



VALUE-ADD OPPORTUNISTIC PORTFOLIO

“FUND 2”

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FINANCIAL DISCLAIMER

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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

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VP of Capital Markets



Reuben Ortega
COO & General Counsel



Chuck Tookey
Director of
Design & Architecture



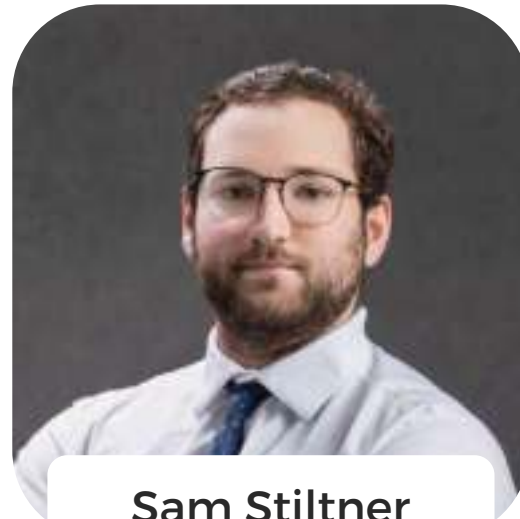
Brad Anderson
Director of
Business Development



McKay Rogers
Director of Finance



Maryanne Fasanya
Asset Manager



Sam Stiltner
Senior Financial Analyst



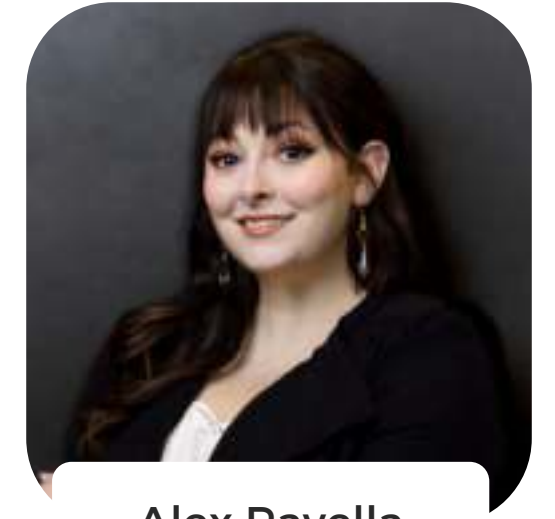
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Investor Relations
Manager



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Investor Relations
Senior Associate



Yuan Z
Content Manager



Alex Ravella
Videographer

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)

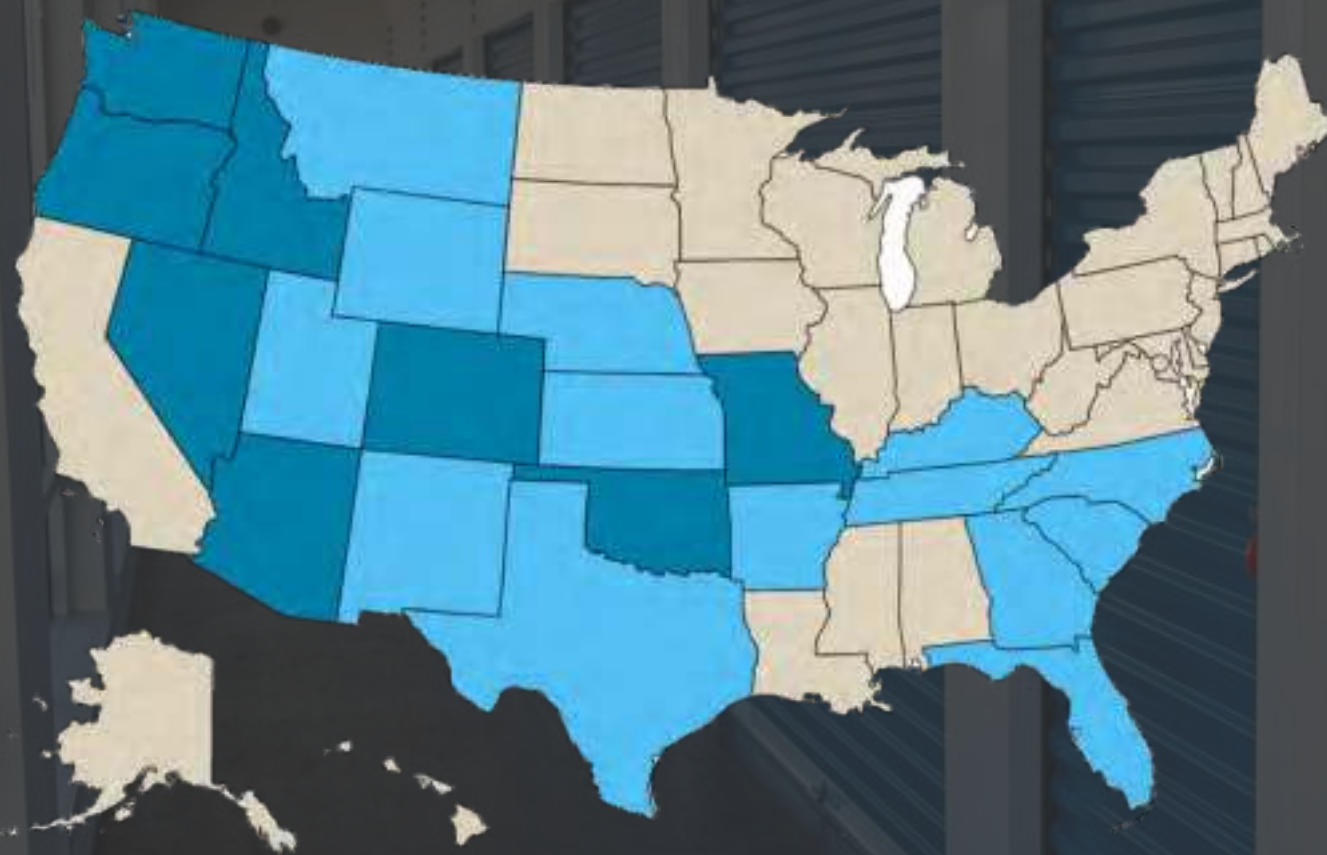
Property Address	Status	Type	Acquisition Date	NRSF	Acquisition Price	Estimated Value	Sold Price
12465 N Autoshow Ave. Surprise, AZ 85388	AUM - Under Construction	Development	8/6/2021	232,337	\$5,031,180	\$32,785,000	
11840 N. I-35 Service Rd, Oklahoma City, OK	AUM	Existing - Value Add	9/24/2021	75,420	\$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**



