

Investment Packet

F Street BD 2, LLC



MULTIFAMILY | BROWN DEER, WISCONSIN | VILLAGE 43

Securities Disclaimer

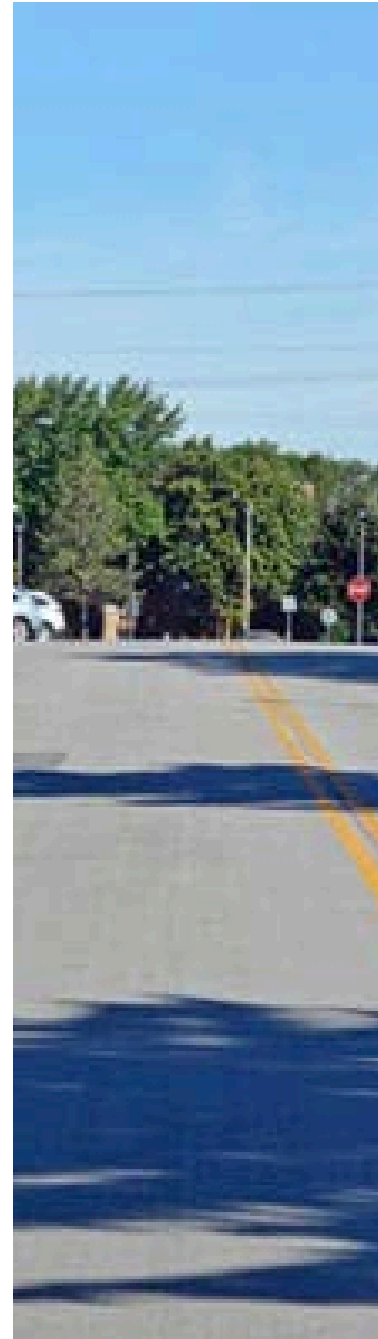
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Why Invest?

An investment thesis overview and highlights.

Mission

To develop a vibrant community for our residents, while yielding above-market returns for our investors.

Vision

To provide the best performing real estate offerings to investors that focus on value appreciation, cash flow, and an expedited return of initial investment.

Successful Track Record	With population continuing to grow and after the success of our Greenlink lease-up, we're looking to provide more rental access to people looking to be "close to everything" the city and suburbs have to offer.
Strong Housing Demand	As many continue to be priced out of home purchases, the rental markets have shown tremendous upside, as demand continues to outpace supply.
Quality Asset Class	Multifamily as an investment class has continued to perform well in Southeastern Wisconsin. Brown Deer, as a submarket, boasts low vacancy, growing rents, and opportunities for continued delivery of Class A product that should yield strong absorption.
Strong Investment Returns	Strong projected stabilized yield on cost and equity multiple upon stabilization, including 21.65% target LP IRR. (See Page 9 for Investment Benefits)
Reputable Project Partners	We have assembled an excellent team with great experience, including partnerships with Harmoniq Residential, Greenfire Construction, RINKA, and the Village of Brown Deer.

Multifamily Investment as an Asset Class

Investing in multifamily real estate offers numerous advantages, including income stability through diversification from the rental pool, potential for appreciation, and various tax benefits.

Multifamily properties have a resilience during economic downturns. Throughout challenging economic times, the demand for rental housing tends to rise as people opt for renting, rather than making significant homeownership commitments. The slowdown in construction and rising home prices create a golden opportunity for multifamily investors, particularly in job-rich areas where rental demand is booming.

Even with rising interest rates and stricter lending, multifamily remains a powerhouse. Steady fundamentals, unwavering rental demand, and the asset class's inherent resilience continue to fuel its strong performance. There's no sign of this trend slowing down anytime soon.

Garden-Style Apartments

Why we're focused on building this asset type.

Village 43 will feature garden-style apartments. We believe this approach offers significant advantages for Brown Deer residents and perfectly complements the character of the area.

The logo for Village 43 features the word "village" in a lowercase, black, serif font, followed by the number "43" in a larger, green, sans-serif font.

