



PRESENTS

SURPRISE, AZ

*SELF-STORAGE
DEVELOPMENT*

IN ASSOCIATION WITH



TEM CAPITAL

GOLDWATER ★ PINCKARD
Limited Liability Company

506(c) Confidential Investment Opportunity for Accredited Investors Only



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WHO IS CEDAR CREEK?

Overview

- Cedar Creek is a universally integrated, real estate private equity firm specializing in the acquisition, development, and management of self-storage facilities.

Location

- Cedar Creek is headquartered in Boise, Idaho supported by a team of 72+ employees.

Origin

- Our team has been actively acquiring and operating self-storage facilities since 2004



\$350 MILLION+
AUM

2.75 MILLION+
RENTABLE SF.

11.5K +/-
DOORS

***WE ARE SELF STORAGE
OPERATORS FIRST.
AND SELF STORAGE
SYNDICATORS SECOND.***

We do not act as middlemen for our investors:
our **Universally Integrated Ecosystem** of
companies provides the greatest returns with
stronger overall investments for each of our
investors.



FOUNDERS



AJ Osborne

AJ is the CEO of Cedar Creek Capital with 20 years of experience as a Self Storage owner, operator and developer. He has founded the largest Self Storage Co-op, Storelocal Storage, as well as Tenant Inc – an innovative SaaS company specializing in self-storage management technologies.



Ron Osborne

Owner/CEO of Bitterroot Holdings and the Co-Founder of Cedar Creek Capital, Ron has been an influential leader in the storage industry for over 19 years. He served on the Storelocal Storage Board of Directors and guided them to financial success in its early years. He is currently Chair of the Idaho Self Storage Association.



Sam Whitaker

As CFO of Cedar Creek Capital, Sam ensures the financing of property developments/ acquisitions, investor distributions, and capital transaction events. He holds an M.B.A. and has over 10 years of demonstrated experience in real estate, finance, and risk management.



AJ OSBORNE

AJ has **20 years of experience** owning and operating self-storage across multiple states.

AJ is the:

Author of the best-selling book:
The Investor's Guide to Growing Wealth in Self-Storage

Founder and host of the industry's #1 podcast: **Self Storage Income**

Co-Founder and member of
Storelocal, the world's largest self-storage co-op

Co-Founder & investor in **Tenant Inc.**,
an innovative SaaS company specializing in self-storage management technologies

FEATURED BY

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New York Weekly

LIMITLESS
THE FINANCIAL FREEDOM EXPO 2023

MarketWatch

yahoo!
finance

PRIVATE EQUITY TEAM



Brian Mullally
VP of Acquisitions



Ben Benditson
VP of Capital Markets



Reuben Ortega
COO & General Counsel



Chuck Tookey
Director of
Design & Architecture



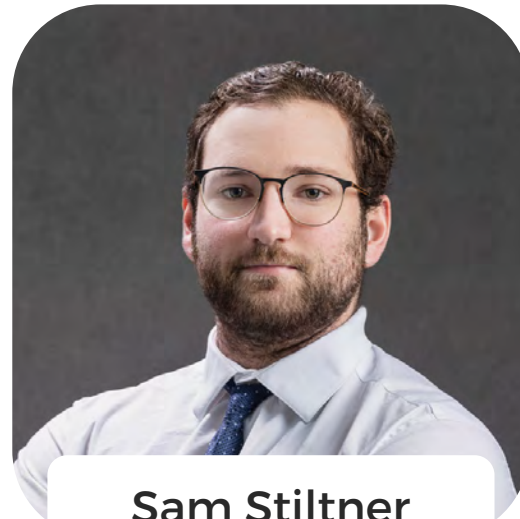
Brad Anderson
Director of
Business Development



McKay Rogers
Director of Finance



Maryanne Fasanya
Asset Manager



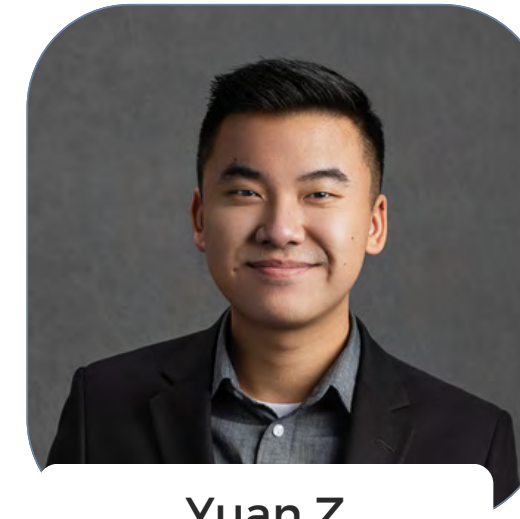
Sam Stiltner
Senior Financial Analyst



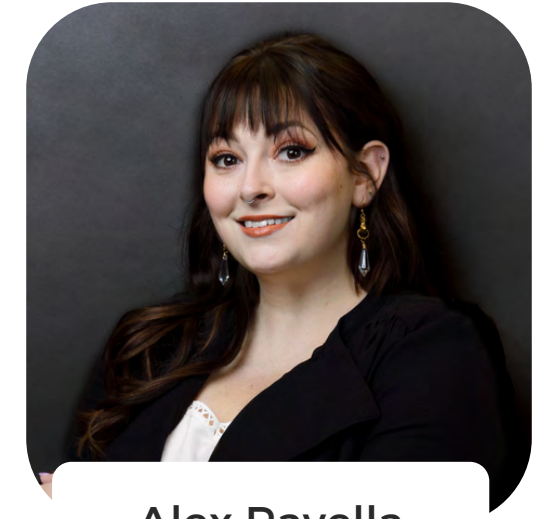
Samantha Tallman
Investor Relations
Manager



Casey Klauser
Investor Relations
Senior Associate



Yuan Z
Content Manager



Alex Ravella
Videographer

STRATEGIC PARTNERS: SURPRISE, AZ



TAREK EL MOUSSA

Tarek has committed decades to becoming one of the most successful and foremost real estate experts in the world. Tarek is the co-star of the hit TV show "Flip or Flop" and star of "Flipping 101" on HGTV. Tarek's dedication and passion for real estate has created a large portfolio of assets in multiple classes, and his success now allows him to focus on his primary mission: helping as many people as possible find success through real estate, which led to the inception of TEM Capital.