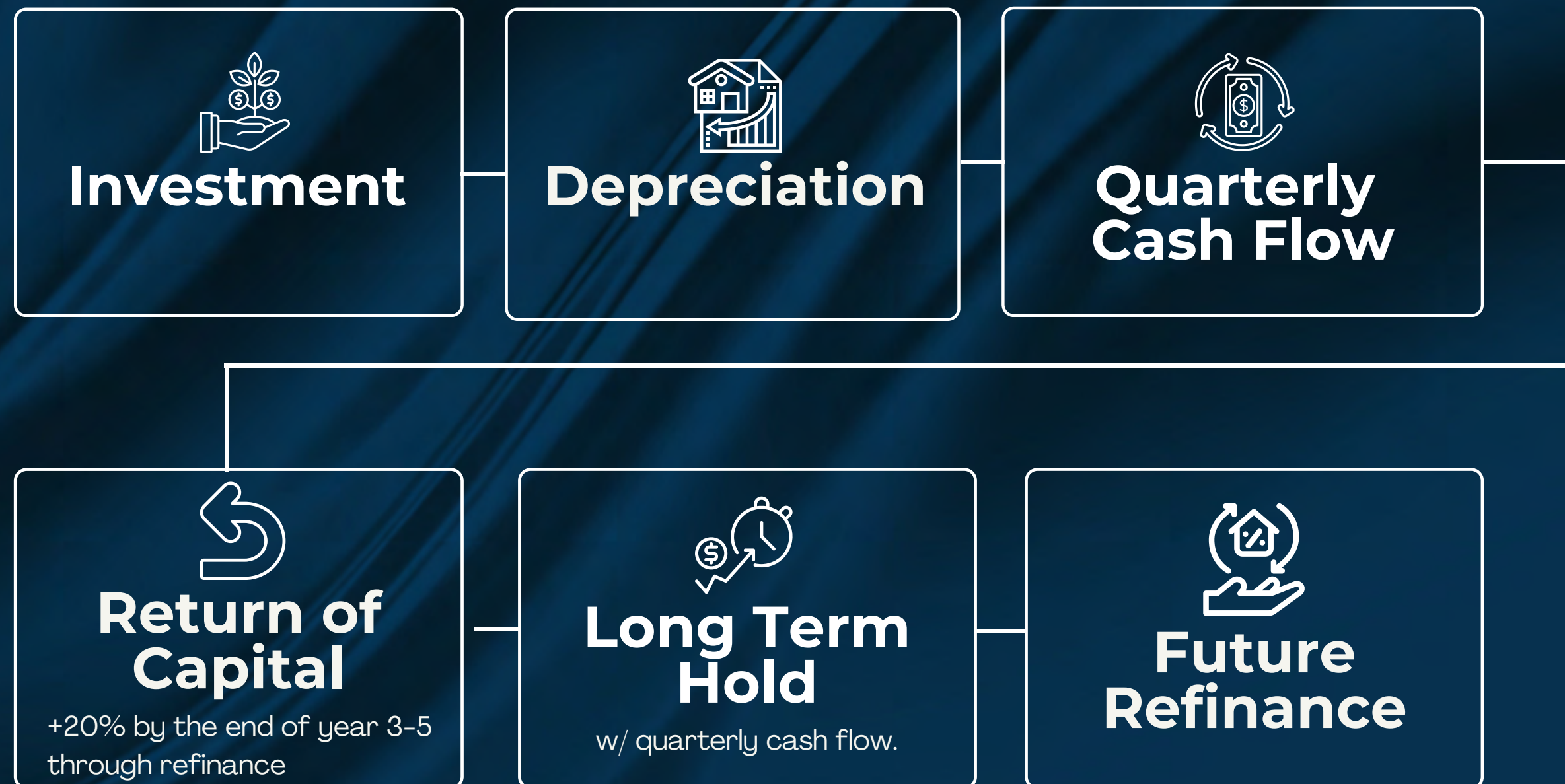
**CREATIVE
FINANCING**



**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.

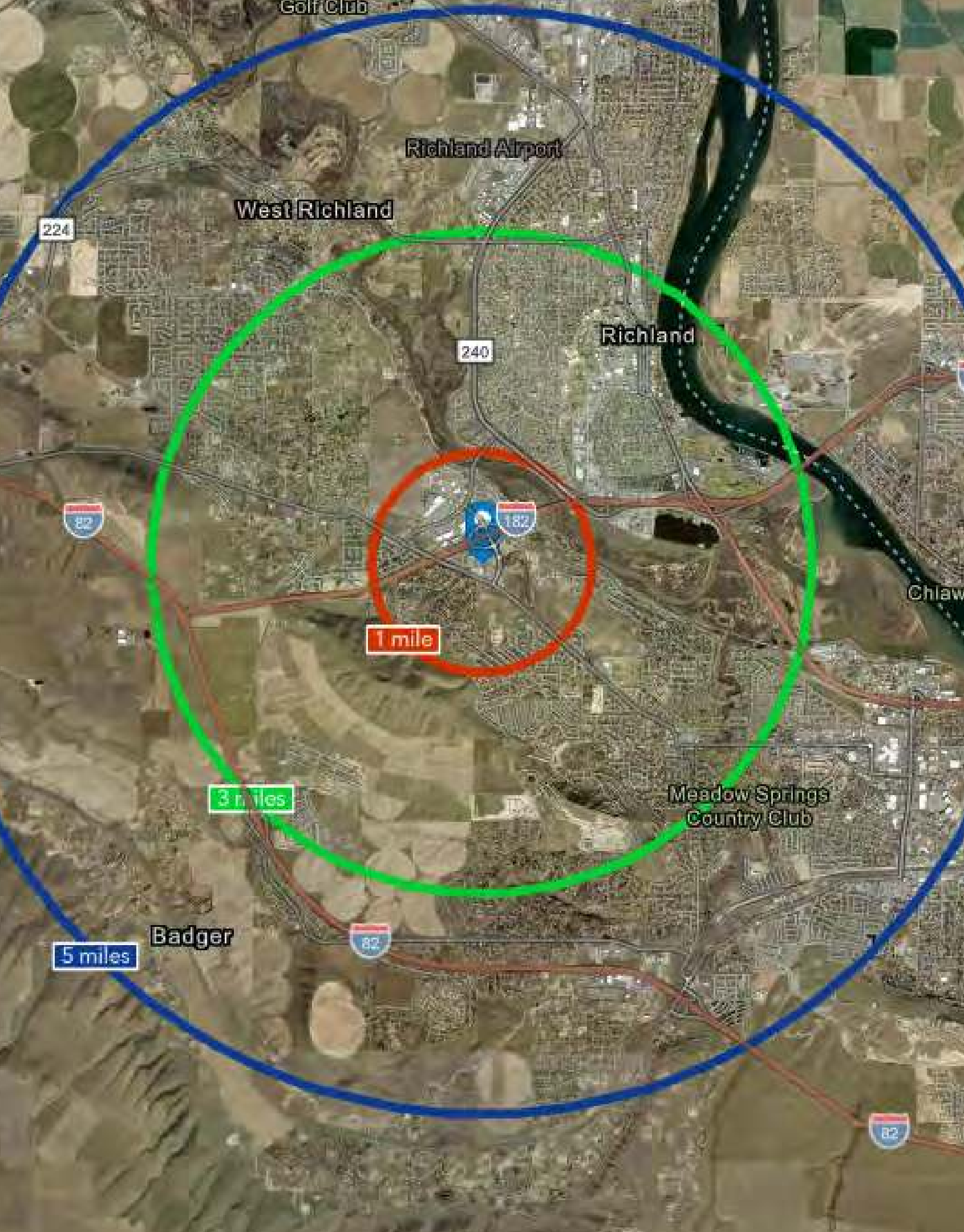






WHY THIS PORTFOLIO?

- These are existing, cash flowing assets
- Located in markets we are highly experienced in and have a strong presence in
- Lower risk due to diversification of capital across multiple properties
- Expansion potential to increase revenue
- Sponsor with 20+ years of proven experience in self-storage
- Stable & profitable in growing markets with strong demographics
- Ability to invest in an off-market deal with seller financing