Filling a Housing Niche

Brown Deer's housing market primarily consists of single-family homes. Garden-style apartments provide a new resident-focused community with a more manageable living space without sacrificing the familiar feel of a single-family home. F Street is addressing a gap in the market with this proven-style of design.

Separate Entrances and Green Space

One of the biggest draws of a single-family home is having your own entrance. Garden-style apartments offer a similar perk. Separate ingress and egress for each unit create a sense of privacy and autonomy, something not always found in larger apartment buildings. Additionally, these low-rise structures naturally integrate with green spaces, fostering a sense of community and connection to nature. At Village 43, we plan to maximize site design by incorporating ample green space and amenities, further enhancing the single-family home feel.

Maximizing the Village 43 Site

Garden-style apartments allow for a more flexible and efficient use of the Village 43 property. This approach enables us to create more housing units while still prioritizing green space and on-site amenities. Residents will enjoy the benefits of a community feel within a well-designed and spacious development.

Garden-Style Success

F Street is building on the success of previously delivered garden-style apartment communities in the Greater Milwaukee-area. Our commitment to the concept is evidenced by the \$30+ million, 105-unit development that we are constructing in downtown West Bend, Wisconsin. The garden-style concept offers a more efficient construction design, while providing the same benefits for residents as compared to mid-rise apartment complexes.

F Street is confident that Village 43 will be a welcome addition to Brown Deer. By offering a new housing type, maximizing the site design, and fostering a sense of community, Village 43 will set a new standard for apartment living in Brown Deer.

Development Details

A closer look at the buildings that make-up Village 43.

F Street via F Street BD 2, LLC (“F Street”) is the developer/sponsor to offer for a limited time, the opportunity to invest in a new multifamily development known as Village 43 apartments located in Brown Deer, Wisconsin.

F Street acquired the land in November 2023 and demolished two previously vacated office buildings in December 2023 in order to make way for this new multifamily development.

The housing market in Brown Deer remains strong due to several factors, including location, as it is situated close to Milwaukee, with a newly modified access between Green Bay Rd. and Brown Deer Road, and the continued growth and investment in the surrounding area. Additionally, the Village of Brown Deer has invested millions of dollars in their city infrastructure, including a new village center and 10Mile Park, to help bolster their commitment to their residents and to attracting new families to the area.

The market rate apartment development will include 156 garden-style units across 8 buildings. Additionally, an amenity rich clubhouse with activated green spaces providing residents with an amenity-rich living experience both in their unique apartment, as well as throughout the community.

We’ve partnered with Greenfire Construction as our general contractor with a GMP contract, and we’re working with Harmoniq Residential to handle lease-up and property management.

The construction is planned to start in Q3 2024. The construction timeline is estimated to be 10-14 months, with expected delivery and initial move-in for residents starting in Q2 2025. Pre-leasing efforts will begin in Q1 of 2025.

HIGH LIGHTS	Submarket(s)	Village of Brown Deer
	Region	Milwaukee (Southeastern Wisconsin)
	Asset Type	Multifamily
	Apartment Units	156
	Est. Total Equity Raise	\$11,600,000
	Est. Total Proj. Dev Costs	\$37,600,000
	Est. Total Proj. Dev Costs Per Unit	\$241,025

***Based on our current debt assumptions and are subject to change pending final negotiations with our debt and equity partners.*

Business Plan

Strategic Multifamily Development Plan

Our Business Plan outlines a strategic approach to developing multifamily assets in strong growth markets and supportive communities, aimed at enhancing value through amenity-rich features, superior property management, and efficient tenant screening. We prioritize unlocking equity through refinancing, offering investors options for passive income or profitable exits.

Benefits

Design, build and construct a Class A market-rate garden-style apartments consisting of 156 units in Brown Deer, a suburb just north of Milwaukee, Wisconsin.

Amenities

Deliver quality amenities for Class A apartment renters that make the apartment community very attractive to prospective renters.

Construction Timeline

10-14 month construction timeline. First units available for lease beginning at 10 months after start of construction.

Leasing

We are starting our marketing/pre-leasing efforts with Harmoniq, our property manager, 6+ months prior to opening the first of two buildings. We anticipate absorption of 15 units per month, attaining stabilization within 12 months of construction completion.

