

RENO AVENUE OKLAHOMA CITY, OK

Industrial Development | Prospective Acquisition

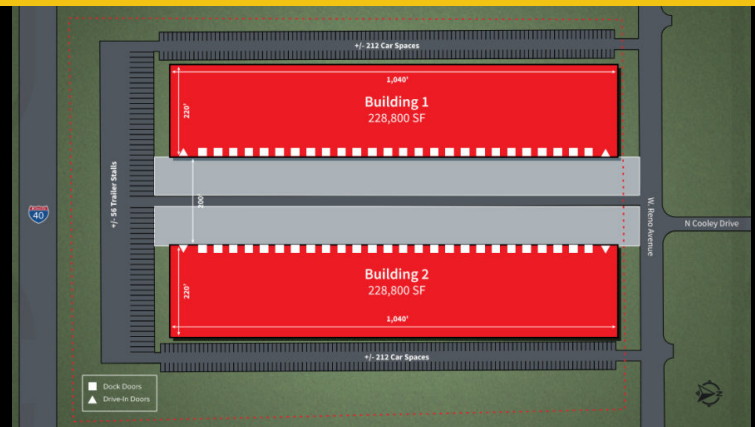
KEY INVESTMENT HIGHLIGHTS

Reno Ave is a planned Distribution Center that will consist of two 228,800 square foot to-be-constructed, Class A industrial warehouses located along Interstate 40 in Oklahoma City, Oklahoma – a growing industrial market with strong fundamentals.

- High barriers to entry (difficult to find land for this purpose)
- Immediate access to I-40, circumferential loop, modern interchange
- Mostly a build-to-spec market with limited spec product
- Market has had low vacancy rates and substantial rent growth
- Tenants will likely serve local market but have regional connectivity via I-35 (Mexico to Canada), I-40 (NC to CA) and I-44 (STL to Wichita Falls, TX)

PROPERTY SUMMARY

- Industrial warehouse distribution center will consist of a total of 457,600 SF, split between two buildings.
- Site is ideally situated for a “last mile delivery” location, a service that is increasingly being demanded by consumers.



Est. Project Cost	\$53,658,124
Total Equity	\$23,267,255
Total Debt	\$31,500,000
Est. Holding Period	3-5 Years
Yield on Cost	6.86%*

* Yield on Cost is the Projected Stabilized NOI (Net Operating Income) divided by Total Project Cost. Other potential risks - building metrics are subject to change, tenants default on lease agreement and variable interest rates.

RENO AVENUE OKLAHOMA CITY, OK

PROJECT RENDERINGS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Larson Capital Management is a real estate private equity firm that offers targeted investment in institutional-grade, income-producing commercial property with a focus on commercial office and industrial properties. Together, our leadership brings 20+ years of experience to our over 1,200 investors. Since February 2014, we have successfully created and managed 16 funds.

information@larson.com | 14567 North Outer 40, Suite 500, Chesterfield, MO 63017 | 314.787.7226

Investment advisory services are provided by Larson Capital Management, LLC, an investment advisor registered with the Securities and Exchange Commission. Larson Capital Management, LLC and its representatives do not provide legal or tax advice or services. Please consult the appropriate professional regarding your legal or tax planning needs.

Among other things, this document is designed to provide preliminary and general information about Larson Capital Management, LLC ("LCM") and any mention of securities and is intended for initial reference purposes only. It does not summarize or compile all the applicable information. This document does not constitute an offer to buy or sell any securities. No offer or sale of any Securities will occur without the delivery of confidential offering materials and related documents. The information contained herein is qualified by and subject to more detailed information in the applicable offering materials. LCM and its affiliates do not make any representation or warranty to any prospective investor regarding the legality of an investment in any offering.

Any Offering Memorandums ("OM") provided on this document or via other means are CONFIDENTIAL materials that are prepared and provided to potential buyers by a property seller or their agent. OMs are being provided by LCM to investors and prospective investors of LCM managed funds pursuant to permission from the seller or their agent. Investors do not have permission to share. Unless otherwise disclosed, LCM is not affiliated with the property's seller or their agent. At time of posting an OM, LCM or its affiliate Larson Commercial Real Estate, LLC ("LCRE") (f/k/a MedRealty, LLC) is in the process of conducting due diligence for a possible purchase by an LCM managed Fund or other purchaser. Actual purchase of the property may or may not occur and there may be some delay between the time the prospective property is no longer under due diligence from LCM and when the OM is removed from circulation.

Past performance is no guarantee of future results. Any financial projections or target returns shown on the document are estimates. They are hypothetical and they are not based on actual investment results and are not guarantees of future results. Target projections do not represent or guarantee the actual results of any transaction, and no representation is made that any transaction will, or is likely to, achieve the results or profits similar to those shown. In addition, other financial metrics and calculations (including amounts of principal and interest repaid) shown on the document or other publicly available mediums have not been independently verified or audited and may differ from the actual financial metrics and calculations for any investment.

Private placement investments are not bank deposits and, thus, they are not insured by the FDIC or by any other federal governmental agency. Further, these investments are not guaranteed by LCM, its affiliates or any other party and they may lose value. Neither the Securities and Exchange Commission ("SEC") nor any federal or state securities commission or regulatory authority has recommended or approved any investment or the accuracy or completeness of any of the information or materials provided by or through our document or any other medium. Any investment information contained herein has been secured from sources that LCM believes are reliable, but LCM is not making any sort of representations or warranties as to the accuracy of such information and LCM accepts no liability therefore.

Investments in securities involve risk and may result in significant losses. Investing in private placements also requires long-term commitments. These securities are only suitable for accredited investors who understand and are willing and able to accept the high risks and low liquidity associated with private investments. Investors should have the ability to afford to lose the entire investment and the should have low liquidity needs. Further, alternative investments and private placements should only be a part of your overall investment portfolio and the alternative investment and private placement portion of your portfolio should include a balance of different underlying investment strategies. Before investing you should: (1) conduct your own investigation and analysis; (2) carefully consider the investment and all related charges, expenses, uncertainties, conflicts-of-interest and other risks described in the offering materials; and (3) consult with your own investment, tax, financial and legal advisers.

No communication by Larson Capital Management, LLC or any of its affiliates through its document or any other publicly available medium, should be construed or intended to be a recommendation to purchase, sell or hold any security or otherwise to be investment, tax, financial, accounting, legal, regulatory or compliance advice. Nothing on our document or any other publicly available medium is intended as an offer to extend credit, an offer to purchase or sell securities or a solicitation of any securities transaction.

Articles or information from third-party media outside this domain may discuss Larson Capital Management, LLC and its affiliates or relate to information contained herein, but Larson Capital Management, LLC does not approve and is not responsible for such content. Hyperlinks to third-party sites, or reproduction of third-party articles, do not constitute an approval or endorsement by Larson Capital Management, LLC of the linked or reproduced content.

- Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates.

- Criteria and Assumptions- how a sponsor approaches the underwriting process (conservative, moderate, aggressive) may change the assumptions of the model which include targeted: cash yield, equity multiple, IRR, investment period and distribution rates

For Accredited Investors Only