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West Pine Lofts
St Louis, MO

High-Level Summary for Accredited Investors

Deal Highlights

- 206-unit Class-A apartment community
- $36.2M acquisition in the heart of St. Louis
- Walkable to St. Louis University, healthcare hubs, and economic anchors
- Leverage strong demand drivers + urban location
- Limited new supply = upside rental growth
- 66%+ Year-1 bonus depreciation (~$660K on a $1M investment)
- Stable cash flow + value-add upside

Investors with Jetstream Private Equity Group will receive returns based on our total as a group

Class A (Elite) - Investors
$2M +
12.5% Preferred return, 35% Promote

Base Case:
- AAR: 15.9%
- EM: 1.80x

Better Case:
- AAR: 26.1%
- EM: 2.31x

AAR= Avg Annual Return (Net of Fees)
EM= Equity Multiple (Net of Fees)

Class B - Investors
$1M+ (Limited)
12% Preferred return, 25% Promote

Base Case:
- AAR: 14.6%
- EM: 1.73x

Better Case:
- AAR: 22.6%
- EM: 2.13x

AAR= Avg Annual Return (Net of Fees)
EM= Equity Multiple (Net of Fees)

Class C - Investors
Up to $1M
12% Preferred return, 10% Promote

Base Case:
- AAR: 13.6%
- EM: 1.68x

Better Case:
- AAR: 17.8%
- EM: 1.89x

AAR= Avg Annual Return (Net of Fees)
EM= Equity Multiple (Net of Fees)

Both classes benefit from the same project-level performance (16.6% IRR, 2.10x EM, 5.47% avg. CoC base case).