Refinance Execution

Upon stabilization, F Street will focus on re-financing the asset with agency debt to obtain the most favorable debt execution, finance proceeds, and interest rates, to ensure we maximize payment of the accrued preferred return and as much of the initial investment as possible, while preserving cash flow on a going forward basis until the asset is sold.

Ongoing Cash Flow

Post stabilization the Sponsor intends to distribute free cash flow on a monthly or quarterly basis.

Project Partnership

Valuable relationship between both developer and Village.

F Street x Village of Brown Deer

Village 43 represents the culmination of a significant effort by the Village of Brown Deer and F Street to continue the growth of the Village. This infill development removed two vacant office buildings and will bring more residents to be within walking distance of the newly opened restaurants, parks, library, and shops, while also having easy access to the newly revised Green Bay Road and short commute to downtown Milwaukee.

Vertical TIF and Village Financing

The Village is a strong supporter of Village 43. The Village initially provided a low interest loan to acquire the property and demolish the current buildings and is providing a significant Pay-Go TIF.

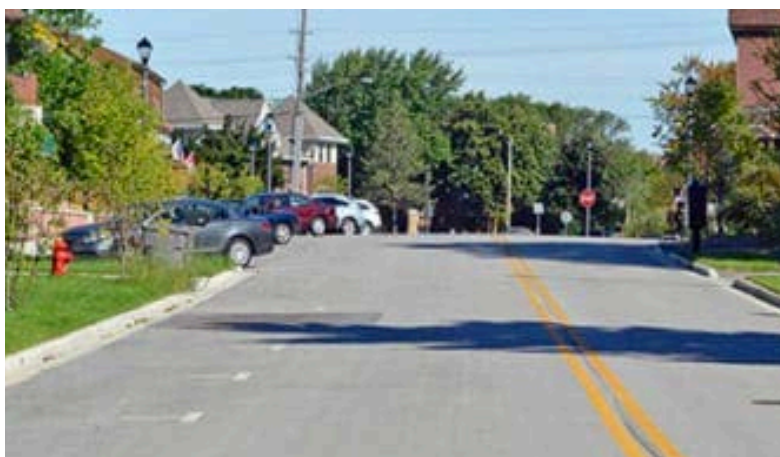
The TIF incentive provides a 95% rebate in the property taxes for the first 10 years of operation and a 65% rebate for the following 10 years. The TIF represents approximately \$7.28 million in incentives to the project.

In summary, this benefit package shows the Village’s support of Village 43, while providing a significant benefit to our investors.



“We are excited to continue to partner with F Street on revitalization in the core of our community. Village 43 will undoubtedly catalyze further investment in Brown Deer”

Nathan Piotrowski - Village of Brown Deer Community Development Director



Investment Benefits

What investors can expect from being part of this project.

F Street has curated an investment opportunity that will provide significant benefits to investors.

Depreciation Tax Benefits	<p>Investors will be equity members in the Company, F Street BD 2, LLC, and therefore, will have the ability to utilize depreciation to offset passive income gains from other activity.</p> <p>Sponsor will evaluate the benefits of performing a cost-segregation study to accelerate depreciation as well as other potential tax benefits.</p>
Diversification Benefits	<p>Diversify your investment portfolio with real estate, in addition to stocks/bonds and other alternative assets, helping to spread risk across your comprehensive investment portfolio.</p>
Long-Term Appreciation	<p>Real estate has historically appreciated in value over time, providing investors with the potential for long-term gains.</p>
Passive Income	<p>Real estate investments can generate rental income, providing investors with a steady stream of passive income.</p>
Inflation Hedge	<p>Real estate can be a great hedge against inflation, as rents rise in line with increases in the Consumer Price Index, and the values of property tend to rise with inflation.</p>
Tangible Asset	<p>Real estate is a tangible asset that can provide a sense of security for investors, as they can physically see and touch their investment.</p>
Housing Demand	<p>Multifamily apartments or housing in general is a fundamental human need, which helps to reduce the risk of investment.</p>
Preferred Return	<p>Earn 8% on your outstanding investment at all times, prior to the full repayment of initial investment capital. Your money earns far better than a savings account, while securing equity in these value-add properties.</p>

