



CrowdStreet REIT I, Inc. (C-REIT)

A unique fund that invests in private commercial real estate projects focused on growth and capital appreciation.

Opportunity

- Portfolio of 20-25 private commercial real estate projects selected by CrowdStreet
- Invest with lower minimums (\$25K) and expenses than traditional private funds
- REIT election allows for simple 1099 tax reporting instead of multiple K1s

FUND STRUCTURE & TERMS

- Structure: Non-listed, Private REIT
- Closings: Monthly¹
- Investment Period: 12 mo. after each close¹
- Holding Period: 5-7 years
- Investment Minimum: \$25,000
- Management Fee: 1.50% on NAV*
- Investor Suitability: Accredited
- Tax Reporting: Form 1099-DIV

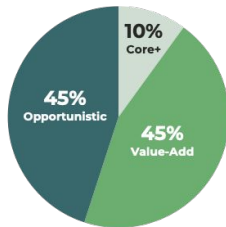
*See Summary of Key Terms on [Page 3](#).

Dynamic Investment Strategy

Priority access to projects available to CrowdStreet during the Fund's investment period.

GROWTH FOCUS

Targeting Opportunistic and Value-Add strategies in top growth markets. Core-Plus strategies add exposure to income-producing projects.



THEMATIC INVESTING

Projects supported by demographic and social trends that CrowdStreet believes will be long-term drivers of demand. Real estate strategies identified with potential to benefit from trends.

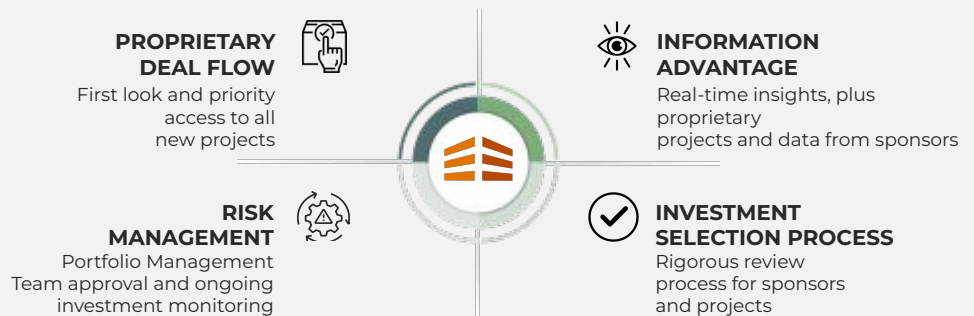
Sectors

- Multifamily
- Build-to-Rent
- Industrial
- Life Sciences
- Healthcare
- Other

MIDDLE MARKET

Large institutional investors are unable to participate in this attractive market at scale—given the smaller asset values ranging from \$40-\$100 million—leaving inefficiencies and opportunities for experienced, specialist fund managers.

C-REIT benefits from a unique set of advantages only available to CrowdStreet Advisors.



Experienced Management



Sheldon Chang
30+ years experience
President
CrowdStreet Advisors



Ian Formigle
24+ years experience
Chief Investment Officer
CrowdStreet Advisors



Thomas McDonald
15+ years experience
Director, Investment Product Development & Portfolio Management
CrowdStreet Advisors



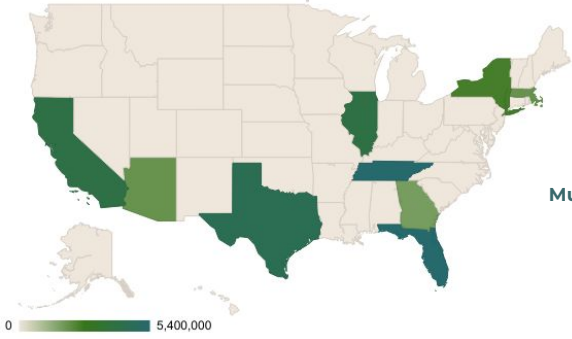
Charles George
30+ years experience
Portfolio Manager
CrowdStreet, Inc.



Jack Chandler
30+ years experience
Independent Portfolio Manager

To learn more, visit us at www.crowdstreet.com/c-reit or contact our team at funds@crowdstreet.com

Investment Geography

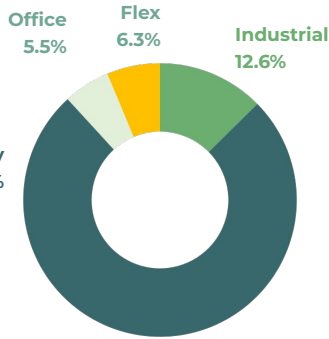


\$44.6M
Committed Capital

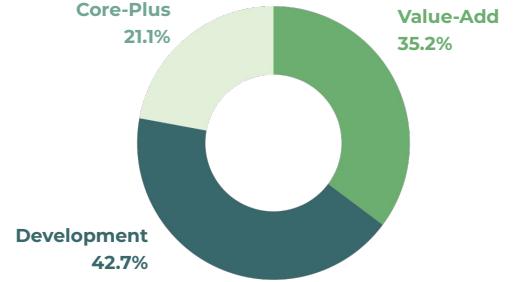
\$31.65M
Invested Capital

10
Investments

Property Types



Strategy



Data as of 06/30/23

Portfolio Highlights



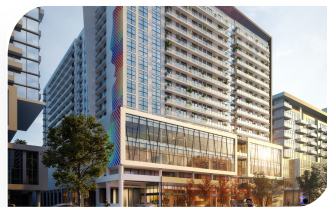
Dallas, TX
Locale Apartments

Sponsor: Knightvest Capital
Property Type: Multifamily
Strategy: Value-Add
Investment Amount: \$2,000,000



