

CRE INCOME FUND

CRE INDUSTRIAL VALUE - ADD

Investment Summary



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OVERVIEW OF CRE INDUSTRIAL VALUE-ADD

CRE Industrial VA (Value-Add) Inc. was formed to develop, acquire and manage a diverse portfolio of quality commercial real estate in targeted markets for the purpose of generating income and capital appreciation. With a focus on industrial commercial real estate, the company believes that certain targeted properties and geographies have displayed strong performance and are expected to be well positioned to see continued healthy rent growth moving forward.

The company's strategy is to develop and acquire properties in and near any of 25 largest Metropolitan Statistical Areas (MSA's) in the United States. These markets historically have exhibited the characteristics of high rental growth, low vacancy, and strong absorption, along with other important market fundamentals. The Company believes these markets present the best target markets for long term investors.



WHY INVEST IN COMMERCIAL REAL ESTATE?



Persistent Demand

There is a persistent demand for commercial space, driven by the growth of e-commerce and the reshoring of supply chains. This demand causes commercial properties to remain valuable and sought after.



Passive Flexibility

Commercial real estate investments offer a level of passive flexibility that is attractive to investors. These properties often come with long-term net leases that aim to provide stable and predictable cash flows without the need for active management. This allows investors to benefit from a steady income stream while maintaining the flexibility to pursue other opportunities.



Inflation Protection

Long-term net leases often include contractual rental escalations that help protect against inflation. This means that as the cost-of-living increases, so do the rental payments, ensuring that the income generated from the property keeps pace with inflation and maintains its purchasing power.



PUBLIC VS. PRIVATE REAL ESTATE

Public real estate investments, such as REITs, are traded on public exchanges and are subject to market volatility and risks similar to those of traditional equities and fixed-income securities. They do not diversify away overall market risk, a major priority for experienced investors.

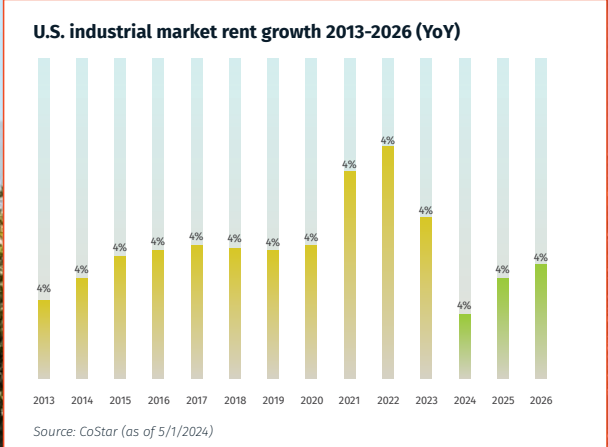
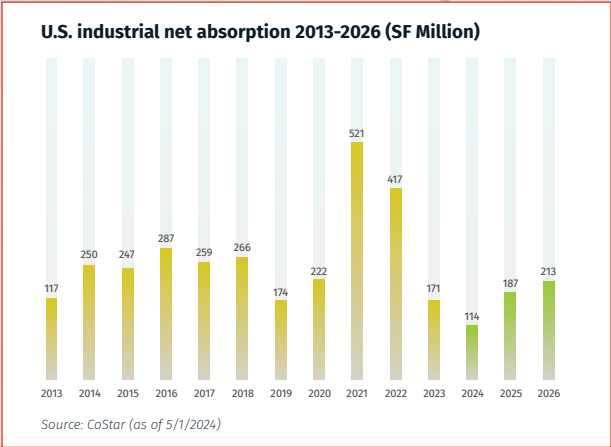
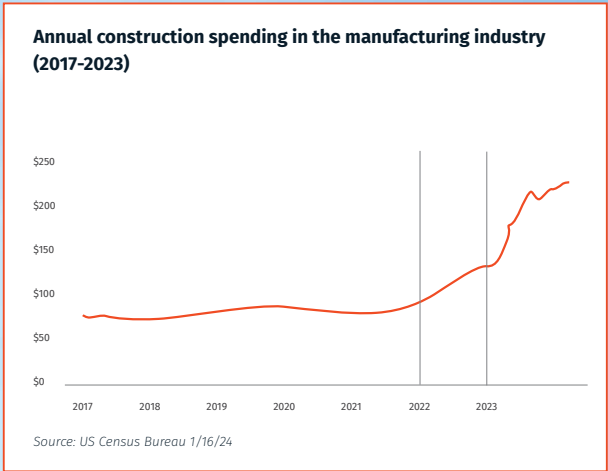
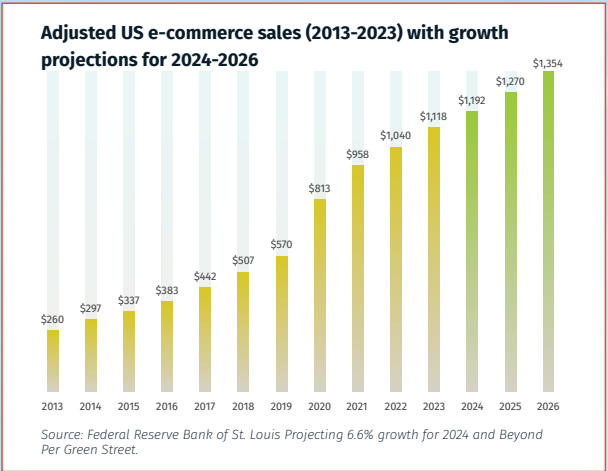
Private real estate investments, on the other hand, have a low correlation to the public markets, providing better protection against capital loss and market volatility. By investing across multiple private real estate asset types and sectors, such as Industrial and Technology, we offer additional diversification and risk mitigation.