Building on Success

Taking what we've learned from F Street's first Project in Brown Deer

The Proof is in the Previous Investment

In 2021, F Street started construction on the Greenlink Residences development project in Brown Deer, Wisconsin. The development featured 134 market rate apartments that have proven to be popular among renters. **The project achieved stabilization with 6 months of completion and has stayed over 95% leased.**

GREENLINK
RESIDENCES

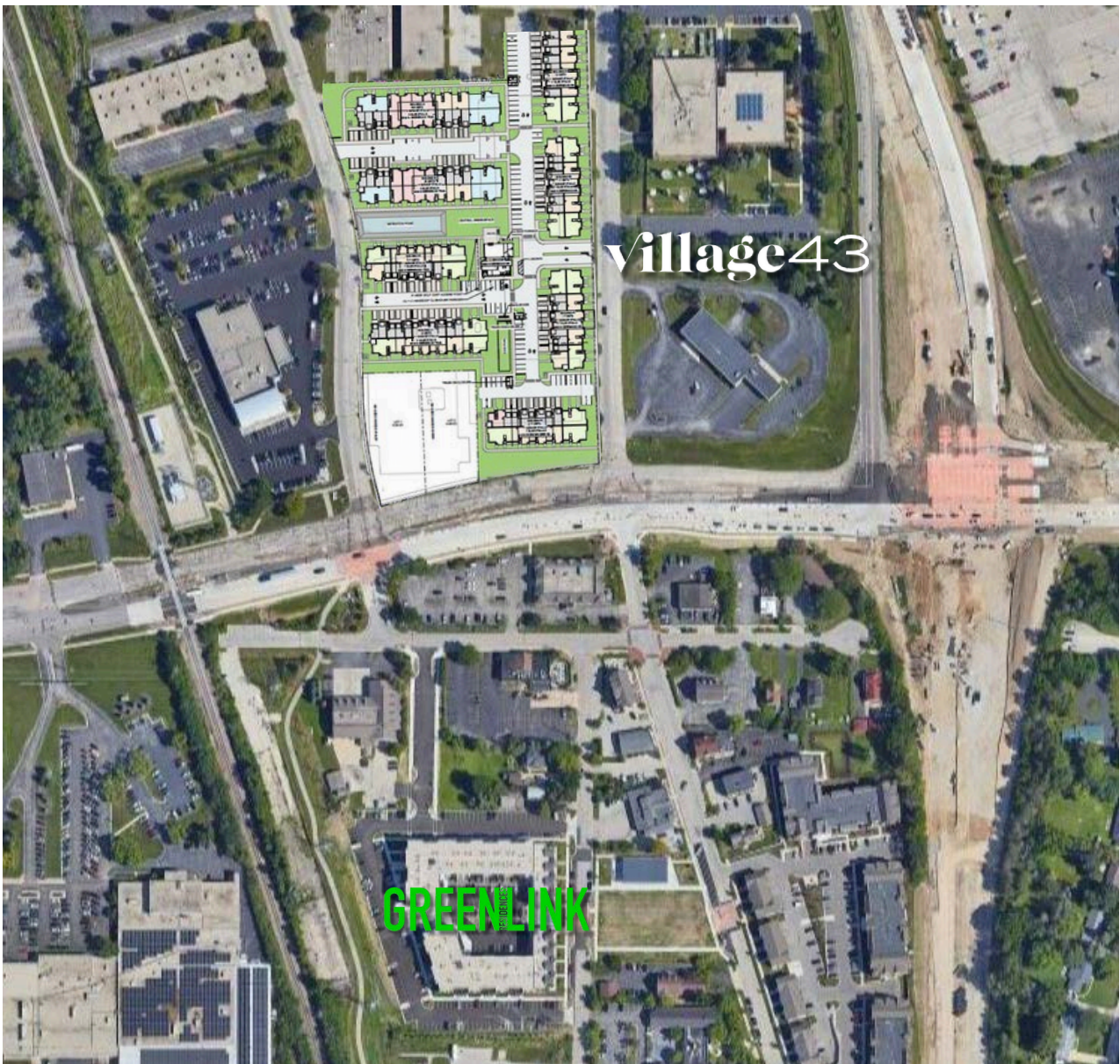
In March 2023, less than two years from construction start, F Street closed on permanent debt with Fannie Mae, and returned 100% of accrued preferred return and 20% of invested capital. Now, F Street is making monthly distributions of free cash flow on an ongoing basis. **We anticipate returning the full amount of investors' capital within 4 years from refinance**, after which investors will retain full equity stake in the project.