BARRY M. GOLDWATER

Barry is a former member of the US House of Representatives from California, serving from 1969 to 1983. While in Congress, he served on a number of committees, including the Committee of Science and Technology and the Joint Committee on Energy. He authored the Privacy Act of 1974. Over the past 36 years, he has consulted with many companies. His many years in politics have given him unique insights and connections. For the past ten years he has worked in the insurance business. "Goldwater * Taplin" that assists clients in achieving common sense solutions to their regulatory issues.



KENNETH R. PINCKARD

Ken is a well-seasoned lawyer and businessman with extensive experience as a CPA, tax attorney, commercial real estate developer and entrepreneur. He co-founded and was a principal in PBI, Inc., and instrumental in successfully developing, managing several retail & office buildings. Throughout his career Mr. Pinckard has provided legal and business services to a host of private and public companies internationally. He is a member of the State Bar of Arizona and was an Editor of the Houston Law Review.

HISTORICAL DATA

Property Address	Status	Type	Acquisition Date	NRSF	Acquisition Price	Estimated Value	Sold Price
7919 N. 25th St, Idaho Falls, ID	SOLD	Existing - Value Add	9/25/2003	40,808	\$800,000		\$950,000
207 Northeast 5th Avenue, Milton-Freewater, OR	SOLD	Existing - Value Add	9/4/2007	12,271	\$625,000		\$420,000
6094 S. Main St, Bonners Ferry, ID, USA	SOLD	Existing - Value Add	10/7/2007	15,000	\$665,000		\$625,000
5116 Laster Lane, Caldwell, ID	SOLD	Existing - Value Add	11/3/2014	40,429	\$1,000,000		\$2,000,000
11515 North Market Street, Mead, WA	SOLD	Existing - Value Add	1/1/2019	47,511	\$2,000,000		\$4,000,000
1220 Airport Rd & 4400 NW A St, Pendleton, OR	AUM	Existing - Value Add	5/1/2008	79,506	\$2,250,000	\$6,192,521	
3030 W. Irving St, Pasco, WA	AUM	Existing - Value Add	2/28/2013	61,950	\$2,950,000	\$9,283,882	
17792 Middleton Rd, Nampa, ID	AUM	Existing - Expansion	4/1/2013	145,530	\$2,200,000	\$15,363,973	
2200 W Appleway Ave, Coeur d'Alene, ID	AUM	Existing - Value Add	7/31/2013	74,828	\$3,660,000	\$12,002,968	
3735 N Fruitland Lane, Coeur d'Alene, ID	AUM	Existing - Value Add	8/30/2013	65,556	\$2,121,000	\$8,491,002	
1975 E Franklin Rd, Boise ID	AUM	Development	9/15/2014	75,350	\$5,227,237	\$11,028,665	
146 N Middleton Rd, Nampa, ID	AUM	Existing - Value Add	9/30/2015	70,920	\$4,000,000	\$10,529,668	
14106 N Market St, Mead, WA	AUM	Existing - Value Add	11/1/2016	114,514	\$3,950,000	\$9,272,101	
9906 N Government Way, Hayden, ID	AUM	Existing - Expansion	11/15/2016	84,010	\$3,100,000	\$13,938,415	
450 S Maple Grove, Boise, ID	AUM	Existing - Value Add	12/31/2016	78,274	\$4,841,000	\$9,749,702	
1515 Sky Mountain Dr, Reno, NV	AUM	Conversion	8/11/2017	114,955	\$7,129,888	\$25,466,906	
1600 SW Eagles Parkway, Grain Valley, MO	AUM	Existing - Value Add	9/1/2020	97,050	\$6,000,000	\$8,043,889	
1200 N Curtis, Boise, ID	AUM - Under Construction	Conversion	12/30/2020	120,000	\$4,500,000	\$26,581,000	
NWC ID-55 & Beacon Light Rd Eagle, ID	AUM - Under Construction	Development	4/20/2021	164,690	\$3,500,000	\$19,638,000	
3600 S. Douglas Blvd, Oklahoma City, OK	AUM	Existing - Value Add	5/6/2021	53,240	\$2,125,110	\$2,237,162	
7000 W Wilshire Blvd, Oklahoma City, OK	AUM	Existing - Value Add	5/6/2021	37,160	\$1,774,890	\$2,442,423	
2209 & 2250 N Douglas Blvd, Oklahoma City, OK	AUM	Existing - Value Add	8/6/2021	67,905	\$5,250,000	\$9,994,294	

HISTORICAL DATA (continued)

