

Stonemont Financial Group

	Name of Project	City	State	Asset Type (Multifamily, Retail, Hospitality, Industrial, Mixed-Use, Office, Storage, Other, etc.)	Units or SF or Hotel Keys	Risk Profile (Core, Core Plus, Value Add, Development, Opportunistic)	Transaction Type (Acquisition, Development, Recap, Other)	(mm/dd/yyyy)		Sponsor Role (Sole GP, Co-GP, LP, Other)		
								Acquisition Date	Total Capitalization (\$) (total debt + equity)			
Currently Owned Assets (Active Projects)												
1	GUTC 4A - Chatham Tract	Savannah	GA	Industrial	733,200	Development	Development	Feb-22	\$58.0M	\$20.3M	10.0%	GP
2	GUTC 3A Lowe's	Savannah	GA	Industrial	1,208,000	BTS	Development	Feb-22	\$103.4M	\$20.7M	10.0%	GP
3	GUTC 3B Lowe's	Savannah	GA	Industrial	1,500,000	BTS	Development	Feb-22	\$127.6M	\$28.5M	0.5%	Co-GP
4	GUTC West - Zipperer	Savannah	GA	Land	0	Land	Land Owned	Jun-Aug-22	\$25.3M	\$7.6M	TBD (1)	TBD (1)
5	Southwest International Gateway (SWIG)	El Campo	TX	Land	0	Land	Land Owned	Nov-19	\$2.5M	\$2.5M	TBD (1)	TBD (1)
6	Trivium Lot 10	Hickory	NC	Industrial	276,000	BTS	Development	Jul-20	\$59.6M	\$8.9M	5.0%	GP
7	Brunswick Corp	Brownsburg	IN	Industrial	512,720	Core	Development	Aug-21	\$42.9M	\$11.0M	5.0%	GP
8	Fedex Ground - Aurora	Aurora	CO	Industrial	478,461	Core	Development	Sep-23	\$79.5M	\$20.7M	5.0%	GP
9	Glovis	West Point	GA	Industrial	310,080	BTS	Development	Oct-21	\$33.2M	\$6.6M	5.0%	GP
10	Elkay Plumbing	Lumberton	NC	Industrial	387,302	BTS	Development	Jul-21	\$35.4M	\$7.8M	5.0%	GP
11	Thorne at Omni Industrial Campus	Charleston	SC	Industrial	360,320	Development	Development	Jun-21	\$40.3M	\$7.6M	4.8%	Co-GP
12	Arrowhead / Project Brewer	Portland	TN	Industrial	531,200	BTS	Development	May-22	\$76.0M	\$10.2M	5.0%	GP
13	Thayer Power & Communication Line	Pattaskala	OH	Industrial	75,250	BTS	Development	Sep-21	\$13.0M	\$2.7M	5.0%	GP
14	West Jeff One	West Jefferson	OH	Industrial	1,090,000	Value Add	Acquisition	Aug-22	\$80.5M	\$5.8M	100.0%	GP
15	Castings Commerce Park	Columbus	OH	Industrial	859,240	Development	Development	Jul-21	\$100.2M	\$19.6M	10.0%	GP
16	Turnpike Commerce Center	Shalersville	OH	Industrial	1,021,440	Development	Development	Apr-22	\$108.3M	\$37.9M	4.0%	LP
17	Westfield Commerce Park	Westfield Center	OH	Industrial	450,500	Development	Development	Apr-22	\$46.1M	\$16.2M	5.0%	GP
18	Walton Lot 2 - Logistics Park 75	Walton	KY	Land	961,000	Land	Development	Land Owned	\$2.8M	\$0.0M	100.0%	GP
19	Walton Lot 4 - Logistics Park 75	Walton	KY	Land	386,880	Land	Development	Land Owned	\$3.4M	\$0.7M	100.0%	GP
20	Chamblee Airport Site	Chamblee	GA	Industrial	237,745	Development	Development	Mar-22	\$52.3M	\$7.9M	2.5%	Co-GP
21	Atlanta Commerce Park	Cartersville	GA	Industrial	731,530	Development	Development	Apr-20	\$46.4M	\$19.5M	10.3%	LP
22	1394 Broadway Ave	Braselton	GA	Industrial	232,286	Development	Development	Apr-21	\$19.8M	\$8.0M	5.0%	GP
23	Belfast Commerce Park (Brown Thrasher)	Savannah	GA	Industrial	281,067	Development	Development	Feb-22	\$29.3M	\$2.8M	100.0%	GP
24	South Florida Logistics Center 95	Fort Pierce	FL	Industrial	1,348,250	Development	Development	Oct-21	\$119.2M	\$11.9M	10.0%	GP
25	Ocala - Topline Logistics Center	Ocala	FL	Industrial	457,054	Development	Development	Dec-21	\$44.9M	\$15.9M	5.0%	GP
26	Sunkate Business Center @ St. Rd 54	Lutz	FL	Industrial	361,000	Development	Development	Dec-21	\$64.8M	\$7.7M	100.0%	GP
27	Lakeland Commerce Center @ County Line	Lakeland	FL	Industrial	905,440	Development	Development	Jan-22	\$110.6M	\$17.5M	10.0%	GP