F Street's flawless execution of the development, construction, leasing, and management of Greenlink Residences in Brown Deer, WI exemplifies an excellent case study in this marketplace. This highlights our experience and knowledge in the multi-family asset class, specifically in Brown Deer, WI. We are excited to build on our prior successes to continue delivering successful real estate projects for our investors



Past and Future

An aerial look at the proximity of Village 43 to the Greenlink Residences



Development Specifications

Identifying Opportunities in Multifamily Properties.

Unit Mix

<p>Jr. 1 Bedroom 16 Units 579-601/sf Rent: \$1,385-1,400</p>
<p>1 Bedroom 76 Units 772-949/sf Rent: \$1,615-1,980</p>
<p>2 Bedroom 50 Units 1,187-1,358/sf Rent: \$2,060-2,410</p>
<p>3 Bedroom 14 Units 1,411-1,626/sf Rent: \$2,495-2,805</p>



66 of 156 units (42%) have their own attached garage.

Rent Roll	Units	Annual Rent
Jr. 1 Bedroom	16	\$267,360
1 Bedroom	76	\$1,691,040
2 Bedroom	50	\$1,344,360
3 Bedroom	14	\$448,200
Totals	156	\$3,750,960
Other Revenue (Fees)		\$187,548
Total Revenue		\$3,938,508

Retail Component

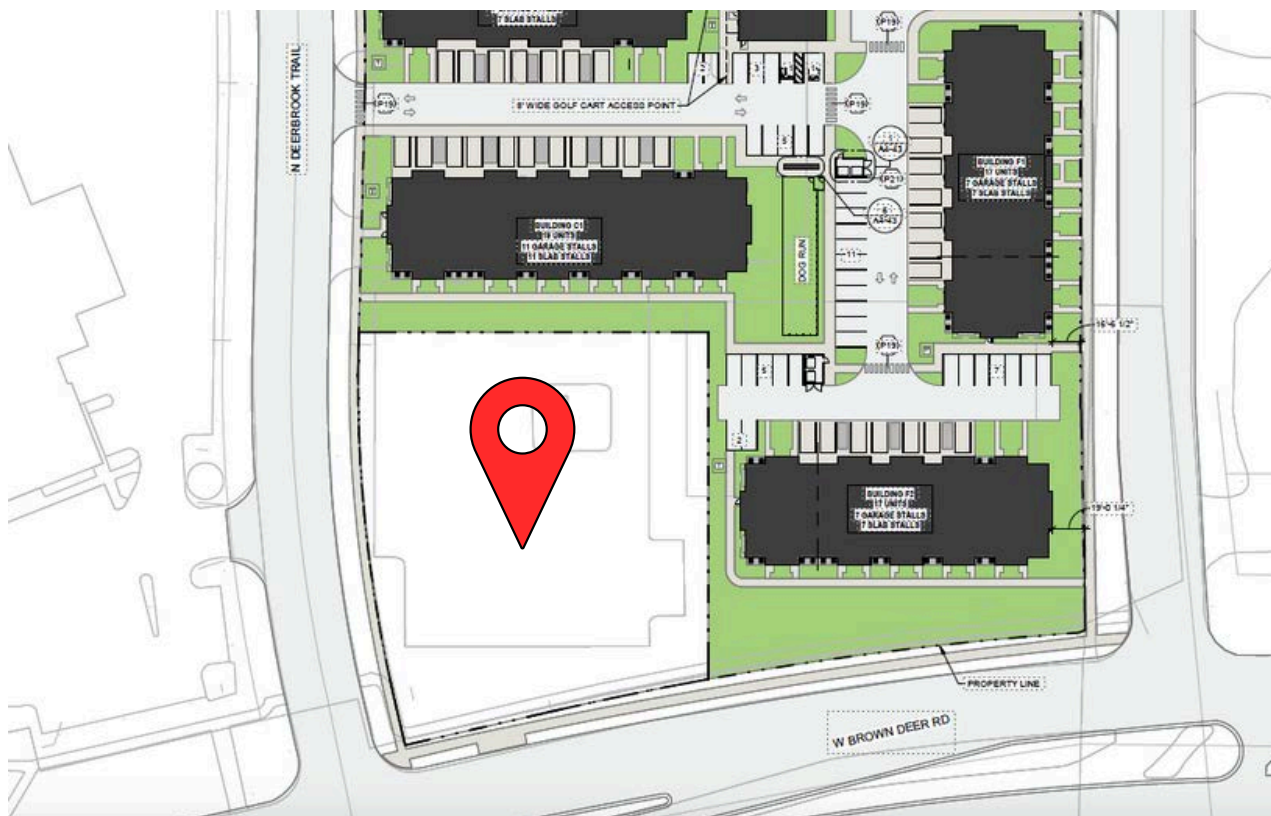
An amenity to the residents and the community.