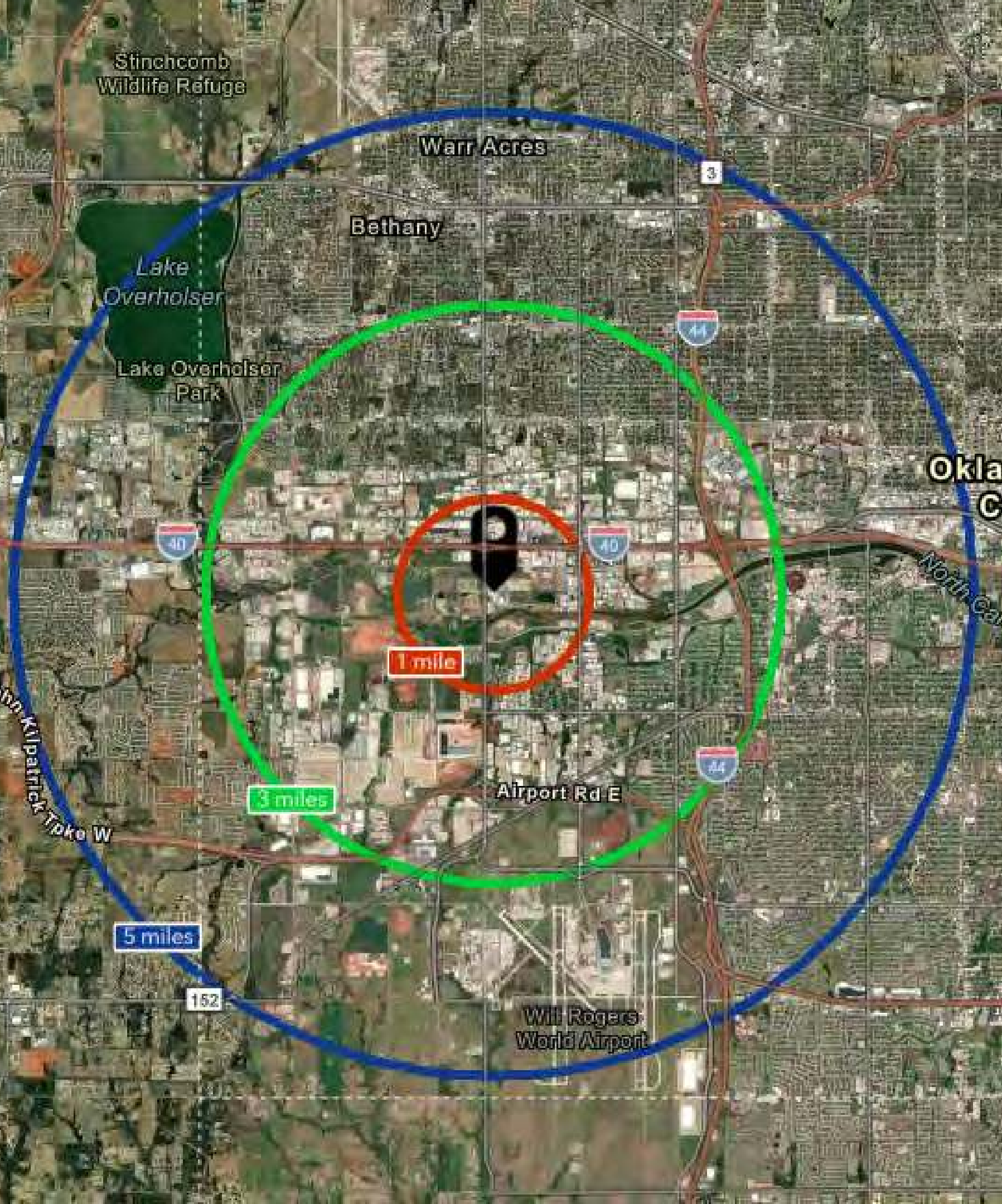
EXISTING SUPPLY

RICHLAND

	1-Mile	3-Mile	5-Mile
Number of Facilities	2	11	32
Net Rentable SQFT	69,557	439,788	1,276,548
Net Rentable SQFT/Capita	15.4	9.4	12.6
Climate Controlled SQFT/Capita	0	0.2	1.0
Non-Climate Controlled SQFT/Capita	15.4	9.2	11.6

DEMOGRAPHICS - RICHLAND

	1-Mile	3-Mile	5-Mile
2023 Population	4,531	46,614	101,495
2023 - 2028 Population Growth	4,782	49,134	106,595
Competition (SQFT/Capita)	15.4	9.4	12.6
Households	1,736	17,649	38,465
Average Household Size	2.6	2.6	2.6
Renter Occupied (%)	525 (30%)	5,219 (30%)	11,469 (30%)
Average Household Income	\$160,704	\$158,894	\$154,313
Median Household Income	\$113,451	\$121,817	\$118,545
2023-2028 Population Growth (%)	1.08%	1.06%	0.99%
2023-2028 Household Growth (%)	1.21%	1.09%	1.05%
2023-2028 Median HH Income %	1.82%	2.22%	2.41%