28	DFW Point35	Fort Worth	TX	Industrial	485,680	Development	Development	Jun-21	\$35.5M	\$14.2M	5.0%	GP
29	Westinghouse35	Georgetown	TX	Industrial	230,954	Development	Development	Jan-22	\$29.6M	\$10.9M	5.0%	GP
30	Lakeshore Corporate Park	Kannapolis	NC	Industrial	700,912	Development	Development	May-22	\$70.8M	\$10.7M	4.3%	Co-GP
31	Omni Industrial Campus - Building 3	Charleston	SC	Industrial	364,700	Development	Development	Jun-21	\$36.8M	\$7.0M	4.8%	Co-GP
32	Omni Industrial Campus - Building 4	Charleston	SC	Industrial	606,880	Development	Development	Jun-21	\$58.0M	\$11.6M	4.8%	Co-GP
33	Geis - Oriole Rd	Pt. Myers	FL	Industrial	500,000	Development	Development	May-22	\$69.9M	\$24.5M	3.0%	LP
34	Groveland - CA Realty	Groveland	FL	Industrial	876,750	Development	Development	Dec-21	\$92.2M	\$16.0M	5.0%	GP
35	Groveland II - County Line	Groveland	FL	Industrial	689,400	Development	Development	May-22	\$77.6M	\$12.7M	5.0%	GP
36	Stotan - West Chicago	West Chicago	IL	Industrial	258,720	Development	Development	Apr-22	\$28.5M	\$2.8M	100.0%	GP
37	Wilmer	Wilmer	TX	Industrial	565,600	Development	Development	Land Owned	\$54.4M	\$8.3M	100.0%	GP
38	Vi-Jon- 2 Properties	Smyrna	TN and St. Louis, MO	Industrial	923,782	BTS	Acquisition	Sep-21	\$73.7M	\$22.7M	4.5%	GP
39	IAA Vegas	Las Vegas	NV	Industrial	26,040	BTS	Acquisition	May-22	\$43.0M	\$14.5M	5.0%	GP
40	IAA Lexington	Lexington	SC	Industrial	8,259	BTS	Acquisition	Feb-22	\$38.1M	\$12.4M	10.3%	GP
41	AMZL Duluth	Duluth	GA	Industrial	156,263	Core	Acquisition	Jun-21	\$38.0M	\$17.1M	3.3%	GP
42	AMZL Fenton Park (STL)	Fenton	MO	Industrial	148,800	Core	Acquisition	Oct-21	\$66.1M	\$16.7M	3.3%	GP
43	AMZL Rock Creek (Greensboro)	Rock Creek	NC	Industrial	91,719	BTS	Acquisition	Nov-21	\$41.6M	\$10.5M	3.3%	GP
44	AMZL Deer Valley (PHX)	Phoenix	AZ	Industrial	145,474	Core	Acquisition	Nov-21	\$74.7M	\$20.6M	3.3%	GP
45	AMZL Gateway (St. Pete)	Pinellas Park	FL	Industrial	98,582	Core	Acquisition	Dec-21	\$28.6M	\$8.2M	3.3%	GP
46	AMZL Cleveland	Brooklyn	OH	Industrial	123,366	Core	Acquisition	Sep-22	\$62.2M	\$15.7M	3.3%	GP
47	AMZL Omaha	Omaha	NE	Industrial	141,360	Core	Acquisition	Jan-22	\$60.5M	\$15.3M	3.3%	GP
48	INV Electrolux	Nashville	TN	Industrial	525,000	Core	Development	Jan-20	\$49.6M	\$22.2M	1.0%	Co-GP
49	INV Goodyear	Atlanta	GA	Industrial	1,514,040	Core	Development	Nov-19	\$136.2M	\$71.2M	1.0%	Co-GP
50	Preston Ridge	Atlanta	GA	MOB	83,579	Core	Acquisition	Dec-22	\$28.4M	\$10.8M	5.0%	GP
51	Northside Cancer Center	Greensboro	GA	MOB	11,271	Core	Acquisition	Mar-23	\$5.8M	\$2.0M	5.0%	GP
52	Northside Cancer Center	Macon	GA	MOB	10,212	Core	Acquisition	Mar-23	\$4.1M	\$1.4M	5.0%	GP
53	STPK AMZL McKinney	McKinney	TX	Industrial	201,473	Core	Acquisition	Jun-21	\$89.5M	\$28.7M	3.3%	GP
54	STPK AMZL Ashland	Ashland	IL	Industrial	114,000	Core	Acquisition	Oct-21	\$82.0M	\$22.1M	3.3%	GP
55	STPK AMZL Birmingham	Birmingham	AL	Industrial	202,044	Core	Acquisition	Aug-22	\$87.5M	\$22.7M	3.3%	GP
56	STPK AMZL Pinellas Park	Savannah	GA	Industrial	125,800	Core	Acquisition	Feb-23	\$65.0M	\$19.2M	3.3%	GP
57	Indenberg Portfolio	Various	Various	Office / Retail	3,844,702	Core	Acquisition	Aug-17	\$853.4M	\$48.7M	6.3%	GP
58	Corning	Rochester	NY	Office	52,555	Core	Acquisition	Feb-23	\$8.2M	\$1.6M	5.0%	GP
59	Martin Brower	Oshawa	Ontario	Industrial	172,542	Development	Development	Dec-22	\$86.6M	\$30.3M	5.0%	GP
60	Locust Grove	Atlanta	GA	Industrial	903,200	Development	Development	May-22	\$5.3M	\$5.3M	100.0%	GP
61	Pascale	Pascale	NJ	Industrial	295,506	Development	Development	Dec-22	\$114.7M	\$60.6M	10.0%	GP