Adding Value

In addition to the Garden-Style Apartments, the Village 43 will feature an integrated retail space. This strategic move not only enhances resident convenience, but also strengthens Village 43's position as a thriving community hub.

This thoughtfully designed retail space will be distinct from the residential area, featuring separate entrances, parking, and traffic patterns to prioritize residents' tranquility.

The Village of Brown Deer is very supportive of the retail concept. With this addition, Village 43 offers not only a convenient lifestyle for residents but also a strong value proposition for investors.



Apartment Comparables

A quick look at other comparable projects.

Greenlink Residences			
	Rent	SF	PSF
Studio	\$1,300.00	572	\$2.27
1 Bed	\$1,425.00	780	\$1.83
1 Bed 1.5BA	\$1,520.00	932	\$1.63
2 Bed	\$2,120.00	1,318	\$1.61
3 Bed	\$2,950.00	1,742	\$1.69
Average	\$1,863.00	1,069	\$1.81



The Bevy			
	Rent	SF	PSF
Studio	\$1,743.00	622	\$2.80
1 Bed	\$1,952.00	826	\$2.36
2 Bed	\$2,344.00	1,270	\$1.85
3 Bed	\$2,976.00	1,745	\$1.71
Average	\$2,253.75	1,116	\$2.18



The Chiswick at Dunwood			
	Rent	SF	PSF
1 Bed	\$1,703.00	823	\$2.07
2 Bed	\$2,041.00	1,009	\$2.02
3 Bed	\$2,982.00	1,628	\$1.83
Average	\$2,242.00	1,153	\$1.97



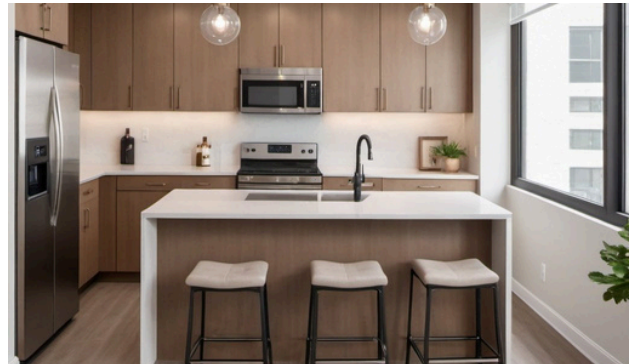
Comparables Average			
	Rent	SF	PSF
Studio	\$1,521.50	597	\$2.54
1 Bed	\$1,693.33	810	\$2.09
1 Bed 1.5BA	\$1,520.00	932	\$1.63
2 Bed	\$2,168.33	1,199	\$1.83
3 Bed	\$2,969.33	1,705	\$1.74
Average	\$1,974.50	1,049	\$1.96

Project Comparison			
	Rent	SF	PSF
Studio	(\$81.50)	(10.67)	(\$0.08)
1 Bed	\$75.67	22.93	\$0.04
2 Bed	\$67.67	31.38	(\$0.01)
3 Bed	(\$333.78)	(166.22)	(\$0.03)
Average	\$45.64	(1.51)	\$0.06



Village 43 Amenities

What residents will experience.