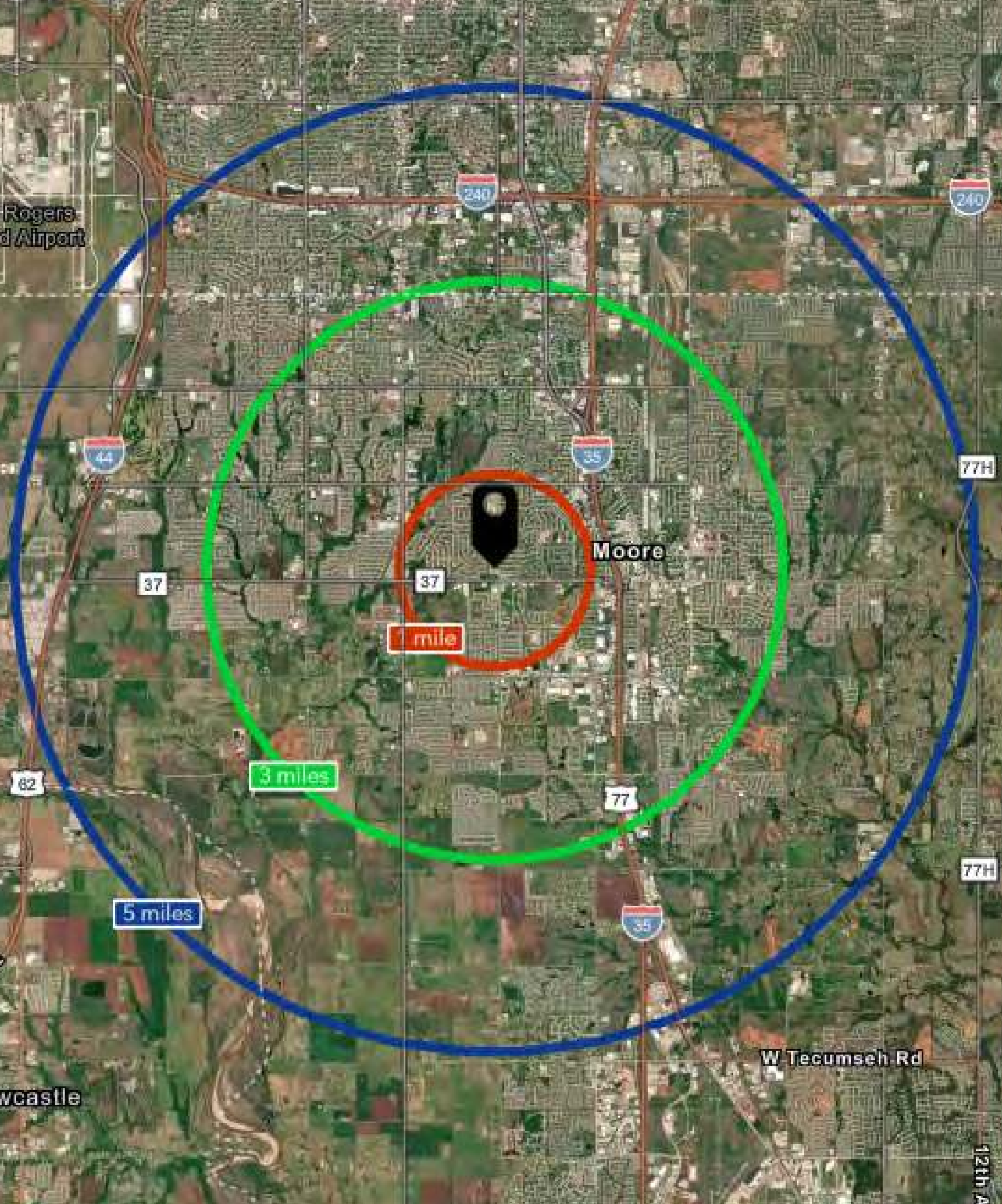


EXISTING SUPPLY MACARTHUR

	1-Mile	3-Mile	5-Mile
Number of Facilities	2	16	32
Net Rentable SQFT	147,108	816,081	1,595,499
Net Rentable SQFT/Capita	157.2	17.9	9.0
Climate Controlled SQFT/Capita	31.8	1.5	1.2
Non-Climate Controlled SQFT/Capita	125.4	16.4	7.8

DEMOGRAPHICS - MACARTHUR

	1-Mile	3-Mile	5-Mile
2023 Population	936	45,526	177,834
2023 - 2028 Population Growth	928	46,468	181,345
Competition (SQFT/Capita)	157.2	17.9	9.0
Households	397	17,257	66,089
Average Household Size	2.4	2.6	2.7
Renter Occupied (%)	109 (27%)	9,382 (54%)	30,753 (47%)
Average Household Income	\$62,633	\$53,970	\$58,895
Median Household Income	\$44,399	\$39,576	\$45,482
2023-2028 Population Growth (%)	-0.17%	0.41%	0.39%
2023-2028 Household Growth (%)	-0.13%	0.26%	0.25%
2023-2028 Median HH Income %	1.52%	1.77%	1.75%



EXISTING SUPPLY

MOORE

	1-Mile	3-Mile	5-Mile
Number of Facilities	2	20	43
Net Rentable SQFT	121,310	1,398,100	2,526,305
Net Rentable SQFT/Capita	8.1	15.5	15.3
Climate Controlled SQFT/Capita	0	2.8	3.1
Non-Climate Controlled SQFT/Capita	8.1	12.6	12.2

DEMOGRAPHICS - MOORE

	1-Mile	3-Mile	5-Mile
2023 Population	14,930	90,453	164,844
2023 - 2028 Population Growth	15,307	92,281	168,189
Competition (SQFT/Capita)	8.1	15.5	15.3
Households	5,780	35,625	63,186
Average Household Size	2.6	2.5	2.6
Renter Occupied (%)	1,869 (32%)	12,040 (34%)	24,249 (34%)
Average Household Income	\$81,367	\$93,686	\$103,250
Median Household Income	\$71,177	\$78,415	\$83,446
2023-2028 Population Growth (%)	0.50%	0.40%	0.40%
2023-2028 Household Growth (%)	0.97%	0.67%	0.57%
2023-2028 Median HH Income %	1.83%	1.78%	1.69%



PORTFOLIO OVERVIEW

INVESTMENT HIGHLIGHTS

- \$13MM raise
- Equity ownership with projected quarterly cash flow
- Projected principal payback +20% in Years 3-6*
- Portfolio of off-market & expansion opportunities
- Hedge against inflation & volatile stock market