62	Hoopstick Island	Johns Island	SC	Residential	10	Land	Land	Jan-22	\$7.8M	\$7.8M	100.0%	GP
63	Armory	Huntsville	TX	Student Housing	502	Core	Development	Aug-16	\$36.2M	\$12.2M	5.0%	GP
64	SFG ISF Fort Myers Lee	Fort Myers	FL	ISF	637,192	Multi-Tenant	Acquisition	Jun-21	\$42.3M	\$14.2M	4.0%	GP
65	SFG ISF Baytown Park	Houston	TX	ISF	3,169,374	Multi-Tenant	Acquisition	Jun-21	\$43.3M	\$14.8M	4.0%	GP
66	SFG ISF St Louis Hall	St. Louis	MO	ISF	1,800,555	Multi-Tenant	Acquisition	May-21	\$32.7M	\$10.4M	4.0%	GP
67	SFG ISF KC Stadium	Kansas City	MO	ISF	3,547,526	Development	Acquisition	Aug-21	\$17.8M	\$8.9M	4.0%	GP
68	SFG ISF Dawie	Fort Lauderdale	FL	ISF	383,328	Stabilized - Executed	Acquisition	Jun-21	\$18.0M	\$5.2M	4.0%	GP
69	SFG ISF Ontario Campus	Ontario	CA	ISF	171,510	Stabilized - Executed	Acquisition	Jun-21	\$9.1M	\$2.8M	4.0%	GP
70	SFG ISF Hazelwood Phantom	St. Louis	MO	ISF	242,271	Stabilized - Acquired	Acquisition	May-21	\$5.7M	\$1.8M	4.0%	GP
71	SFG ISF Bloomington Riverside	Bloomington	CA	ISF	150,083	Stabilized - Executed	Acquisition	Jun-21	\$7.2M	\$2.2M	4.0%	GP
72	SFG ISF Chicago State	Chicago	IL	ISF	1,449,546	Stabilized - Acquired	Acquisition	May-21	\$25.7M	\$7.8M	4.0%	GP
73	SFG ISF Columbus Williams	Columbus	OH	ISF	475,980	Stabilized - Acquired	Acquisition	Apr-21	\$6.6M	\$2.2M	4.0%	GP
74	SFG ISF Jacksonville	Jacksonville	FL	ISF	488,743	Stabilized - Acquired	Acquisition	Jan-21	\$9.8M	\$3.0M	4.0%	GP
75	SFG ISF Chicago Monitor	Chicago	IL	ISF	383,372	Stabilized - Acquired	Acquisition	Feb-21	\$8.1M	\$2.4M	4.0%	GP
76	SFG ISF Olive Branch	Memphis	TN	ISF	1,082,902	Stabilized - Acquired	Acquisition	Jan-21	\$9.9M	\$3.1M	4.0%	GP
77	SFG ISF Memphis	Memphis	TN	ISF	4,843,088	Stabilized - Acquired	Acquisition	Jan-21	\$23.4M	\$6.3M	4.0%	GP
78	SFG ISF Dallas Rockwall	Dallas	TX	ISF	433,117	Stabilized - Executed	Acquisition	Jun-21	\$9.5M	\$2.6M	4.0%	GP
79	SFG ISF Columbus Steber	Columbus	OH	ISF	655,142	Stabilized - Acquired	Acquisition	Jul-21	\$6.6M	\$2.2M	4.0%	GP
80	SFG ISF RELAM	Cleveland	OH	ISF	885,519	Stabilized - Acquired	Acquisition	Aug-21	\$15.2M	\$4.1M	4.0%	GP
81	SFG ISF Melrose Park Armitage	Chicago	IL	ISF	216,144	Multi-Tenant	Acquisition	Aug-21	\$6.4M	\$3.2M	4.0%	GP
82	SFG ISF Eagan Collins	Minneapolis	MN	ISF	217,800	Stabilized - Executed	Acquisition	Aug-21	\$5.6M	\$1.5M	4.0%	GP
83	SFG ISF SLC Directors	Salt Lake City	UT	ISF	194,280	Value Add	Acquisition	Aug-21	\$6.0M	\$2.5M	4.0%	GP
84	SFG ISF Dallas South Central	Dallas	TX	ISF	1,886,148	Multi-Tenant	Acquisition	Aug-21	\$22.2M	\$6.7M	4.0%	GP
85	SFG ISF Gardner Portfolio	Various	Various	ISF	1,271,342	Value Add	Acquisition	Sep-21	\$20.1M	\$6.4M	4.0%	GP
86	SFG ISF Bloomington Ilac	Bloomington	CA	ISF	151,699	Development	Acquisition	Sep-21	\$7.8M	\$3.7M	4.0%	GP
87	SFG ISF Reno Parr	Reno	NV	ISF	357,976	Stabilized - Acquired	Acquisition	Sep-21	\$9.9M	\$2.7M	4.0%	GP
88	SFG ISF Carol Stream Schmale	Chicago	IL	ISF	141,616	Stabilized - Acquired	Acquisition	Sep-21	\$6.0M	\$1.6M	4.0%	GP
89	SFG ISF Sparks Kleppe	Reno	NV	ISF	262,623	Value Add	Acquisition	Sep-21	\$6.1M	\$1.9M	4.0%	GP
90	SFG ISF Milam Dairy	Miami	FL	ISF	50,255	Value Add	Acquisition	Sep-21	\$2.1M	\$0.6M	4.0%	GP
91	SFG ISF Columbus O Buckeye	Columbus	OH	ISF	642,946	Development	Acquisition	Oct-21	\$8.0M	\$2.8M	4.0%	GP
92	SFG ISF SLC Pioneer	Salt Lake City	UT	ISF	424,814	Vacant	Acquisition	Oct-21	\$9.4M	\$4.5M	4.0%	GP
93	SFG ISF Staten Island Forest	New York	NY	ISF	278,784	Development	Acquisition	Oct-21	\$31.2M	\$15.8M	4.0%	GP
94	SFG ISF Ke											