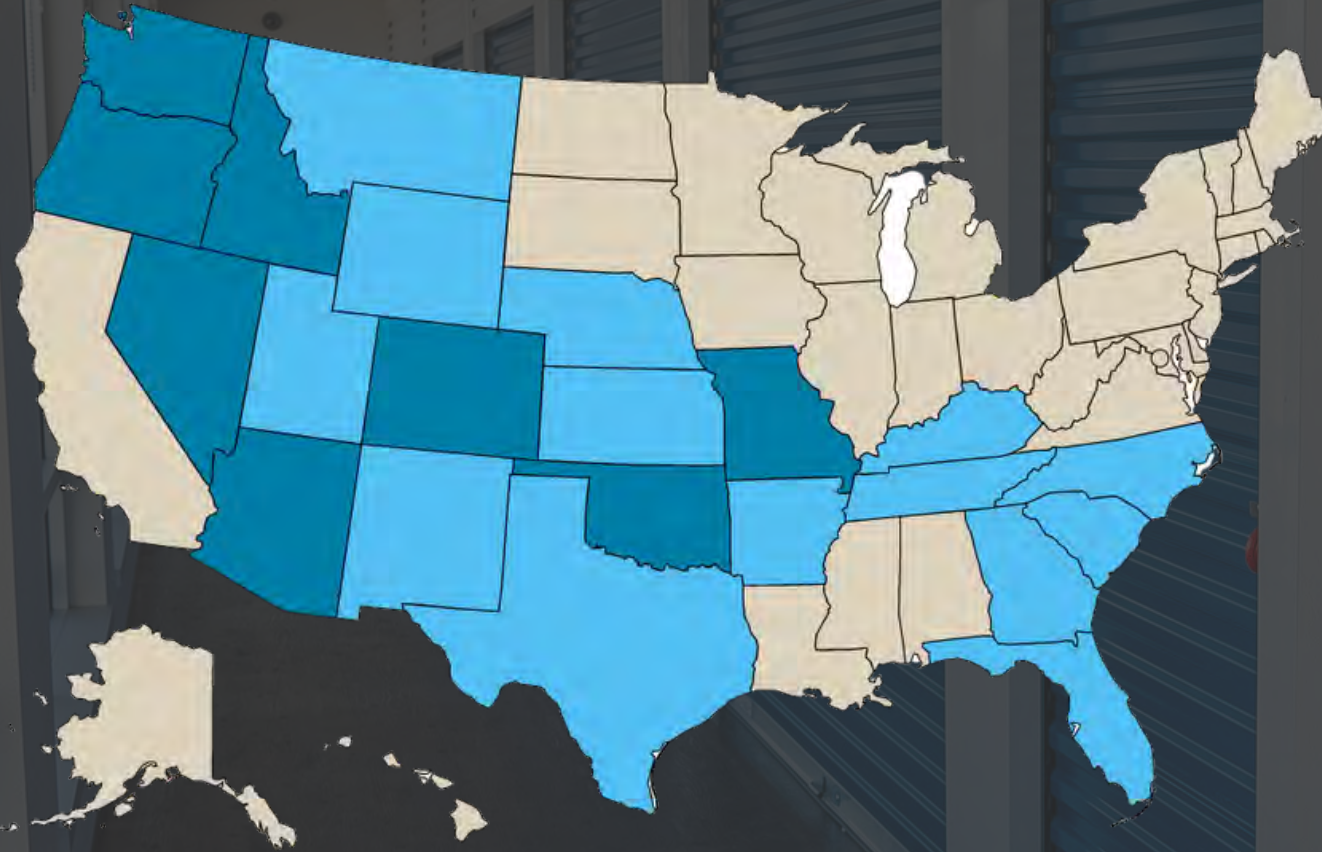
Property Address	Status	Type	Acquisition Date	NRSF	Acquisition Price	Estimated Value	Sold Price
12465 N Autoshow Ave. Surprise, AZ 85388	AUM - Under Construction	Development	8/6/2021	232,337	\$5,031,180	\$32,785,000	
11840 N. I-35 Service Rd, Oklahoma City, OK	AUM	Existing - Value Add	9/24/2021	75,420	\$5,500,000	\$6,286,880	
5300 SE 44th Street, Oklahoma City, OK	AUM	Existing - Value Add	9/24/2021	69,078	\$5,400,000	\$6,992,795	
3411 S Irving St, Englewood, CO	AUM	Existing - Value Add	3/4/2022	116,232	\$8,200,000	\$10,359,318	
4512 E 51st Street, Tulsa, OK	AUM	Existing - Value Add	5/17/2022	89,595	\$11,661,162	\$16,015,243	
12010 S. Elm Street, Jenks, OK	AUM	Existing - Value Add	5/17/2022	45,230	\$5,108,424	\$6,069,814	
1577 W. 121st Street S., Jenks, OK	AUM	Existing - Value Add	6/9/2022	43,835	\$5,728,414	\$7,166,641	
12321 S. Memorial Drive, Bixby, OK	AUM	Existing - Value Add	6/9/2022	63,926	\$8,263,600	\$8,263,000	
1995 S. Valentia St, Denver, CO	AUM	Existing - Expansion	10/3/2022	192,223	\$15,500,000	\$15,500,000	
816 N Dallas & 903 Jericho Ct Richland, WA	AUM	Existing - Expansion	12/16/2023	157,260	\$8,795,000	\$8,795,000	
1300 S MacArthur Blvd, Oklahoma City, OK 73128	AUM	Existing - Value Add	5/10/2023	82,664	\$6,600,000	\$6,600,000	
13301 S Santa Fe, Oklahoma City, OK 73170	AUM	Existing - Value Add	5/15/2023	60,951	\$4,800,000	\$4,800,000	
Project X	Estimated Closing: Q2 2024	Existing - Value Add		77,550	TBD	\$6,100,000	
Total*			N/A	2,967,758	\$148,856,904	\$335,990,262	