MARKET OPPORTUNITY IN COMMERCIAL REAL ESTATE

The commercial real estate market is poised for significant growth, driven by the expansion of e-commerce, increased manufacturing investments, and the reshoring of supply chains. The demand for commercial space continues to outpace supply, leading to positive net absorption and rental growth

To illustrate this trend, consider the following data:



OUR INVESTMENT STRATEGY FOR OPTIMAL RETURNS

We focus on acquiring and stabilizing, income producing commercial properties across the United States. Our targets are assets with long-term net leases to creditworthy tenants, aiming to provide predictable cash flow and reduced risk. We also invest in build-to-suit properties tailored to tenant specifications, meeting specific market demands.

Our decisions are guided by rigorous research and analysis, keeping us aligned with market trends and investor expectations. With tenants such as FedEx, Electronic Arts, and L3 Harris Technologies, this strategy aims to ensure stable, long-term leases with predictable income streams, increasing the value of your investment portfolio.

Our primary objectives are to preserve and protect capital and to provide a long term dividend yield.

HOW WE WORK

Aligned Incentives: We are also invested in the properties, so our incentives are aligned with yours. Our income and profit structure requires us to meet certain returns before our profit participation kicks in, ensuring our continual focus on profitability.

Clear Exit Plans: We enter an investment with the exit in mind, giving investors a roadmap to a successful outcome.

Transparency: Fees and the profit participation structure are clear from the outset and closely correlated to the performance.

Fund Strategy: The Fund seeks to provide investors access to the Commercial Real Estate sector through a diversified portfolio of assets that primarily consist of high-quality properties. We focus on properties that can deliver high-quality total returns based on a combination of current income and capital appreciation.



STRUCTURE AND TERMS FOR INVESTORS

CRE Industrial VA Inc. operates as a Texas Corporation, offering flexibility and continuity for long-term investors. Our fund structure provides stability and growth opportunities for accredited investors seeking consistent income.



