

General Partners Track Record

As of October 16, 2025

Jetstream Private Equity Group investors will be partnering with sophisticated extremely experienced multifamily owners and operators. That's a win.

Realized investments	Investment Date	Purchase Price	Total Equity ⁽²⁾	Total Cost	Units	Realization Date	Realized Project Level IRR	Exit Price
Shiloh Apartments	11/2019	2,200,000	747,200	2,747,200	66	2/2022	14%	3,250,000
Lake Forest Apartments	7/2021	41,250,000	11,267,034	43,817,034	384	10/2022	46%	56,500,000
Summerwind Apartments	11/2020	9,200,000	3,505,000	11,865,076	120	6/2022	39%	14,600,000
Willow Oaks Apartments	12/2020	2,500,000	2,500,000	2,500,000	334	11/2021	92%	4,800,000
Whitney Manor Apartments	6/2021	1,050,000	1,293,000	1,293,000	96	6/2021	* 1.89x	2,450,000
Osceola Polk Line Self Storage (Cubesmart)	8/2018	2,000,000	4,000,000	11,590,373	1,193	4/2021	28%	16,000,000
Polk Line South RV Park (Cubesmart)	6/2019	1,500,000	2,000,000	3,806,968	134	4/2021	6%	4,000,000
Polk 27 Self Storage (Cubesmart)	12/2019	2,200,000	4,000,000	11,400,000	829	4/2021	39%	15,143,040
Bellewood Townhomes- LAND ONLY	7/2022	1,500,000	2,637,000	No Debt	Land	12/2024	-9%	2,100,000
Total realized investments		\$63,400,000	\$31,949,234	\$89,019,651	3,156		32%	\$118,843,040

** Asset was flipped. Equity multiple is provided in lieu of IRR due to the short hold period.*

Unrealized investments	Investment Date	Purchase Price	Total Equity ⁽²⁾	Total Debt	Units	Planned Exit Date	Potential Project Level IRR	Calculated Exit Value
Skye Reserve	6/2024	193,057,546	18,119,047	187,965,223	982	2027	25%	220,000,000
Aero24 Twenty	11/2023	13,875,000	3,174,600	10,800,000	144	2027	29%	19,500,000
Royal Ridge Medical Office	12/2023	16,000,000	15,100,000	12,000,000	27	2026	34%	48,000,000
Hawkeye Towers (Student- 249 Beds)	11/2021	10,650,000	4,675,000	6,922,000	75	2027	10%	15,000,000
The Villas at Riverbend (Student- 308 Beds)	5/2023	25,250,000	11,900,000	15,400,000	105	2027	24%	43,185,000
555 East Apartment Homes	6/2021	3,200,000	1,563,000	2,304,000	42	2025	12%	4,553,000
Carolina Creek Apartments (Student- 517 Beds)	10/2021	23,250,000	10,500,000	16,750,000	171	2027	16%	42,891,000
National Road Apartments	9/2020	3,200,000	6,075,000	No Debt	84	2026	8%	8,765,217
Dimora Village Apartments	6/2024	42,000,000	13,282,000	31,800,000	418	2029	18%	62,000,000
Skye at Conway	12/2024	39,869,055	4,691,000	40,974,000	220	2026	35%	49,518,000
Shiloh Oaks Apartments	7/2025	33,500,000	19,400,621	21,722,186	248	2029	21%	63,000,000
Total unrealized investments		\$403,851,601	\$108,480,268	\$346,637,409	2,516		21%	\$576,412,217

	AUM	Total Equity ⁽²⁾	Total Debt	Units	Average Project Level IRR	Exit Contract Value
Total combined	\$467,251,601	\$140,429,502	\$435,657,060	5,672	27%	\$695,255,257