*Totals include assets under construction. Totals DO NOT include sold assets

TARGET CRITERIA

■ CURRENT PORTFOLIO

Washington | Oregon | Idaho | Nevada | Arizona | Colorado
Oklahoma | Missouri



■ TARGET MARKETS

Montana | Wyoming | Utah | New Mexico | Texas
Nebraska | Kansas | Arkansas | Tennessee | Kentucky
North Carolina | South Carolina | Georgia | Florida

Note: Target criteria is subject to change based on
market trends and opportunity needs

FACILITIES MUST HAVE



**MIN. OF \$400K
IN GROSS
POTENTIAL
REVENUE**

OR



**60,000+ NET
RENTABLE SQ. FT.**

AND one or more of these:



**LOCATED IN OUR
TARGET REGIONS**



**KNOWN &
MEASURABLE
VALUE-ADD
POTENTIAL**



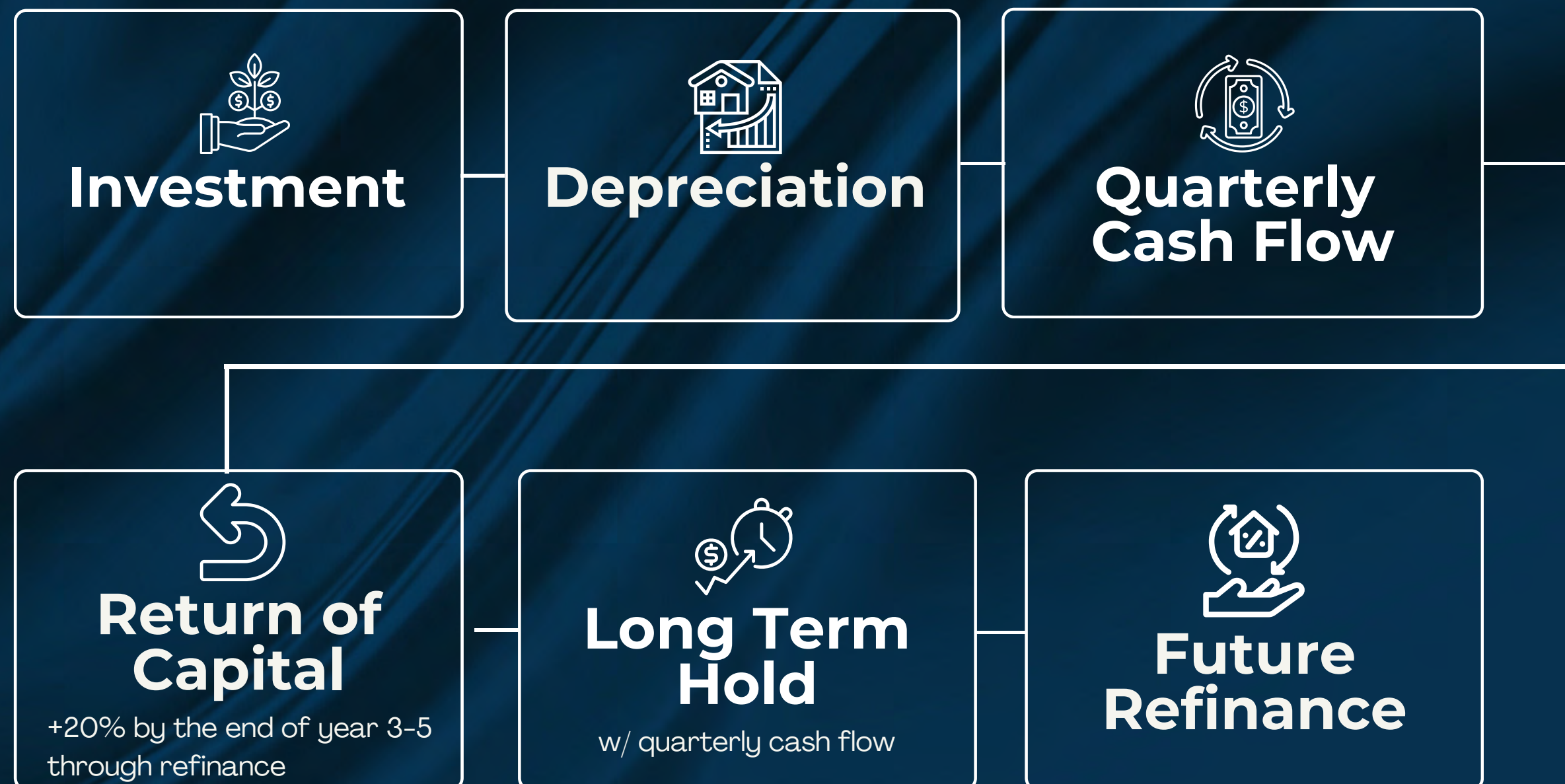
**CREATIVE
FINANCING**



**DEVELOPERS/
OPERATORS
IN TROUBLE**

INVESTMENT STRATEGY

We focus on investments with both long-term and short-term benefits, allowing quarterly cash flow and depreciation, without losing appreciation and equity allocation through refinance.

