



# FUND EXECUTIVE SUMMARY

|  |   |
|--|---|
| <b>Size of Total Offering</b>          | <b>\$100 million</b>  |
| <b>Price Per Unit</b>                  | \$10.00   |
| <b>Minimum Initial Investment</b>      | \$50,000  |
| <b>Target Annual Cash Distribution</b> | 6.5%  |
| <b>Portfolio Leverage</b>              | 65% max LTV   |
| <b>Property Acquisition Focus</b>      | Primarily single tenant office, industrial and retail properties under long-term leases to creditworthy tenants   |
| <b>Geographic Focus</b>                | Primarily Tier I and Tier II cities on a national scope   |
| <b>Investor Suitability</b>            | Accredited Investors only. Eligible for IRA investing.  |
| <b>Exit Strategy</b>                   | Expect a liquidity event 5 to 7 years from the conclusion of the offering. Possible exits include sale of individual assets or the entire portfolio, merger, public listing or similar transaction. |

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. AN OFFERING IS MADE ONLY BY THE PRIVATE PLACEMENT MEMORANDUM ("PPM"). THIS SALES AND ADVERTISING LITERATURE MUST BE READ IN CONJUNCTION WITH THE PPM IN ORDER TO UNDERSTAND FULLY ALL OF THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. A COPY OF THE PPM MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH THIS OFFERING. NEITHER THE SECURITIES AND EXCHANGE COMMISSION, THE ATTORNEY GENERAL OF THE STATE OF NEW YORK NOR ANY OTHER STATE SECURITIES REGULATOR HAS APPROVED OR DISAPPROVED OF THESE SECURITIES OR DETERMINED IF THE PPM IS TRUTHFUL OR COMPLETE. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. AN INVESTMENT IN CAP STAR STABLE FUND I INVOLVES A HIGH DEGREE OF RISK AND THERE CAN BE NO ASSURANCE THAT THE INVESTMENT OBJECTIVES OF THIS PROGRAM WILL BE ATTAINED.

## Investment Strategy

CAP STAR STABLE FUND I is focused on investing in properties that will deliver high and stable income distributions with potential for capital appreciation. The properties we seek to acquire will be of newer construction and leased to a geographically diversified group of creditworthy regional and national tenants. Properties we may invest in include:

- General Retail -(Fast Food, Drugstores, Banks)
- Manufacturing Facilities
- Healthcare Facilities
- Distribution & Logistics
- Research & Development
- Corporate HQ

## Investment Objectives

Cap Star will seek to execute a defensive, income oriented strategy with the following primary objectives:

- Provide attractive, stable cash distributions
- Preserve and protect our investors capital investment
- Increase value of the portfolio over the long-term
- Pursue value maximizing exit strategy

## About Cap Star

CAP STAR STABLE FUND I is a private real estate fund that acquires and manages a diverse portfolio of high quality real estate assets across the United States. We primarily invest in single tenant properties leased to creditworthy tenants under long-term net leases. The fund benefits from our advisor's substantial track record of managing and investing institutional and private capital.

## Experienced Management

Cap Star is led by a group of senior executives, each with more than two decades of commercial real estate development, ownership and management experience. Our executive team has collectively closed more than \$2 billion of real estate transactions and has delivered results to investors in all economic and real estate market cycles. Our team has demonstrated access to off market and narrowly marketed transactions and highly evolved financial controls rooted in our principals years of experience as certified public accountants.