*After asset stabilization

DALLAS

816 N Dallas Richland, WA

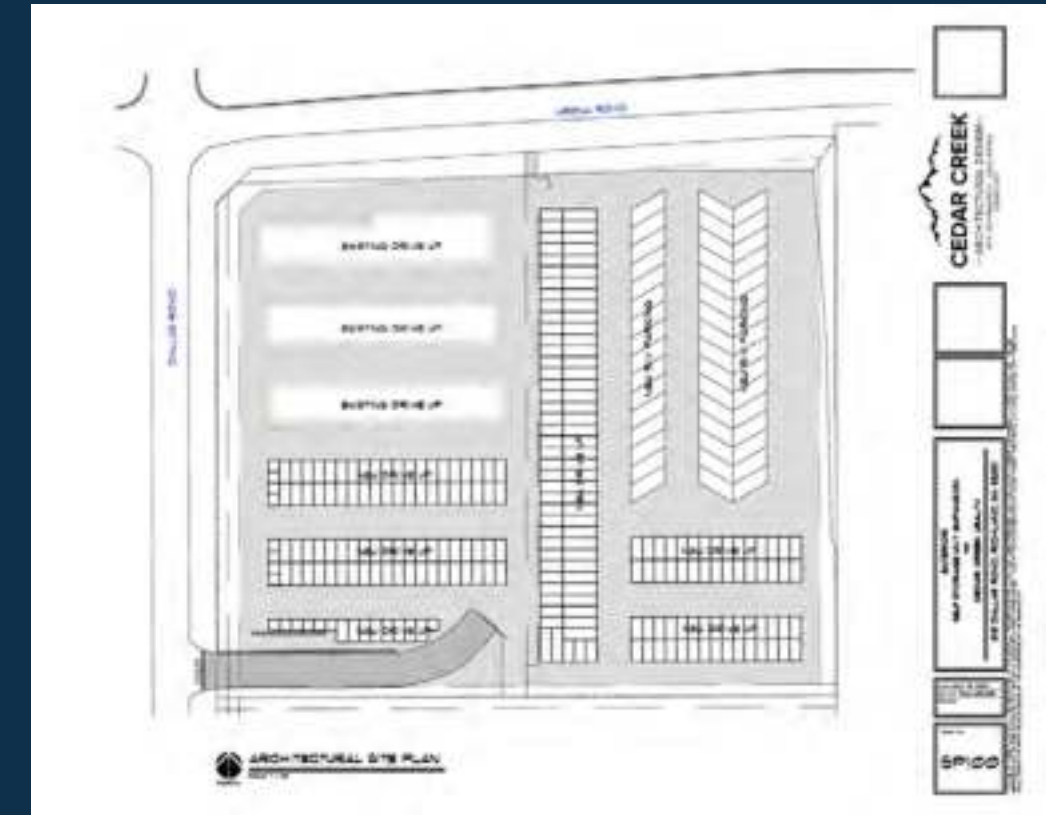
26,000 RSF | 35,700 RV RSF | 1 location | 6.03 total acres

**Projected Stabilization Period
(Expansion)**

36-48 Months*

Investment Highlights

- Revenue producing from day 1 with tremendous upside
- Total daily traffic count = ~ 14,000 VPD along Dallas RD. & 5,127 VPD along Arena RD
- 138 Units & 102 Parking/RV spaces
- Value-add by raising rents to market rates
- Mom and Pop owned & severely undermanaged
- Zero in-place marketing or revenue management
- Undersupplied storage market with 8 SF per capita in a 3 mile radius
- We have owned & operated self-storage assets in The Tri-Cities market since 2013. This gives us a competitive advantage along with in-depth knowledge and data on this market.



**Begins from Closing. Subject to change based on project scope, size, contractor availability, location, logistics, and other factors.*

JERICHO

903 Jericho CT Richland, WA

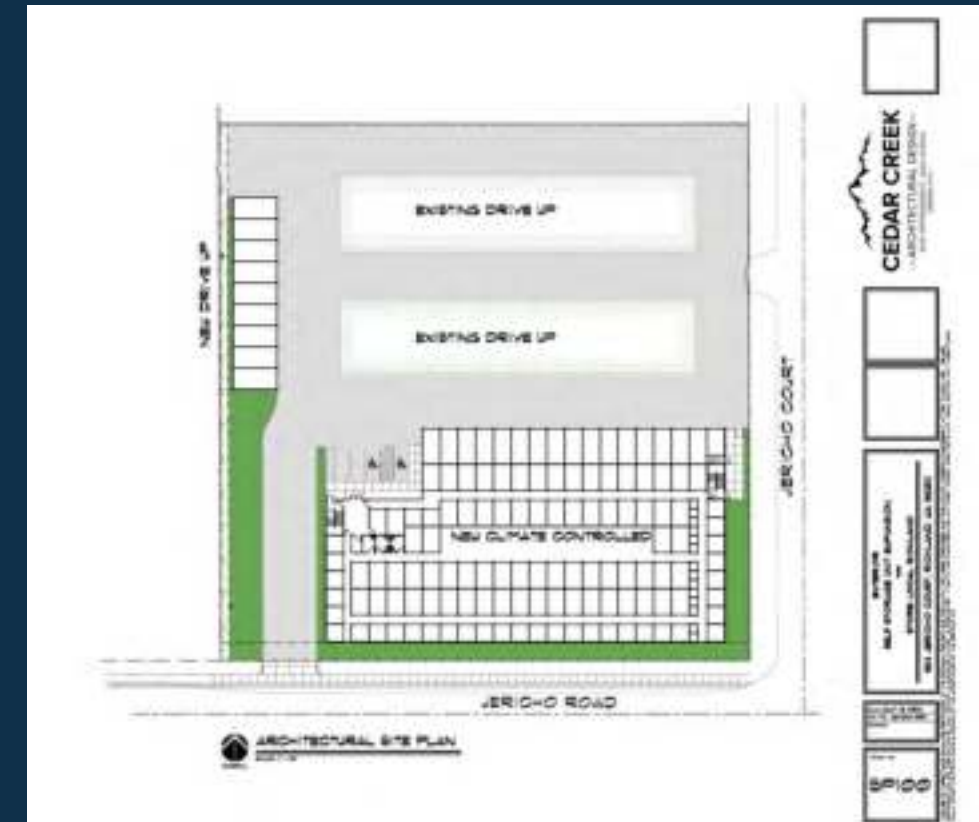
16,000 RSF | 79,260 RV RSF | 2 locations | 4.84 total acres

**Projected Stabilization Period
(Expansion)**

36-48 Months*

Investment Highlights

- Revenue producing from day 1 with tremendous upside.
- Total daily traffic count = ~74,000 along the freeway, & 23,609 along the main road (Queensgate)
- 16,000 RSF, 79,260 RV RSF
- 80 units, 228 parking/RV spaces
- Value-add by raising rents to market rates.
- Mom and Pop owned & severely undermanaged.
- Zero in-place marketing or revenue management.
- Undersupplied storage market with 8 SF per capita in a 3 mile radius.
- We have owned & operated self-storage assets in The Tri-Cities market since 2013. This gives us a competitive advantage along with in-depth knowledge and data on this market.



