land Area	39,051 SF (0.9 acres)	Proj. Exit Date	1Q 2025
Status	Design	Proj. Gross Exit Price (\$/RSF / Cap Rate)	\$120,828,844 (\$1,616 / 4.50%)
Occupancy	85%		
Proj. Stabilized ROC / COC	6.5% / 10.2%		

¹ All return metrics are from the existing Culver Triangle parcels and do not include the new acquisitions. The new acquisitions are set to close in Q1 2021.

² Fully funded basis includes NOI used to fund the project

Highlights

- + After years of pursuit, Redcar was able to put four new properties, totaling 45,491 SF of land (1.0 acres), under contract in Q4 2020. The new acquisitions are set to close in Q1 2021 and will double the land footprint of the Culver Triangle project.
- + The new acquisitions were negotiated down to opportunistic prices due to the COVID pandemic. The new purchases will lower the total land basis from \$555 per SF to \$493 per SF. This new land basis is a 15% discount to Alexandria Real Estate Equities' recent nearby purchase of 5850 Washington Blvd.
- + Redcar is exploring alternative designs that include the new parcels. The new plans incorporate more renovation of the existing buildings and less density than previously underwritten. The new direction allows for a phased delivery while also reducing development costs on a per SF basis.
- + Redcar closed a \$7,000,000 bridge loan with First Republic Bank in November 2020. The loan has a 36-month term with a fixed 4.75% interest rate with full term interest only payments.



Leasing

TENANT	TYPE	LCD	EXP.	RSF	Y1 BASE RENT	BASE RENT (\$/ MO.)	ABATEMENT MOS.	LEASE TYPE	TIS (\$/SF)	PARKING SPACES	Y1 PARKING REVENUE
Rent Roll (Existing)											
In Place	Office/Resi	Jan-19	Sep-21	11,273	\$361,896	\$2.67	-	Varies	-	3	-
Rent Roll (Redevelopment)											
Office	Office	Oct-23	Sept-30	74,764	\$4,917,284	\$5.48	5 mos.	NNN	\$73/SF	138	\$331,200

Base Rent \$/mo and TI \$/sf reflect the weighted average. Lease commencement and expiration dates reflect terms throughout the buildings. The Existing and Redevelopment Leasing metrics do not include the new acquisitions that are set to close in Q1 2021.

Construction Costs

	RSF	\$/RSF	BASE BUILDING	CONSTRUCTION START	CONSTRUCTION END
Culver Triangle	74,764	\$504	\$37,685,020	March 2022	September 2023
Culver Triangle- Parking	135 Stalls	\$70,000/Stall	\$9,450,000	March 2022	September 2023

Base Building and Parking Construction Costs total \$47,135,020 which equals \$630 per RSF. The Construction Costs do not incorporate the new acquisitions that are set to close in Q1 2021.

Timeline