## Stonemont Financial Group

Sponsor/ Role (Sole GP, Co-GP, LP, Other)												
(mm/dd/yyyy)												
	Name of Project	City	State	Asset Type (Multifamily, Retail, Hospitality, Industrial, Mixed-Use, Office, Storage, Other, etc.)	Units or SF or Hotel Keys	Risk Profile (Core, Core Plus, Value Add, Development, Opportunistic)	Transaction Type (Acquisition, Development, Recap, Other)	Acquisition Date	Total Capitalization (\$) (Total debt + equity)	Total Equity (\$)	Sponsor Co-Invest (%)	Sponsor/ Role (Sole GP, Co-GP, LP, Other)
Currently Owned Assets (Active Projects)												
102	SFG ISF 3131 Forest Park	Atlanta	GA	ISF	193,950	Value Add	Acquisition	Oct-21	\$3.4M	\$1.1M	4.0%	GP
103	SFG ISF 3131 Jonesboro	Atlanta	GA	ISF	130,684	Stabilized - Executed	Acquisition	Oct-21	\$2.1M	\$0.7M	4.0%	GP
104	SFG ISF Sanford Lake Mary	Orlando	FL	ISF	444,312	Stabilized - Acquired	Acquisition	Oct-21	\$7.5M	\$2.0M	4.0%	GP
105	SFG ISF Syosset Jericho	Long Island	NY	ISF	248,179	Development	Acquisition	Nov-21	\$27.6M	\$9.7M	4.0%	GP
106	SFG ISF Houston 3920 NF	Houston	TX	ISF	207,294	Stabilized - Acquired	Acquisition	Nov-21	\$6.5M	\$1.8M	4.0%	GP
107	SFG ISF Columbus 871 Buckeye	Columbus	OH	ISF	261,360	Value Add	Acquisition	Nov-21	\$2.6M	\$0.9M	4.0%	GP
108	SFG ISF Ontario Baker	Ontario	CA	ISF	134,753	Value Add	Acquisition	Nov-21	\$10.5M	\$3.2M	4.0%	GP
109	SFG ISF Pasadena Bay Oaks	Houston	TX	ISF	108,766	Stabilized - Acquired	Acquisition	Nov-21	\$5.6M	\$1.5M	4.0%	GP
110	SFG ISF Dallas Hampton	Dallas	TX	ISF	384,240	Vacant	Acquisition	Dec-21	\$10.8M	\$3.8M	4.0%	GP
111	SFG ISF Lewisville Metro Park	Dallas	TX	ISF	59,953	Stabilized - Acquired	Acquisition	Dec-21	\$3.6M	\$1.0M	4.0%	GP
112	SFG ISF Riverside Rickenbacker	Riverside	CA	ISF	88,997	Stabilized - Executed	Acquisition	Dec-21	\$5.2M	\$1.7M	4.0%	GP
113	SFG ISF Baltimore Energy	Baltimore	MD	ISF	357,192	Stabilized - Acquired	Acquisition	Dec-21	\$14.7M	\$4.3M	4.0%	GP
114	SFG ISF Fontana Whittram	Fontana	CA	ISF	127,309	Value Add	Acquisition	Dec-21	\$9.9M	\$3.9M	4.0%	GP
115	SFG ISF Phoenix Osborn	Phoenix	AZ	ISF	418,080	Stabilized - Executed	Acquisition	Dec-21	\$5.2M	\$1.5M	4.0%	GP
116	SFG ISF Riviera MLK	West Palm Beach	FL	ISF	390,432	Development	Acquisition	Dec-21	\$20.4M	\$8.3M	4.0%	GP
117	SFG ISF RMS Colorado	Denver	CO	ISF	1,522,545	Stabilized - Acquired	Acquisition	Dec-21	\$39.1M	\$10.7M	4.0%	GP
118	SFG ISF Riverside Palmyrita	Riverside	CA	ISF	122,581	Value Add	Acquisition	Dec-21	\$6.9M	\$2.4M	4.0%	GP
119	SFG ISF TP Addison	Chicago	IL	ISF	171,757	Stabilized - Acquired	Acquisition	Dec-21	\$10.4M	\$2.9M	4.0%	GP
120	SFG ISF TP Devonwood	Chicago	IL	ISF	74,139	Value Add	Acquisition	Dec-21	\$3.8M	\$1.3M	4.0%	GP
121	SFG ISF TP Elk Grove	Chicago	IL	ISF	161,695	Stabilized - Executed	Acquisition	Dec-21	\$7.3M	\$2.6M	4.0%	GP
