

Frogtown Portfolio



In April 2019, the Fund acquired the Frogtown Portfolio, a collection of eight properties. In December 2019, the Fund acquired 2718 Hyperion Avenue, located in the Silver Lake submarket, and combined the asset into the Frogtown Portfolio, totaling 38,541 SF on 78,623 SF of land. The Portfolio has seven properties located in the highly coveted and supply constrained neighborhood of Frogtown,

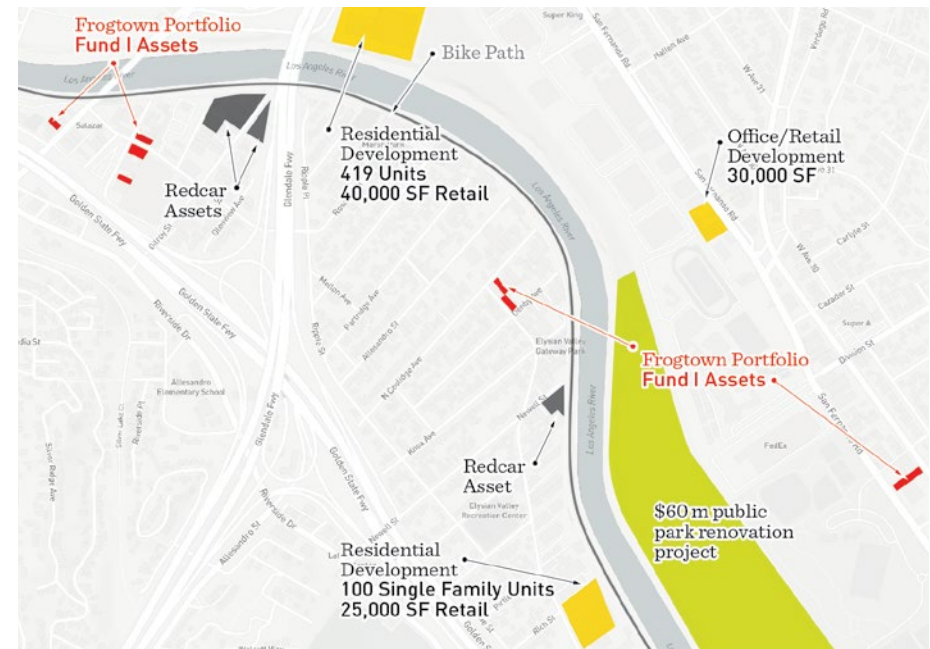
with two properties located on Echo Park and Silverlake's main corridor, Sunset Blvd and Hyperion Avenue. Frogtown is centrally located in East Los Angeles, adjacent to the LA River, situated between Silverlake, Echo Park, Los Feliz and Atwater Village. The business plan calls for delivering 65,791 SF of best-in-class creative office and retail over a 5 year hold period.

SUMMARY

Address	Frogtown Portfolio	UW Gross IRR / EM	20.5% / 2.0x
Acquisition Date	April / December 2019	Proj. Gross IRR / EM	14.7% / 1.8x
Purchase Price	\$20,550,000	Fund Ownership Percentage	100%
Sourcing	Off-Market	Current Equity / Debt (LTC)	\$20,465,242 / \$8,942,069 (31%)
RSF at Acquisition	38,541 SF	Proj. Fully Funded Equity/ Debt (LTC)	\$21,522,477 / \$35,340,000 (62%)
Proj. RSF as Redeveloped	65,791 SF	Proj. Fully Funded Basis (\$/RSF) ¹	\$56,862,477 (\$864)
Land Area	78,623 SF (1.8 acres)	Proj. Exit Date	2Q 2024
Status	Design / Occupied / Construction	Proj. Gross Exit Price (\$/RSF / Cap Rate)	\$71,381,360 (\$1,085 / 5.00%)
Occupancy	N/A		
Proj. Stabilized ROC / COC	6.1% / 11.8%		

¹ Fully funded basis includes NOI used to fund the project

- ## Highlights
- + All assets in the portfolio have lead architects and are either in construction or are working through permitting.
 - + 1833 San Fernando Road and 3010 Coolidge Avenue warm core and shell work is substantially completed, with 2752 Clearwater Street nearing completion.
 - + 2079 Blake Ave and 2800 Clearwater St are now permitted and construction has commenced.
 - + Endeavor Content Films signed a 3 month license agreement at 2352 Ripple Street, bringing in cash flow while permitting progresses.
 - + 2718 Hyperion Ave is progressing through the design phase, with Breland-Harper leading architectural & permitting and Field Operations handling master planning/landscaping. Field Operations is well known for their work on Manhattan's world famous High Line attraction.
 - + Redcar is in discussions to upsize the current loan with existing lender, Ready Capital, as 2718 Hyperion Avenue progresses towards city plan check.