Minimum Investment:
\$25,000



Preferred Shares -
Dividend Yield 10%



Leverage:
Approximately 65%



Distributions:
Quarterly



Reinvestments:
Yes



Initial Hold:
6 Months



Share Repurchase Plan:
Semi-annual redemptions
in January and July with
30 days' notice



Tax Reporting:
1099



PROPERTY INCLUDED IN THE FUND

Valley Ranch Logistics Warehouse (VRLW)

Location: North Houston MSA, Montgomery County, Texas

Project Overview:

- **Type:** Industrial Development Project
- **Sustainability:** Rooftop solar power offsets up to 95% of electricity demand

Investment Highlights:

- **Access:** Located along I-69 and the Grand Parkway North
- **Market Position:** Meets growing demand for industrial space in Houston's northern submarkets
- **Projected Returns:** 22% IRR over a 4-year hold, tax benefits, and consistent income

Market Dynamics:

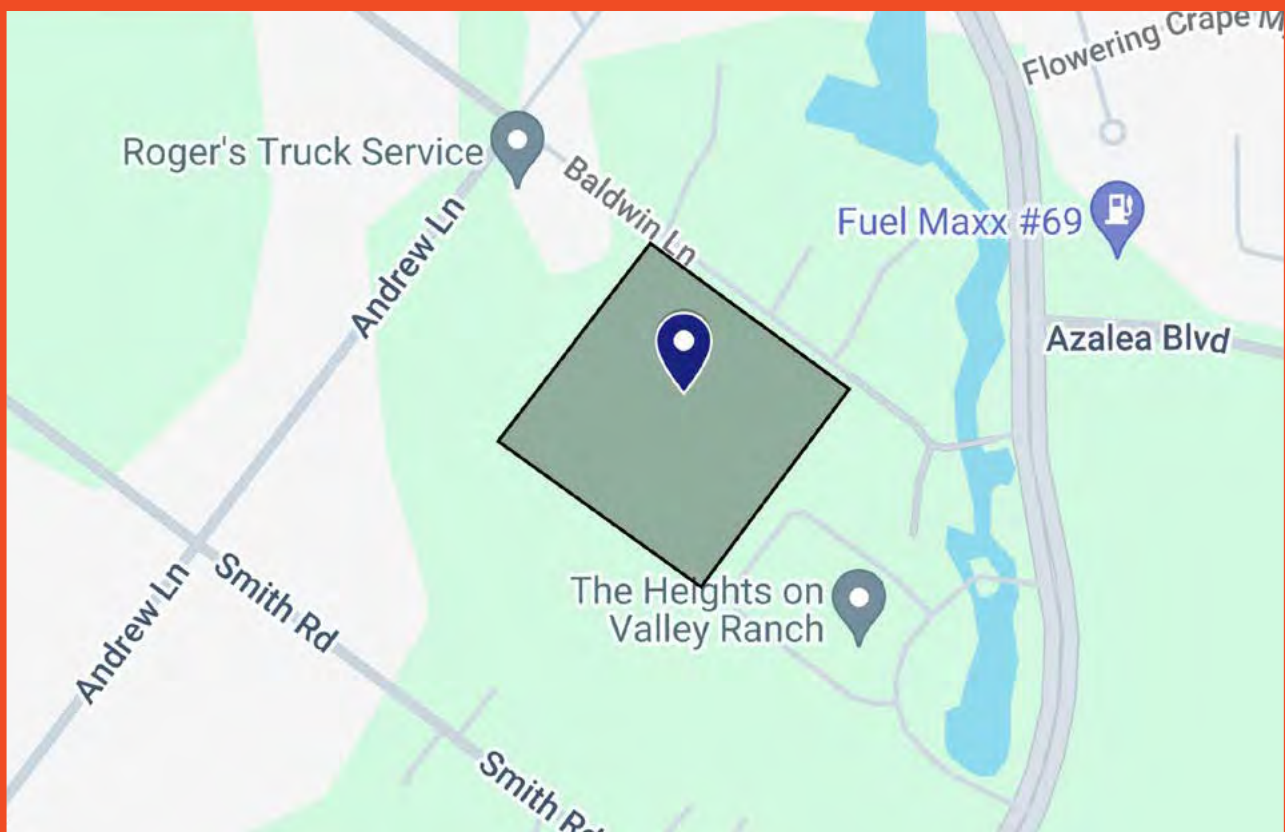
- **Houston MSA:** 93.8% occupancy, 4.1% rent growth
- **The Woodlands/Conroe Submarket:** 96.2% occupancy, 3.8% rent growth