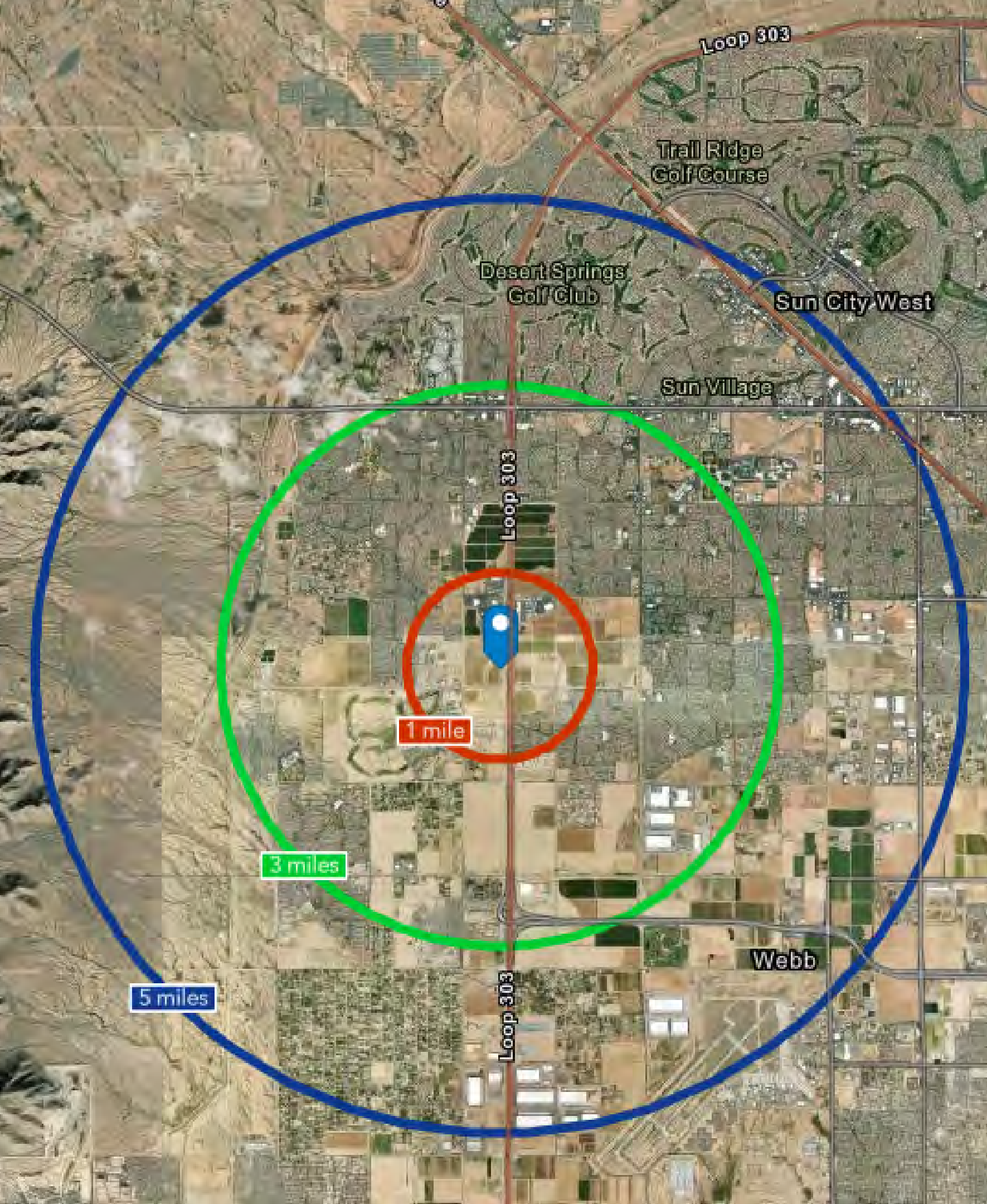






WHY THIS PROJECT?

- The 11th largest metro by population in the US
- The 8th city in the US for growth (according to U-Haul Growth Index 2022)
- Apple’s primary chip supplier, TSMC, is investing \$40 billion in a new fabrication plant located here
- In high demand by California’s Inland Empire, causing major companies to move distribution to Arizona
- 2nd fastest growing municipality in the metro
- In a study by WSJ, Phoenix ranks 3rd in the Top 5 warehousing markets in the US, with 19.8 million sq. ft. of industrial space under construction
- Strategically located right off HWY 303, and surrounded by multiple residential, multi-family, & industrial developments



EXISTING SUPPLY

	1-Mile	3-Mile	5-Mile
Number of Facilities	0	4	13
Net Rentable SQFT	0	359,515	1,252,453
Net Rentable SQFT/Capita	0	4.5	8.2
Climate Controlled SQFT/Capita	0	2.9	5.4
Non-Climate Controlled SQFT/Capita	0	1.6	2.8

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population 2023	3,457	79,455	153,025
2023 - 2028 Population Growth	5,536 (9.93%)	85,035 (1.37%)	161,390 (1.07%)
Competition (SQFT/Capita)	0	4.5	8.2
Households	1,122	25,381	54,056
Average Household Size	3.1	3.1	2.8
Renter Occupied (%)	247 (22%)	5,288 (21%)	10,958 (20%)
Average Household Income	\$119,575	\$115,288	\$121,911
Median Household Income	\$100,629	\$97,082	\$97,011
2023-2028 Population Growth (%)	9.88%	1.37%	1.07%
2023-2028 Household Growth (%)	4.67%	1.43%	0.90%
2023-2028 Median HH Income %	2.58%	2.19%	2.38%



***DEVELOPMENT
OVERVIEW***

BENEFITS OF THIS INVESTMENT

Cost Basis Advantage

- By making an investment in 2024, investors would benefit from the lower cost basis of the original acquisition date in 2022

Land Acquisition

- The land was purchased by Cedar Creek for \$4.5MM in 2022
- Land work has been completed and Groundbreaking took place in November of 2023
- More time efficient for investors to fully realize the benefits of a development

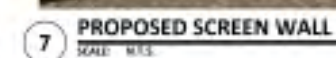
Instant Equity

- Due to the advanced purchase of the land, 2024 investors receive instant equity, since its value has increased since acquisition and investors receive the same cost basis





