



The Results are In

CrowdStreet Marketplace Performance

Since going live in 2014, the CrowdStreet Marketplace has provided access to hundreds of Commercial Real Estate (CRE) deals from across the United States. The majority of these deals are working through their holding periods in anticipation of future full realization, but our first ten successfully exited projects have closed.

Average Realized Returns

34.8%

INTERNAL RATE
OF RETURN

1.6x

EQUITY MULTIPLE

1.9

YEARS
HOLD PERIOD

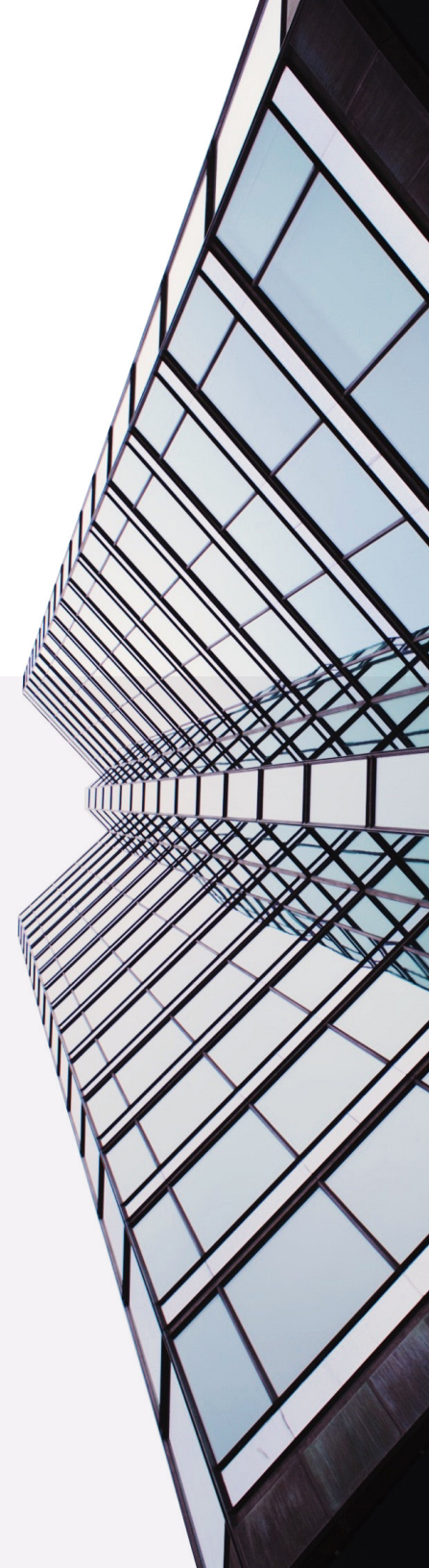
Our Goal

To provide superior solutions that enable all investors to directly connect, invest and create wealth through real estate.

Our award-winning marketplace gives investors the opportunity to invest in a diverse range of expertly-vetted CRE offerings.

**Hundreds of
Rigorously Vetted
Offerings from
Across the
United States**

**Ten of those properties
completed their holding
periods by Q4 2018.**



CrowdStreet Realized Offerings 2018

Burnside

Portland, OR



1

A 52 unit, Class A multi-family apartment development on the east side of Portland, OR.

Property Type: Multi-family

Raised: \$845,000

Investors: 25

Sponsor: Urban Green Investments

	Targeted	Actual
Investor IRR	22%	65.5%
Equity Multiple	1.93x	1.7x
Investment Period	4 years	1.1 years



URBAN GREEN
INVESTMENTS

Clear Point Gardens

Columbus City, OH



2

A 604-unit, value-add Class B multi-family apartment community located in Columbus City, OH.

Property Type: Multi-family

Raised: \$5,800,000

Investors: 68

Sponsor: Windmill Investments

	Targeted	Actual
Investor IRR	16.7%	42.9%
Equity Multiple	1.95x	1.5x
Investment Period	5 years	1.3 years



WINDMILL
INVESTMENTS

S. Seattle Business Park

Seattle, WA



3

A 97,653-square-foot, mixed-use office and industrial business park in Seattle, WA.