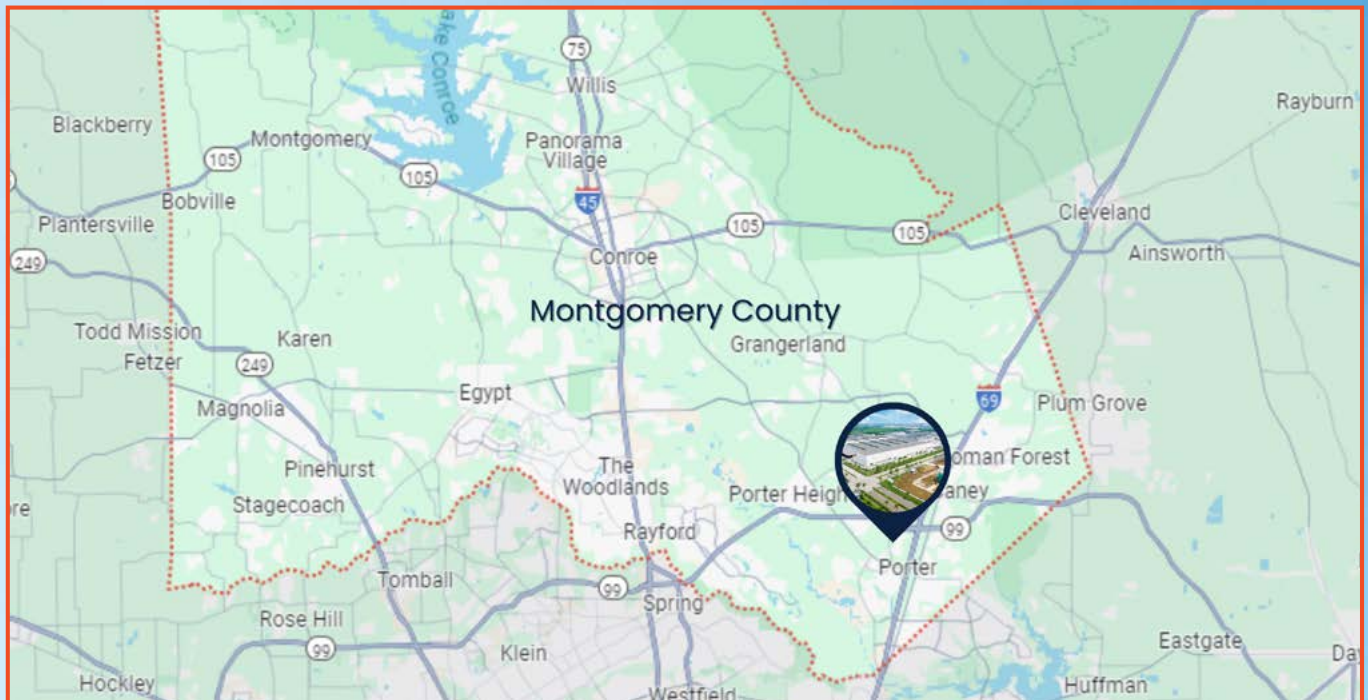
Financial Summary:

- **Debt Financing:** 55% senior debt, 25-year term, 10% interest

196,000 SF

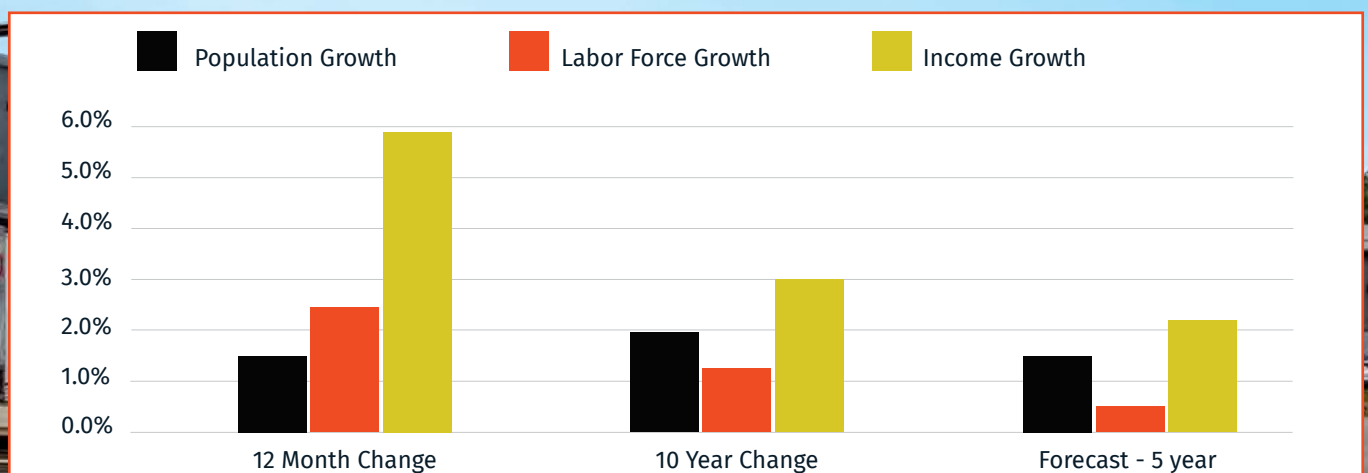
INDUSTRIAL DEVELOPMENT PROJECT





Houston MSA Demographic Q2 2023 Trends

Demographic Category	Current Level		12 Month Change		10 Years Change		10 Years Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	7,432,163	334,498,333	1.5%	0.4%	1.6%	0.6%	1.4%	0.5%
Households	2,710,783	129,870,992	1.8%	0.7%	2.2%	0.9%	1.5%	0.6%
Median Househose Income	\$78,266	\$75,550	5.7%	4.4%	3.3%	3.8%	3.0%	3.0%
Labor Force	3,577,231	165,939,484	2.4%	1.1%	1.3%	0.6%	0.8%	0.3%
Unemployment	4.4%	3.6%	0.1%	0%	-0.2%	-0.4%	-	-



WHY USE CRE INCOME FUND?

CRE Income Fund leverages deep market knowledge and strategic insight to maximize investor returns. Our mission is to create value through careful asset selection, rigorous management, and strategic property enhancements

Our team has extensive experience in the real estate industry, in acquiring, managing, and disposing of commercial properties. We navigate various market cycles, ensuring sustained growth and stability for our investors.

HOW TO INVEST IN CRE INDUSTRIAL VALUE-ADD

Investing in CRE Industrial VA Inc. is simple:



Contact Us: Discuss your investment goals and get detailed fund information.



Application: Complete the investor application and accreditation verification.



Funding: Fund your investment and receive regular performance updates.

For inquiries and more information, please contact us at:



Phone Number:
866-427-3386



Email:
info@creincomefund.com



LEADERSHIP TEAM AT CRE INDUSTRIAL VALUE-ADD



Frank Guynn,
Chief Financial Officer

Frank oversees financial operations for CRE Income Fund. With a BBA in Accounting and Finance from Southern Methodist University, he is licensed through the Texas Real Estate Commission and National Mortgage License System. He began his career in 1998 as a forensic accountant for Surety Construction Consultants. As VP of Finance & CFO for Coleman Homes, he managed financing and accounting for a residential mortgage banker and home builder. Frank has extensive experience in financial operations, cost analysis, and developing operational budgets.



Grant Baker,
Chief Accounting Officer

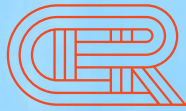
Grant holds a master's degree in accounting from Ohio State University. He started his career at KPMG as a senior audit associate, auditing a Fortune 100 company. Grant later held leadership roles in accounting and finance for public and private companies. At Worthington Industries, he performed monthly reviews of operational metrics and implemented a cycle counting program. He holds bachelor's and master's degrees in accounting and is a Certified Public Accountant.



Brian Swope,
Vice President of Acquisitions

Brian has over 20 years of experience in real estate sales and acquisitions. Previously, he was Director of Acquisitions for Skyclover Properties and Corporate Liaison Manager for Monument Realty. At CRE Income Fund, Brian identifies, procures, evaluates, and underwrites commercial real estate investments in select U.S. sub-markets. He holds a BA in Economics from Ohio State University and is a licensed real estate agent in Texas.





CRE INCOME FUND

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