

CRE INCOME FUND

# 2024 Investor Presentation

## CRE Industrial Value-Add, Series I





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## EXECUTIVE SUMMARY

The CRE Industrial Value-Add, Series I is strategically positioned to capitalize on today's economy where e-commerce and global trade are driving demand for efficient supply chains and distribution networks. The reshoring of U.S. manufacturing and supply chains are set to drive strong demand for Logistical & Industrial Commercial Real Estate asset classes over the next 5 to 10 years, presenting an exceptional opportunity for investors.



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## INVESTMENT PROCESS AND OBJECTIVES

Our fundamentals-based investment process is designed to capitalize on high-growth opportunities within the industrial real estate sector, with specific objectives to:

- 1) Preserve investor capital through low-leverage, high-quality industrial assets.
- 2) Generate regular cash distributions from stable, long-term leases.
- 3) Achieve capital appreciation via value-add strategies and market growth.
- 4) Ensure liquidity through carefully structured exit strategies.





## SECTOR FUNDAMENTALS

### E-commerce

- E-Commerce is poised to capture 41% of global retail sales by 2027—Up from Just 18% in 2017.
- E-Commerce Sales Increased by 7% in the US in 2022.
- Global E-Commerce Growth Is Expected to Achieve a 9% Compound Annual Growth Rate Through 2027—More than Double Projected Brick-and-Mortar Retail Growth of a More Moderate 4%.

\*Source: Boston Consulting Group - October 2023

### Reshoring

Reshoring trends accelerated by the pandemic create significant opportunities for domestic industrial real estate as companies seek to optimize supply chains and bring operations closer to home.

“The impact of reshoring manufacturing will be dramatic and far-reaching in terms of industrial real estate, local and national tax revenues, increases in jobs, and growth in regional and national economies,” said Marc Selvitelli, CAE, president and CEO, NAIOP.

### R&D

R&D/flex facilities currently represent the third largest primary category of industrial real estate with approximately 12.5% of total U.S. industrial square footage as of Q1 2020. Over the past ten years, the industrial flex asset class has experienced significant growth due to increased tenant demand from a variety of industries. This growth is evidenced by the total square footage of R&D/flex space increasing from 44 million SF in Q1 2010 to 171 million SF in Q1 2020. Additionally, over the same period, flex transaction volume increased from \$3.4 billion to \$24.6 billion.

\*\* Source: Real Capital Analytics



# TECHNOLOGY SPACES, INDUSTRIAL SPACES

## Technology Spaces

Given the highly digitized nature of modern commerce, most companies require specialized facilities to house critical IT infrastructure. These spaces are designed for data storage, cloud computing, and include features like advanced climate control and security protocols to ensure operational reliability.



## Industrial Spaces

Distribution warehouses function as critical hubs in logistics networks. These properties are strategically located near major transportation routes, equipped with sufficient dock space, and designed to support automated technologies, ensuring efficient and scalable operations.





# FUND INFORMATION

Minimum Investment	\$25,000
Preferred Share Price	\$10.00
Qualification	Accredited Investors
Distributions	Quarterly
Preferred Dividend Yield	10% Annually
Targeted IRR	18% to 20%
Re-Investment	Quarterly
Liquidity	Semi-Annual - January and July with 30 Days' Notice
Tax Reporting	1099-DIV
Closings	1 <sup>st</sup> and 15 <sup>th</sup> of Each Month



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## CONTACT INFORMATION

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