Property Type: Business Park

Raised: \$4,000,000

Investors: 67

Sponsor: SmartCap Group

	Targeted	Actual
Investor IRR	20.4%	46.3%
Equity Multiple	2.34x	2.3x
Investment Period	5 years	2.3 years



The SMARTCAP GROUP

Diamond Loch

North Richland Hills, TX



4

Diamond Loch Apartments is a 138-unit Class B property located in North Richland Hills, TX.

Property Type: Class B

Raised: \$ 3,250,000

Investors: 52

Sponsor: Windmill Investments

	Targeted	Actual
Investor IRR	16%	28%
Equity Multiple	1.5x	1.5x
Investment Period	4 years	1.8 years



WINDMILL
INVESTMENTS

CrowdStreet Realized Offerings 2018

Residential Fund II

Las Vegas, NV



A multi-family equity fund targeting Class B & C properties in Las Vegas, NV.

Property Type: Multi-family

Raised: \$175,000

Investors: 4

Sponsor: Alpha Wave Investors

	Targeted	Actual
Investor IRR	23%	71%
Equity Multiple	1.5x	1.5x
Investment Period	5 years	5 years



Bloomington

Bloomington, IN



A short-stay transitional care and assisted living facility consisting of a 66,197 square foot building with 100 beds in Bloomington, IN.

Property Type: Class B

Raised: \$1,617,000

Investors: 30

Sponsor: Mainstreet

	Targeted	Actual
Investor IRR	14%	14.8%
Equity Multiple	1.3x	1.26x
Investment Period	2 years	1.8 years



Villas at LeBlanc Park

Fort Worth, TX



Stabilized cash flowing Class B multi-family asset located in the desirable South Hulen submarket of Fort Worth, TX.

Property Type: Class B Multi-family

Raised: \$187,000

Investors: 5

Sponsor: Aldwin Apartments

	Targeted	Actual
Investor IRR	19.6%	17.8%
Equity Multiple	1.4x	1.4x
Investment Period	4.25 years	2.6 years



“As a real estate broker and CPA, I know what financial information I rely on to make sound investments. Crowdstreet’s platform not only provides me with a multitude of deals to review and invest in, but also presents each in a way that I can quickly evaluate them.”

– James B.,
CrowdStreet Investor
since 2015

CrowdStreet Realized Offerings 2018

“Previous to CrowdStreet, most of my investment experience was in direct stock investing. I was looking for ways to get in on commercial real estate deals and found that with CrowdStreet they have an incredibly streamlined platform for investors to see deal flow and track and monitor progress.”

— Nick R.,
CrowdStreet Investor
since 2016

1924 Franklin Oakland, CA



8

A four-story creative office investment opportunity in downtown Oakland, CA.

Property Type: Creative Office
Raised: \$405,000
Investors: 8
Sponsor: Urban Green

	Targeted	Actual
Investor IRR	19%	19%
Equity Multiple	1.6x	1.6x
Investment Period	3 years	2.7 years



URBAN GREEN
INVESTMENTS

Timber Oaks Midlothian, TX



9

180 Unit Class A multi-family investment opportunity in Midlothian, TX.

Property Type: Multi-family
Raised: \$3,108,000
Investors: 48
Sponsor: Windmill Investments

	Targeted	Actual
Investor IRR	19.5%	19.9%
Equity Multiple	1.6x	1.6x
Investment Period	5 years	2.9 years



WINDMILL
INVESTMENTS

Hoyt 20 Portland, OR



10

A six-story, 59-unit multi-family development project located in the close-in east side of Portland, OR.

Property Type: Multi-family
Raised: \$1,486,000
Investors: 36
Sponsor: SKB/Greenlight

	Targeted	Actual
Investor IRR	21.3%	21.6%
Equity Multiple	1.5x	1.5x
Investment Period	2 years	2.2 years



SKB



CrowdStreet voted the **#1 Crowdfunding & Capital Sourcing platform** by CREtech at the 2018 Real Estate Tech Awards (RETAS)

A New Year, a New Way to Invest

CRE made simple from CrowdStreet

To browse current investment offerings, visit **CrowdStreet.com**

For additional questions on specific offerings, please contact the CrowdStreet Investor Relations team at ir@crowdstreet.com

“CrowdStreet provides comprehensive information and documents on each project before and during the process. This allows investors to perform their own due diligence, as well as receive ongoing support, information and updates prior to and after investing.”

— InvestorJunkie.com

Previous performance does not predict future returns.

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