122	SFG ISF TP Chicago Ridge	Chicago	IL	ISF	122,316	Stabilized - Executed	Acquisition	Dec-21	\$3.3M	\$1.2M	4.0%	GP
123	SFG ISF TP Mount Prospect	Chicago	IL	ISF	160,649	Stabilized - Acquired	Acquisition	Dec-21	\$6.5M	\$1.8M	4.0%	GP
124	SFG ISF TP Bridgeview	Chicago	IL	ISF	90,605	Stabilized - Acquired	Acquisition	Dec-21	\$4.2M	\$1.2M	4.0%	GP
125	SFG ISF TP Buffalo Grove	Chicago	IL	ISF	206,510	Value Add	Acquisition	Dec-21	\$6.1M	\$1.7M	4.0%	GP
126	SFG ISF TP Grand Rapids	Grand Rapids	MI	ISF	261,360	Value Add	Acquisition	Dec-21	\$5.4M	\$1.7M	4.0%	GP
127	SFG ISF TP Kostner	Chicago	IL	ISF	97,574	Stabilized - Acquired	Acquisition	Dec-21	\$2.2M	\$0.7M	4.0%	GP
128	SFG ISF TP Lansing	Chicago	IL	ISF	133,729	Stabilized - Acquired	Acquisition	Dec-21	\$3.6M	\$1.0M	4.0%	GP
129	SFG ISF TP Packers	Chicago	IL	ISF	132,422	Value Add	Acquisition	Dec-21	\$6.8M	\$2.1M	4.0%	GP
130	SFG ISF TP Channahon	Chicago	IL	ISF	602,870	Stabilized - Executed	Acquisition	Dec-21	\$9.1M	\$3.2M	4.0%	GP
131	SFG ISF TP Batavia	Chicago	IL	ISF	246,114	Stabilized - Acquired	Acquisition	Dec-21	\$6.5M	\$1.9M	4.0%	GP
132	SFG ISF TP Maywood	Chicago	IL	ISF	128,511	Stabilized - Acquired	Acquisition	Dec-21	\$8.9M	\$2.5M	4.0%	GP
133	SFG ISF TP Anton	Chicago	IL	ISF	218,671	Value Add	Acquisition	Dec-21	\$4.4M	\$1.4M	4.0%	GP
134	SFG ISF TP Melton	Chicago	IL	ISF	967,032	Multi-Tenant	Acquisition	Dec-21	\$10.0M	\$3.1M	4.0%	GP
135	SFG ISF TP Collax	Chicago	IL	ISF	510,088	Multi-Tenant	Acquisition	Dec-21	\$8.4M	\$2.8M	4.0%	GP
136	SFG ISF Charlotte Toddville	Charlotte	NC	ISF	245,106	Stabilized - Acquired	Acquisition	Dec-21	\$6.8M	\$1.9M	4.0%	GP
137	SFG ISF Dawie 49	Ft. Lauderdale	FL	ISF	200,376	Value Add	Acquisition	Mar-23	\$12.0M	\$5.8M	4.0%	GP
138	SFG ISF Denver 56	Denver	CO	ISF	175,547	Value Add	Acquisition	May-22	\$8.0M	\$2.7M	4.0%	GP
139	SFG ISF Austin Dessau	Austin	TX	ISF	210,395	Value Add	Acquisition	May-22	\$4.6M	\$1.6M	4.0%	GP
140	SFG ISF Dallas 11146 Luna	Dallas	TX	ISF	309,276	Value Add	Acquisition	Jun-22	\$4.4M	\$1.6M	4.0%	GP
141	SFG ISF Dallas 10850 Luna	Dallas	TX	ISF	244,372	Value Add	Acquisition	Jun-22	\$4.2M	\$1.5M	4.0%	GP
142	SFG ISF Vegas La Mancha	Las Vegas	NV	ISF	211,702	Value Add	Acquisition	Sep-22	\$6.0M	\$2.1M	4.0%	GP
143	SFG ISF Bay Shore Garfield	Long Island	NY	ISF	271,593	Value Add	Acquisition	Oct-22	\$14.6M	\$5.2M	4.0%	GP
144	SFG ISF Baltimore Fayette	Baltimore	MD	ISF	365,904	Value Add	Acquisition	Oct-22	\$10.2M	\$3.6M	4.0%	GP
145	SFG ISF II Phoenix 16	Phoenix	AZ	ISF	37,462	Stabilized - Acquired	Acquisition	Jun-22	\$1.8M	\$0.6M	5.0%	GP
146	SFG ISF II Columbus Lockbourne	Columbus	OH	ISF	372,351	Development	Development	Jun-22	\$4.5M	\$1.5M	5.0%	GP
147	SFG ISF II Commerce City	Commerce City	CO	ISF	178,596	Development	Development	Feb-23	\$5.3M	\$2.4M	5.0%	GP
TOTALS									\$5,034M	\$1,245M		