**Begins from Closing. Subject to change based on project scope, size, contractor availability, location, logistics, and other factors.*

MACARTHUR

1300 S MacArthur Blvd, Oklahoma City, OK 73128
82,664 rentable SF | 558 Units | 3.85 total acres

***Projected Stabilization Period
(Value-Add)***

*18-24 Months**

Investment Highlights

- Great quality asset (Built in 2014, expanded in 2017)
- Diverse unit mix of drive up, climate controlled, premium boat/RV, and contractor style units
- Located on a major road with 20K vpd
- 498 total units, 60 uncovered parking
- 82,664 rentable SF
- Acquired at 53% occupancy
- Excellent value-add opportunity
- Institutional quality asset in a prime location



**Begins from Closing. Subject to change based on project scope, size, contractor availability, location, logistics, and other factors.*

MOORE

13301 S Santa Fe, Oklahoma City, OK 73170

60,951 rentable SF | 461 Units | 63 RV/Boat Units | 5.0 total acres

**Projected Stabilization Period
(Value-Add)**

12-18 Months*

Investment Highlights

- Off-market deal/seller financed
- Robust demographics—over 90,000 people within a 3-mile radius
- 461 total units, 63 of boat and RV
- 60,951 rentable SF
- 11th asset in Oklahoma
- Future expansion potential
- Acquired at 81% occupancy
- Excellent value-add opportunity



**Begins from Closing. Subject to change based on project scope, size, contractor availability, location, logistics, and other factors.*



***FINANCIAL
OVERVIEW***

Projected Profit and Loss by Year

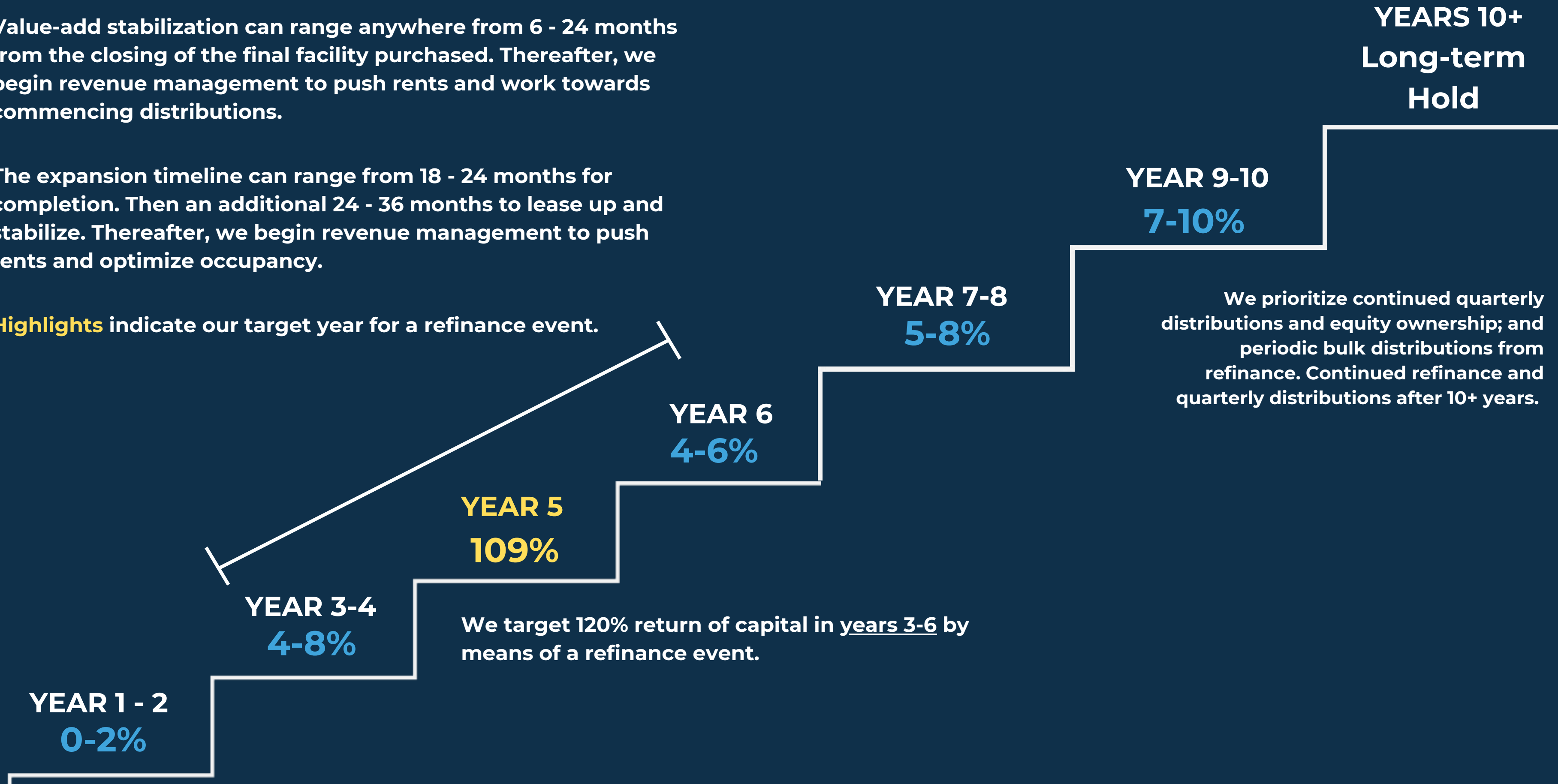
	Year 1			Year 2			Year 3			Year 4		
Income												