1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

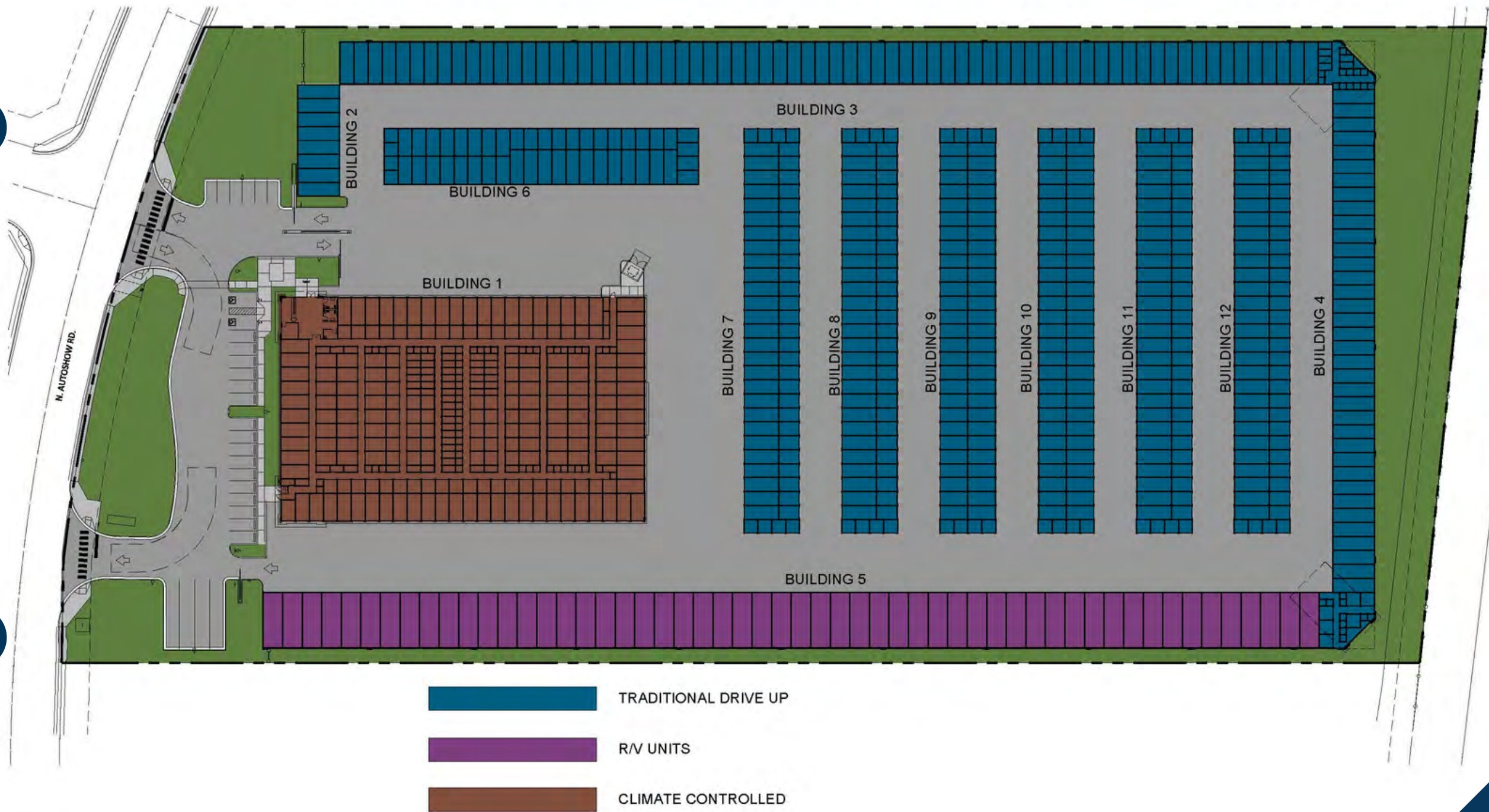
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**303 STORE LOCAL - SELF STORAGE FACILITY
BUILDING 1**
303 STORE LOCAL - SELF STORAGE FACILITY
Bldg 1
303 STORE LOCAL - SELF STORAGE FACILITY
Bldg 1
303 STORE LOCAL - SELF STORAGE FACILITY
Bldg 1

UNIT MIX* & SITE PLAN

173,445 RSF | 10 Acres | 916 Units | 55 RV Spaces

Unit Size	No. of Units	Sq.Ft. Per unit	Total RSF
5x5	87	25	2,175
5x10	16	50	800
10x5	60	50	3,000
10x10	100	100	10,000
10x15	246	150	36,900
10x20	81	200	16,200
10x25	161	250	40,250
10x30	110	300	33,000
20x30	2	600	1,200
14x40	52	560	29,120
20x40	1	800	800
Subtotal	916		173,445



*Unit mix is subject to change

PROJECTED NEW DEVELOPMENT TIMELINE*

PHASE 1

Feasibility Studies
Site Selection
Land Acquisition
Market Selection
Zoning

PHASE 2

Design Process

- Architectural
- Civil
- MEP
- Permits

PHASE 3

Development
+
Construction

PHASE 4

Operations
Management

- Onboarding
- Staffing
- Leasing Up
- Stabilize

ACQUISITION
MONTH 1

STABILIZATION
24 MONTHS +

OPERATIONS

We expect developments to take 18-30 months from concept to grand opening. Then an additional 24-36 months to lease up and stabilize. Thereafter, we begin revenue management to push rents and optimize occupancy.