Leasing

TENANT	BUILDING	TYPE	LCD	EXP.	RSF	ANNUAL BASE RENT	BASE RENT (\$/MO.)	ABATEMENT MOS.	LEASE TYPE	TIS (\$/SF)
Rent Roll (Existing)										
In Place	Frogtown Portfolio	Office/Retail	06/15	07/29	6,696	\$225,690	-	-	Varies	-

Annual Base Rent, RSF and LCD/EXP dates reflect the in place existing leases

- + Kid Row, the tenant at 2741 Fletcher Drive, has been significantly impacted by COVID restrictions as their business relies on in-person music classes. Redcar has abated November and December rent and will continue to monitor their financial situation in connection with any additional rent relief
- + All retail tenants at 1498 Sunset Blvd continue to make timely monthly rent payments
- + Redcar executed a 3 month license agreement with Endeavor Film Content for a major Hollywood film at \$30,000, which is not included in the above In Place rent roll

Leasing

TENANT	BUILDING	TYPE	LCD	EXP.	RSF	Y1 BASE RENT	BASE RENT (\$/MO.)	ABATEMENT MOS.	LEASE TYPE	TIS (\$/SF)
Rent Roll (Redevelopment)										
Redevelopment	Frogtown Portfolio	Office/Retail	08/19	07/29	65,791	\$3,234,768	\$4.10	5	NNN	\$40
Parking	Frogtown Portfolio	73 Stalls				\$135,900				

Base Rent \$/mo and TI \$/sf reflect the weighted average. Lease commencement and expiration dates reflect terms throughout the portfolio.

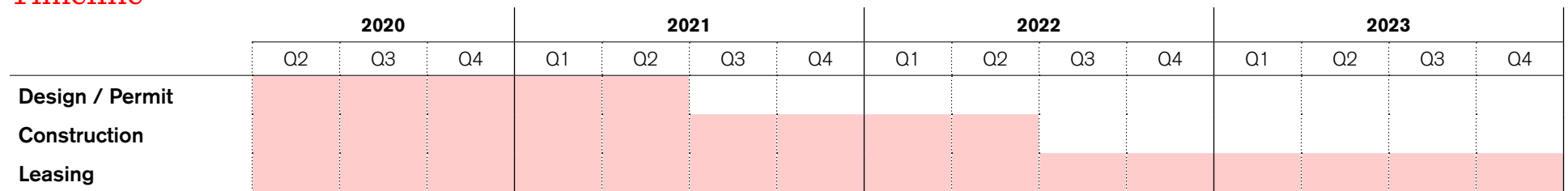
- + Redcar has started marketing 1833 San Fernando Road, 2752 Clearwater Street and 3010 Coolidge Avenue for leasing as the assets near substantial completion.
- + The Frogtown and Eastside markets are seeing an uptick in leasing activity, with recent tenant tours at various assets in the portfolio.
- + Redcar executed a lease with Analytical Space, a MIT backed satellite company, at a project located in Frogtown.

Construction Costs

	RSF	\$/RSF	BASE BUILDING	CONSTRUCTION START	CONSTRUCTION END
Base Building	65,791 RSF	\$394/SF	\$25,943,830	May 2019	June 2022

- + Redcar is working with its architects and design partners on maximizing rentable area through new privatized exterior space, new mezzanine space and circulation, growing each buildings RSF

Timeline



- + All assets in the portfolio have lead architects and are either in construction or are working through permitting
- + Redcar is progressing through construction at 1833 San Fernando Road , 3010 Coolidge Avenue, 2752 Clearwater Street, 2079 Blake Avenue and 2800 Clearwater Street.



1833 San Fernando Rd (Under Construction)



3010 N Coolidge Ave (Under Construction)



2079 Blake Ave (Under Construction)



2752 Clearwater Street (Under Construction)