*\*\* Note to Sponsor --> below, on an as-needed basis, please carefully review and update all footnotes/disclosures accordingly to ensure alignment with the information being provided in table above*

**FOOTNOTES & OTHER DISCLOSURES\*\***

Track Record as of Date: 6/8/2023

**Track Record Timeline Covered:** Inception-to-date

Exceptions/Additional Comments From Sponsor:

(1) GITC West - Zipperer & Southwest International Gateway (SWG) show "TBD" for Sponsor Co-Invest & Sponsor Role as projects are currently land only and not capitalized. SFG contributed 100% of the equity for the land purchase.

**Risk Profile:**

1) **Core:** Core commercial real estate (CRE) investments are generally considered to carry less risk in relation to other commercial real estate investment categories. These properties are typically fully leased to high credit tenants (tenants with extremely good credit, typically major corporations), and generally require little to no major renovations. These properties are often located in highly desirable locations in major markets. With the potential stability, core holdings are generally not seen to carry as much risk as the other CRE investment categories, however, in turn, they tend to target lower annualized potential return to investors.

2) **Core-Plus:** The term "core-plus" was originally defined as "core" plus leverage. Core-plus properties usually require some improvements in order to increase net operating income (NOI), typically either by decreasing operating costs, raising rents, and/or renting to a higher caliber of tenant. Core-plus commercial real estate (CRE) investments are often typically referred to as "growth and income" investments. Compared to other commercial real estate categories, the cash flow is generally less predictable, but typically they target a higher rate of return than core commercial real estate investments.

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Represents total "peak" equity over the life of the project (at the project level, initial equity at acquisition + any subsequent contributions)

### Realized Project Level IRR and Equity Multiple

Internal Rate of Return (IRR) and Equity Multiple are calculated using actual contributions and distributions at the "project level" (also sometimes referred to as "deal", "investment", "partnership", or "JV" level). Project returns are net of all respective expenses and fees incurred and paid at the project level, but excluding promote (carried interest) paid to the Sponsor.