*Project timeline & schedule are subject to change based on project scope, size, contractor availability, location, logistics, and other factors.

**NEW
BUILD
BENEFITS**

Low Operating Costs
More Efficient Utilities
Low Maintenance Costs
Little to No CapEx & Repairs
Competitive Advantage
Higher NOI & Cashflow
Higher Value



***FINANCIAL
OVERVIEW***

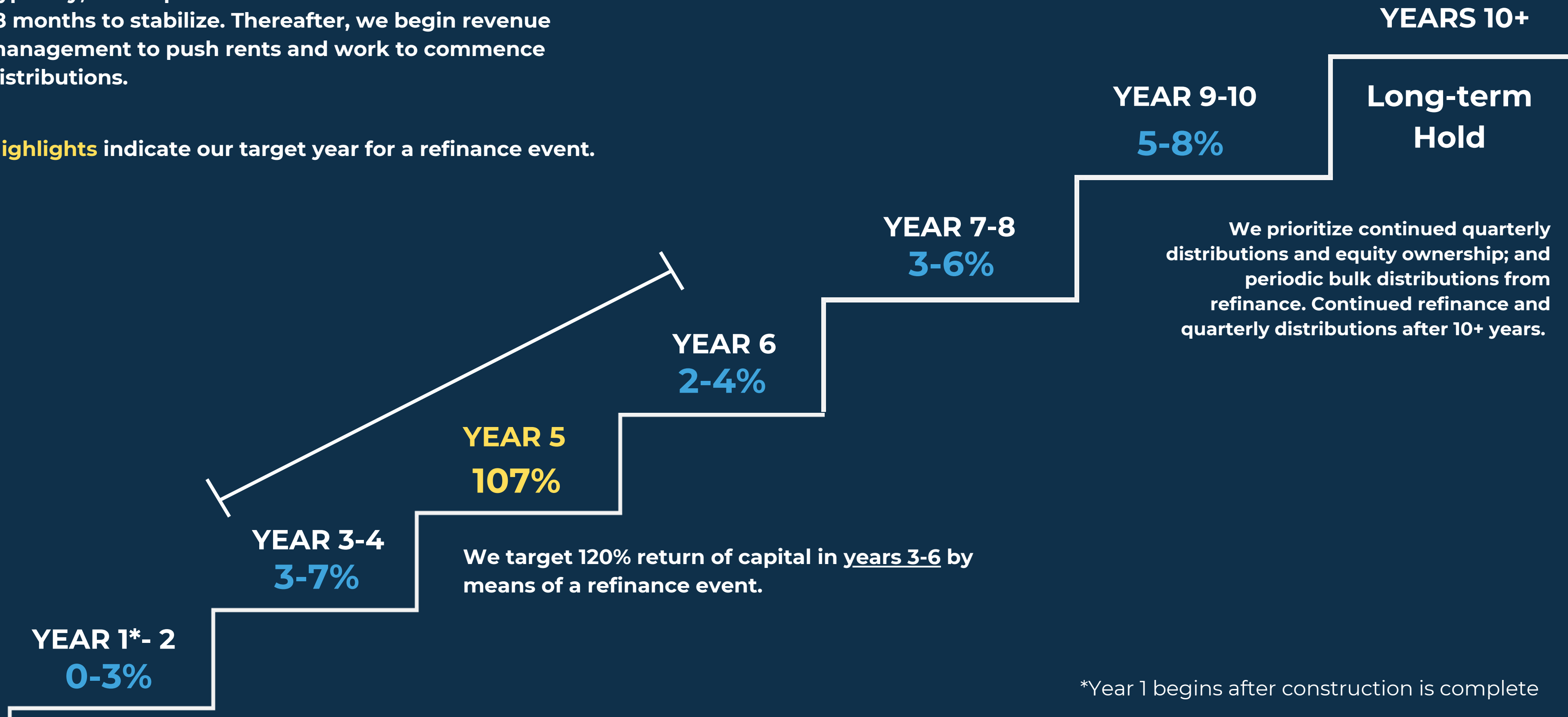
Projected Profit and Loss by Year

	Year 1			Year 2			Year 3			Year 4		
Income	*Post Construction											
Rental Income	\$	2,777,208		\$ 3,235,944			\$ 3,769,776			\$ 4,391,304		
Other Fees	\$	53,630		\$ 177,853			\$ 268,791			\$ 313,107		
Gross Potential Income	\$	2,830,838		\$ 3,413,797			\$ 4,038,567			\$ 4,704,411		
Vacancy & Discount Allowance	\$	(2,100,264)	76%	\$ (991,008)	31%		\$ (376,978)	10%		\$ (439,130)	10%	
Cost of Sales	\$	(16,807)		\$ (55,735)			\$ (84,234)			\$ (98,121)		
Adjusted Gross Income	\$	713,768		\$ 2,367,054			\$ 3,577,356			\$ 4,167,160		
Expenses			% of AGI		% of AGI			% of AGI			% of AGI	
Taxes	\$	(284,290)	39.83%	\$ (295,662)	12.49%		\$ (307,488)	8.60%		\$ (319,788)	7.67%	
Insurance-Liability & Umbrella	\$	(40,000)	5.60%	\$ (45,000)	1.90%		\$ (71,547)	2.00%		\$ (83,343)	2.00%	
Repairs and Maintenance	\$	(21,413)	3.00%	\$ (71,012)	3.00%		\$ (107,321)	3.00%		\$ (125,015)	3.00%	
Administration	\$	(36,062)	5.05%	\$ (100,242)	4.23%		\$ (147,331)	4.12%		\$ (170,474)	4.09%	
Payroll and Call Center	\$	(69,224)	9.70%	\$ (73,412)	3.10%		\$ (77,324)	2.16%		\$ (80,807)	1.94%	
Professional Management	\$	(42,826)	6.00%	\$ (142,023)	6.00%		\$ (214,641)	6.00%		\$ (250,030)	6.00%	
Utilities	\$	(23,000)	3.22%	\$ (35,907)	1.52%		\$ (52,797)	1.48%		\$ (61,096)	1.47%	
Advertising and Promotion	\$	(20,000)	2.80%	\$ (47,341)	2.00%		\$ (71,547)	2.00%		\$ (83,343)	2.00%	
Bad Debt	\$	(14,170)	1.99%	\$ (46,991)	1.99%		\$ (71,017)	1.99%		\$ (82,726)	1.99%	
Asset Mangment Fee	\$	(14,275)	2.00%	\$ (47,341)	2.00%		\$ (71,547)	2.00%		\$ (83,343)	2.00%	
Total Expenses	\$	(565,259)	79.19%	\$ (904,931)	38.23%		\$ (1,192,560)	33.34%		\$ (1,339,966)	32.16%	
Net Operating Income	\$	148,509	20.81%	\$ 1,462,123	61.77%		\$ 2,384,796	66.66%		\$ 2,827,194	67.84%	