Rental Income	\$	2,006,076		\$	2,205,708		\$	3,617,232		\$	3,980,352	
Other Fees	\$	76,577		\$	100,263		\$	136,548		\$	183,630	
Gross Potential Income	\$	2,082,653		\$	2,305,971		\$	3,753,780		\$	4,163,982	
Vacancy & Discount Allowance	\$	(665,556)	33%	\$	(450,560)	20%	\$	(1,226,893)	34%	\$	(765,822)	19%
Cost of Sales	\$	(33,281)		\$	(43,575)		\$	(59,345)		\$	(79,808)	
Adjusted Gross Income	\$	1,383,816		\$	1,811,835		\$	2,467,542		\$	3,318,352	
Expenses			% of AGI			% of AGI			% of AGI			% of AGI
Taxes	\$	(137,947)	9.97%	\$	(142,085)	7.84%	\$	(146,348)	5.93%	\$	(150,738)	4.54%
Insurance-Liability & Umbrella	\$	(50,000)	3.61%	\$	(55,000)	3.04%	\$	(66,624)	2.70%	\$	(89,596)	2.70%
Repairs and Maintenance	\$	(45,000)	3.25%	\$	(55,800)	3.08%	\$	(57,474)	2.33%	\$	(59,198)	1.78%
Administration	\$	(96,715)	6.99%	\$	(104,865)	5.79%	\$	(130,441)	5.29%	\$	(163,326)	4.92%
Payroll and Call Center	\$	(148,409)	10.72%	\$	(153,199)	8.46%	\$	(158,320)	6.42%	\$	(163,748)	4.93%
Professional Management	\$	(83,029)	6.00%	\$	(108,710)	6.00%	\$	(148,053)	6.00%	\$	(199,101)	6.00%
Utilities	\$	(25,168)	1.82%	\$	(31,277)	1.73%	\$	(40,544)	1.64%	\$	(52,520)	1.58%
Advertising and Promotion	\$	(57,000)	4.12%	\$	(65,000)	3.59%	\$	(74,026)	3.00%	\$	(99,551)	3.00%
Bad Debt	\$	(27,471)	1.99%	\$	(35,968)	1.99%	\$	(48,985)	1.99%	\$	(65,876)	1.99%
Asset Mangment Fee	\$	(27,676)	2.00%	\$	(36,237)	2.00%	\$	(49,351)	2.00%	\$	(66,367)	2.00%
Total Expenses	\$	(698,415)	50.47%	\$	(788,140)	43.50%	\$	(920,165)	37.29%	\$	(1,110,021)	33.45%
Net Operating Income	\$	685,401	49.53%	\$	1,023,695	56.50%	\$	1,547,377	62.71%	\$	2,208,331	66.55%