Stonemont Financial Group

	Name of Project	City	State	Asset Type (Multifamily, Retail, Hospitality, Industrial, Mixed Use, Office, Storage, Other, etc.)	Units or SF or Hotel Keys	Risk Profile (Core, Core Plus, Value Add, Development, Opportunities)	Transaction Type (Acquisition, Development, Recap, Other)	(mm/dd/yyyy)		Acquisition Date	Disposition Date	Disposition Price (\$)	Total Capitalization (\$) (Total debt + equity)	Total Equity (\$)	Sponsor Co-Invest (%)	Sponsor Role (Sole GP, Co-GP, LP, Other)	Realized Project Level IRR	Realized Project Level Equity Multiple
Previously Owned Assets (Sold/Realized Projects)																		
1	GTC - Building 1A	Savannah	GA	Industrial	415,590	Development	Development	Sep-18	Sep-20	\$40.8M	\$26.0M	\$9.1M	10.0%	GP	68.4%	2.70x		
2	GTC - Building 1B	Savannah	GA	Industrial	134,112	Development	Development	Sep-18	Jun-20	\$15.2M	\$11.4M	\$3.4M	10.0%	GP	103.3%	2.10x		
3	GTC - Building 1C	Savannah	GA	Industrial	249,660	RTS	Development	Sep-18	Jul-21	\$24.7M	\$18.2M	\$6.4M	10.0%	GP	41.4%	1.90x		
4	GTC - Building 1D (Shaw)	Savannah	GA	Industrial	778,050	RTS	Development	Sep-18	Jul-20	\$54.8M	\$40.6M	\$7.8M	0.0%	GP	126.9%	2.90x		
5	GTC - Building 2A	Savannah	GA	Industrial	416,450	Development	Development	Sep-20	Nov-21	\$61.0M	\$28.8M	\$11.5M	10.0%	GP	123.0%	3.60x		
6	GTC - Building 2B	Savannah	GA	Industrial	1,087,040	Development	Development	Jun-19	Jan-21	\$92.0M	\$57.3M	\$17.2M	0.5%	Co-GP	75.8%	3.00x		
7	GTC - Building 2C	Savannah	GA	Industrial	1,165,425	Development	Development	Sep-20	Apr-22	\$94.3M	\$66.8M	\$23.4M	10.0%	GP	84.2%	2.50x		
8	Conning - Rocky Mount	Rock Mount	NC	Industrial	780,168	RTS	Development	Oct-18	Jul-20	\$58.9M	\$50.4M	\$7.4M	0.0%	GP	33.8%	1.59x		
9	Conning - Hickory	Hickory	NC	Industrial	215,000	RTS	Development	Dec-18	Jul-20	\$29.3M	\$24.1M	\$5.1M	0.0%	GP	33.3%	1.62x		
10	Shenandoah Building 4C	Savannah	GA	Industrial	420,650	Development	Development	Jul-18	Jul-19	\$29.0M	\$24.6M	\$7.3M	5.0%	GP	97.3%	2.01x		
11	Dorman Products	Portland	TN	Industrial	997,310	RTS	Development	Mar-18	Jul-20	\$62.2M	\$42.1M	\$6.9M	0.0%	GP	25.6%	1.59x		
12	Sam Nease	Florence	KY	Industrial	218,400	Development	Development	May-17	May-19	\$18.6M	\$13.1M	\$5.1M	5.0%	GP	28.0%	1.56x		
13	Arreva	Kernersville	NC	Industrial	100,000	RTS	Development	Jun-14	Mar-15	\$22.0M	\$8.5M	\$1.3M	0.0%	GP	32.3%	1.36x		
14	Muen	New Bern	NC	Industrial	203,314	RTS	Development	Jun-15	Jul-16	\$15.4M	\$11.1M	\$1.7M	0.0%	GP	125.3%	2.53x		
15	UNFI	Logan Township	NJ	Industrial	70,000	RTS	Acquisition	Aug-12	Jun-13	\$11.7M	\$9.8M	\$1.4M	0.0%	GP	163.3%	2.60x		
16	Electrolux	Springfield	TN	Industrial	135,000	RTS	Development	Jan-20	Jan-22	\$49.0M	\$37.1M	\$7.1M	5.0%	GP	56.3%	2.64x		
17	Goodyear	Newnan	GA	Industrial	1,514,040	RTS	Development	Nov-19	Jan-22	\$135.0M	\$94.0M	\$19.1M	5.0%	GP	37.8%	2.00x		
18	AMZL McKinney	McKinney	TX	Industrial	202,400	RTS	Development	May-20	Jun-22	\$78.4M	\$59.1M	\$11.2M	5.0%	GP	164.5%	3.09x		
19	Walton	Walton	KY	Industrial	776,820	Development	Development	Nov-19	Feb-22	\$72.3M	\$51.7M	\$12.9M	5.0%	GP	42.0%	2.19x		
20	AMZL Ashland Chicago	Chicago	IL	Industrial	114,344	RTS	Development	Dec-19	Oct-21	\$80.3M	\$57.2M	\$8.0M	5.0%	GP	79.7%	2.70x		
21	AMZL Birmingham	Birmingham	AL	Industrial	202,400	RTS	Development	Oct-20	Aug-22	\$85.9M	\$64.3M	\$9.6M	5.0%	GP	89.0%	3.17x		
22	Boch Automotive	Owatonna	MN	Industrial	265,630	RTS	Development	Jul-20	Nov-21	\$26.2M	\$16.3M	\$2.3M	5.0%	GP	37.1%	1.49x		
23	US Xpress	Jacksonville	FL, Ellenwood, GA, and Olive Branch, MS	Industrial	114,451	RTS	Acquisition	Dec-19	Jan-21	\$33.1M	\$23.5M	\$15.5M	5.0%	GP	80.4%	1.77x		