PROJECTED RETURNS

Typically, developments take 18 months to build and 18 months to stabilize. Thereafter, we begin revenue management to push rents and work to commence distributions.

Highlights indicate our target year for a refinance event.



*Year 1 begins after construction is complete

PROJECTED RETURNS

Disclaimers for Projected Returns:

- The charts below are hypothetical projection examples intended for visual comparison purposes only and should not be relied upon for any other use.
- Year 1 - After construction is complete
- Based on \$100,000 investment
- The numbers below factor in a net calculation after a refinance (which is another variable we presumed)
- Actual performance will vary as business performance and financial results in future periods may differ materially from any projections or result expressed or implied
- **Highlights** indicate a hypothetical refinance event

		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Investor	\$ (100,000)	\$ -	\$141	\$5,653	\$7,975	\$111,087	\$3,173	\$3,702	\$4,548	\$5,456	\$6,423
Cumulative Return		\$ -	\$141	\$5,794	\$13,769	\$124,856	\$131,732	\$131,732	\$136,280	\$141,736	\$148,159
Cash on Cash Return		0.00%	0.14%	5.65%	7.98%	111.09%	3.70%	3.70%	4.55%	5.46%	6.42%
Cumulative Cash on Cash		0.00%	0.14%	5.79%	13.77%	124.86%	131.73%	131.73%	136.28%	141.74%	148.16%

SOURCES & USES

SOURCES

LP Capital	\$15,200,000
Construction Loan	\$16,250,000

TOTAL SOURCES	\$31,450,000
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USES

Site Acquisition	\$4,590,579
Closing & Financing Costs	\$340,854
Hard Costs	\$19,254,306
Soft Costs	\$3,001,877
Operating Reserves	\$1,037,577
Interest Reserves	\$1,200,000
Acquisition Fee	\$200,000
Setup & Org Fee	\$200,000
Development Fee	\$1,624,807

TOTAL USES	\$31,450,000
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DEBT TERMS

CONSTRUCTION LOAN

\$16,250,000

INTEREST RATE

10.99%

MATURITY

18 Months

INTEREST ONLY

18 Months

Note: A permanent loan will be required once the project is complete. Our target criteria for a permanent loan is as follows:

- Stabilized asset
- 60%-65% LTV
- Interest only, as available
- 25-30 year amortization
- Flexible prepayment structure
- 5-10 years fixed rate

INVESTMENT OVERVIEW

Investment Type	506(c) Confidential Investment Opportunity for Accredited Investors Only. We are now accepting investments through SDIRAs and Solo 401Ks.*
Asset Class	Self-Storage Development
Minimum Investment	\$100,000, exceptions made on a case by case basis
Raise Amount	\$15.2MM
LP Structure	8% preferred return with 70% LP / 30% GP split up until 120% cumulative cash-on-cash 50% LP / 50% GP long term split after target returns are met
Targeted Returns	Anticipated capital return of 120% cumulative cash-on-cash within the first 3-6 years, continual returns thereafter as long as profitable
Distribution Timing	Quarterly, projected to commence upon stabilization post construction
Tax Advantages	Depreciation passed through to investors from cost segregation studies, years 1-39 100% return OF capital to investors is tax free
Description of Fees	Acquisition fee - \$200K flat fee Setup & organizational fee - \$200K flat fee Development fee - 8% - paid monthly at the time of construction, exceeding \$100K Capital transaction fee - 1% - only taken upon sale or refinance of each property Asset management fee - 2% of gross revenue, paid monthly Property management fee - 6% of gross revenue, paid monthly based off market rates

IS THIS INVESTMENT RIGHT FOR YOU?

Are you an [Accredited Investor](#) looking for...

- ✓ Long-term hold opportunities
- ✓ Year-one tax write-offs and continued depreciation
- ✓ Industry experts with decades of experience
- ✓ Industry leaders in innovation and operations
- ✓ Long term relationships: not your typical Fix & Flip



NEXT STEPS

- 1 Register on our Investor Portal at cedarcreekcapital.investnext.com
- 2 Start your commitment
- 3 Acquire & upload third party accreditation
- 4 Review & sign all legal documents
- 5 Deposit via wire or ACH transfer



Scan to Access the
Investor Portal

**WE ARE
70% FUNDED**



BEN BENDITSON
VP of Capital Markets



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**THANK
YOU.**