San Diego, CA
North Park Apartments

Sponsor: Foulger-Pratt
Property Type: Multifamily
Strategy: Development
Investment Amount: \$4,100,000



Nashville, TN
Society Nashville

Sponsor: Property Markets Group
Property Type: Multifamily
Strategy: Development
Investment Amount: \$5,400,000



Chicago, IL
Huntley Commercial Center

Sponsor: The Prime Group
Property Type: Industrial
Strategy: Development
Investment Amount: \$4,000,000

CrowdStreet by the Numbers⁴

One of the nation's largest online real estate investing platforms²

CROWDSTREET

\$4.1B

Total invested via the Marketplace

344

Sponsor Network

776

Projects funded through the Marketplace

140+

Employees in 28 US states

CROWDSTREET ADVISORS

\$506M

AUM by CrowdStreet Advisors³

29

CrowdStreet Advisor Funds

To learn more, visit us at www.crowdstreet.com/c-reit or contact our team at funds@crowdstreet.com

C-REIT Summary of Key Terms

STRUCTURE	Non-listed, Private REIT
TARGET INVESTMENTS	Private Commercial Real Estate
TARGET HOLD PERIOD	5 - 7 yrs
CLOSINGS	Subject to the investment manager's discretion and starting in July, the Fund intends to hold monthly closings in 2022 that are at or near the end of each calendar month. Important deadlines related to each closing will be made available on the CrowdStreet Marketplace.
INVESTMENT PERIOD	Intend to invest 12 months after each close
PRICE PER SHARE	\$1,000
MINIMUM COMMITMENT	\$25,000
MANAGEMENT FEE	1.50% on NAV
OTHER FEES & EXPENSES	<p>The Fund will pay a fee for distribution and administrative services at an annual rate of 0.50% of the NAV. The Fund will also reimburse the Investment Manager for certain expenses it incurs on behalf of the Fund subject to certain limitations summarized below.</p> <p>The Investment Management Agreement provides, among other things, that the Investment Manager will waive its Management Fee and/or pay or reimburse the Fund for annual expenses in excess of 1.00% per annum of the Fund's average quarterly NAV. The Investment Management Agreement provides that the Investment Manager will pay 100% of the Organizational Expenses. The Fund will reimburse the Investment Manager \$250,000 of the Fund's Organizational Expenses if and when the Fund accepts \$60 million in Subscription Amounts, and the remainder if and when the Fund accepts \$100 million in Subscription Amounts.</p>
INVESTOR SUITABILITY	Accredited
TARGET OFFERING SIZE	\$200mm
TAX REPORTING	Form 1099-DIV

To learn more, visit us at www.crowdstreet.com/c-reit or contact our team at funds@crowdstreet.com

Endnotes

- 1) Fund structures and terms: The Investment Manager intends to hold closings on a monthly basis on the go forward, starting in July (each a "Subsequent Closing" and, collectively with the Initial Closing, the "Closings" or individually a "Closing"), subject to the Investment Manager's discretion.
- 2) As reported by Dr. Adam Gower in Real Estate Crowdfunding - UNLEASHED, published 2021, based on dollars raised.
- 3) Data provided by CrowdStreet as of June 2023. AUM reflects Assets Under Management across funds and Privately Managed Accounts.
- 4) Data provided by CrowdStreet as of June 2023.
- 5) Information in this communication, including information regarding targeted returns and investment performance, is subject to change. Forward-looking statements, hypothetical information or calculations, financial estimates, and targeted returns are inherently uncertain. Such information should not be used as a primary basis for an investor's decision to invest.

Important Disclosure

All prospective investors must certify that they are accredited investors, and provide either supporting documents or third party verification, eligible for this type of illiquid investment, and must acknowledge that they have received and read all investment materials. Direct and indirect purchase of real property involves significant risks, including without limitation market risks, risk related to sale of land and risks specific to a given property. The securities offerings posted on the website are speculative. Investments posted on this website are NOT insured by the FDIC or by any other Federal Government Agency, are NOT Bank deposits, are NOT guaranteed by CrowdStreet, (or any of its affiliates) and MAY lose value.

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CrowdStreet Advisors, LLC ("CrowdStreet Advisors") is a wholly-owned subsidiary of CrowdStreet and a federally registered investment advisor (CRD# 299176). CrowdStreet Advisors provides investment advisory services exclusively to privately managed accounts and certain funds it manages, and does not otherwise provide investment advisory services to the CrowdStreet Marketplace.

CrowdStreet, Inc. ("CrowdStreet") offers investment opportunities on this website (the "CrowdStreet Marketplace").