24	IMC	Dallas	TX	Industrial	71,000	RTS	Acquisition	Apr-20	Jan-21	\$39.6M	\$32.0M	\$11.4M	5.0%	GP	78.1%	1.59x		
25	MIR Wood	Bristol	IN	Industrial	499,600	RTS	Development	Mar-21	Nov-22	\$58.5M	\$37.1M	\$11.2M	5.0%	GP	99.3%	2.62x		
26	AMZL Park Industrial (Pinellas Park)	Pinellas Park	FL	Industrial	125,800	RTS	Development	Jul-22	Feb-23	\$63.4M	\$62.8M	\$15.9M	5.0%	GP	56.0%	2.16x		
27	Kennesaw 7th Business Park	Kennesaw	GA	Industrial	199,400	Development	Development	Apr-21	Feb-23	\$33.7M	\$21.9M	\$8.8M	5.0%	GP	43.2%	1.73x		
28	Pro 156 Logistics Center	Fort Worth	TX	Industrial	213,181	Development	Development	Jun-21	Mar-23	\$27.1M	\$21.8M	\$6.7M	5.0%	GP	71.7%	2.12x		
29	McKinney Airport Center	McKinney	TX	Industrial	231,259	Development	Development	Jun-20	Apr-23	\$35.8M	\$22.6M	\$7.9M	5.0%	GP	37.8%	2.48x		
30	SLM	Somersett	NJ	Industrial	152,175	Development	Development	Jul-21	Apr-23	\$44.0M	\$27.4M	\$16.9M	3.0%	Co-GP	59.8%	2.12x		
31	BAE Systems, Inc.	Huntsville	AL	Industrial	83,000	RTS	Development	Oct-18	Jul-20	\$35.5M	\$27.1M	\$5.1M	0.0%	GP	41.9%	1.82x		
32	Indy Commerce Park	Lebanon	IN	Industrial	615,600	Development	Development	Sep-20	May-23	\$47.1M	\$34.2M	\$8.6M	5.0%	GP	40.4%	2.47x		
33	The Hue	Savannah	GA	Student Housing	442	Development	Development	Sep-13	Dec-15	\$42.3M	\$30.8M	\$8.1M	5.0%	GP	42.8%	2.11x		
34	Fla Lofts	San Marcos	TX	Student Housing	252	Development	Development	Oct-15	Jan-19	\$21.9M	\$18.9M	\$4.9M	5.0%	GP	21.5%	1.8x		
35	The Gathering	Silchester	MD	Student Housing	200	Development	Development	Dec-14	Jan-19	\$16.0M	\$12.2M	\$3.1M	5.0%	GP	27.4%	2.12x		
36	Station 74 (I)	Murray	KY	Student Housing	278	Development	Development	Nov-14	Dec-19	\$7.2M	\$11.0M	\$3.9M	5.0%	GP	-100.0%	0.00x		
37	Station at Martin (I)	Martin	TN	Student Housing	384	Core	Acquisition	Jun-15	Dec-21	\$6.1M	\$11.2M	\$3.3M	5.0%	GP	-100.0%	0.00x		
38	Station on McIntosh	Millersville	GA	Student Housing	154	Development	Development	Sep-15	May-21	\$7.5M	\$7.6M	\$2.0M	5.0%	GP	1.3%	1.04x		
39	Plaza One87	Clemson	SC	Mixed Use	48	Development	Development	Aug-16	Mar-20	\$9.0M	\$6.7M	\$1.8M	5.0%	GP	23.5%	2.14x		
40	SFG SF 1131 Ellenwood	Atlanta	GA	SF	78,408	Value Add	Acquisition	Oct-21	Sep-22	\$1.5M	\$1.1M	\$0.8M	4.0%	GP	121.8%	1.99x		
TOTALS											\$1.694M	\$1.234M	\$322M					

\*\* Note to Sponsor -> Below, on an as-needed basis, please carefully review and update all footnotes/disclosures according to ensure alignment with the information being provided in table above.

**FOOTNOTES & OTHER DISCLOSURES\*\***

**Track Record as of Date:** 6/8/2023

**Track Record Timeline Covered:** Inception to date

Exceptions/Additional Comments From Sponsor:

(1) SFG invested in these student housing deals in 2015. A development in Murray, KY and acquisition in Martin, TN, one of which was servicing students at University of Tennessee ("UT") satellite campuses respectively. Unfortunately, UT lost their university accreditation associated with this specific satellite campus within the 2nd year of SFG's investment, which greatly reduced the enrollment at the university and ultimately reduced the occupancy considerably at the property. To minimize losses, after discussions with investors, SFG sold the properties and paid off the debt prior to maturity, resulting in some loss of investor capital. A similar backstory occurred at Station 74 in Murray, KY as some unexpected incidents (i.e. campus fire) greatly reduced the enrollment at that university shortly after our investment was made.

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