PROJECTED RETURNS

Value-add stabilization can range anywhere from 6 - 24 months from the closing of the final facility purchased. Thereafter, we begin revenue management to push rents and work towards commencing distributions.

The expansion timeline can range from 18 - 24 months for completion. Then an additional 24 - 36 months to lease up and stabilize. Thereafter, we begin revenue management to push rents and optimize occupancy.

Highlights indicate our target year for a refinance event.



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
- 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)	-	\$361	\$4,955	\$7,481	\$106,801	\$5,721	\$6,310	\$7,598	\$8,947	\$10,439
Cumulative Return		-	\$361	\$5,316	\$2,797	\$119,598	\$125,319	\$131,629	\$139,226	\$148,173	\$158,612
Cash on Cash Return		0.00%	0.36%	4.96%	7.48%	106.80%	5.72%	6.31%	7.60%	8.95%	10.44%
Cumulative Cash on Cash		0.00%	0.36%	5.32%	12.80%	119.60%	125.32%	131.63%	139.23%	148.17%	158.61%

DEBT TERMS

RICHLAND

PURCHASE PRICE

\$8,794,500

ACQUISITION LOAN

\$5,075,000

INTEREST RATE

5.52%
25 Yr Amortization

MATURITY

10 Years

CONSTRUCTION LOAN

\$7,001,654

INTEREST RATE

6.88%
25 Yr Amortization

MATURITY

10 Years

INTEREST ONLY

Dependent on appraisal

MACARTHUR

PURCHASE PRICE

\$6,600,000

LOAN

\$4,760,000

INTEREST RATE

6.15%
25 Yr Amortization

MATURITY

10 Years

INTEREST ONLY

24 Months

MOORE

PURCHASE PRICE

\$4,800,000

SELLER FINANCED LOAN

\$3,800,000

INTEREST RATE

Year 1: 5%, 30 Yr Amortization
Year 2: 4%, 25 Yr Amortization
Years 3-10: 3%, 20 Yr Amortization

MATURITY

10 Years

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
Minimum Investment	\$100,000, exceptions made on a case by case basis
Raise Amount	\$13MM
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, estimated to begin 12 months after closing on the final property
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 - 2.5% of purchase price taken at the time of acquisition Development fee - 7% - paid monthly at the time of construction, exceeding \$100K Capital transaction fee - 1.5% - 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
71% FUNDED**

GET IN TOUCH

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BEN BENDITSON

VP of Capital Markets



CASEY KLAUSER

Investor Relations
Senior Associate



SAMANTHA TALLMAN

Investor Relations
Manager




CEDAR CREEK
— CAPITAL —

THANK YOU.