Amenities that Add Value

Village 43 is designed to attract and retain high-quality residents with a best-in-class amenity package. This commitment to exceptional amenities positions Village 43 as a premier rental destination, maximizing your return on investment.

Apartment	Community
In-unit Washer/Dryer	Fitness Center
High-End Solid-Surface Countertops	Club Room
Stainless Steel Appliances	Outdoor Grilling Patio
Patio and Balconies	Active Greenspace
Attached Garages	Dog Spa and Run Area

Community Amenities

The future of community in the Village of Brown Deer.

Ten Mile Park

Only a block away from Village 43, a newly-designed park concept for the space behind the Greenlink Residences, Ten Mile Park would bring visitors to the area from all over the Village and neighboring communities.

The park is designed with 4 main section features, including Nature Play, Multi-Use Court, Skate Plaza, and Pump Track.



Brown Deer/Oak Leaf Trail

Village 43 is situated immediately adjacent to the Brown Deer Trail, which is a portion of the Oak Leaf Trail. The Oak Leaf Trail is a multi-use trail for biking and running spanning 135 miles around metro Milwaukee.

Village Green and Public House 55

Village 43 is located only a block away from the Village of Brown Deer's library and community square (Village Green), consisting of a beer garden and hosting events throughout the year. Additionally, multiple thriving restaurants and bars for residents to walk to and enjoy.



Location

Easy access to the city and the lake.

Brown Deer, Wisconsin

The Village of Brown Deer includes a broad demographic base of diverse aged residents and income levels. Residents will interact at school, at church, at the town center events, and in the common amenity space and green space created by our development. The project is located just south of Brown Deer Road and west of Green Bay Road. The Village of Brown Deer is an attractive place to live and is in close proximity to Milwaukee, located approximately 12 miles north of the city. It is close to many large employers, including Rite Hite, FIS Global, and Badger Meter being only a few miles away.



Demographics

Brown Deer is a village in Milwaukee County with a strong school system and tight-knit community. Brown Deer offers a nice mix of shopping, restaurants, and numerous businesses that benefit residents who have lived in the Village for generations. The Developer and the Village of Brown Deer are ready to create a truly unique community-based development focused around these appealing apartment concepts. The Developer's proposed residential development provides a unique and dynamic space that is focused on encouraging the community to gather in common spaces. The project not only connects to surrounding buildings, businesses, and public transportation, but opens toward and engages with the community, provides access to common space and public roads surrounding the development, and provides a destination for all of Milwaukee County.

Brown Deer has a skilled workforce and various companies. However, the Village is committed to attracting new companies to provide additional jobs for many of the community members that have the capacity and ability to provide the needed skills that align with what these companies require to continue growing and giving back to the community.

Investment Structure

Waterfall of capital disbursement based on equity class.

The Sponsor has formed F Street BD 2, LLC that will own and develop the Project. This entity will not purchase any other assets. Investors will sign subscription agreements and joinder agreements to become Class A Members of F Street BD 2, LLC.

The Sponsor, and its affiliates, will hold 100% of the Class B units of F Street BD 2, LLC and shall be responsible for securing the debt with a lender. Scott Lurie will be the manager of F Street BD 2, LLC.

Investors/Class A Members will own 50% of the outstanding units of F Street BD 2, LLC. The Class B Members, F Street, and or its affiliates, will own 50% of the outstanding units. Investors will receive a 8% preferred return on their outstanding capital investment. 100% of free cash flow (FCF) in excess of the 8% preferred return shall be paid to Class A Members (FCF is all free cash post mortgage, taxes, and operational expenses) until investor's capital investment is paid back in full.

After Class A members receive such return of capital investment back, FCF will be distributed 50% to Class A members and 50% to Class B members.

Waterfall Summary: 1) Mortgage/interest/taxes/operating expenses; 2) 8% preferred return to Class A members (on all unreturned capital investment); 3) 100% cash flow paid to Class A until Class A members' initial investment is returned in full; 4) Upon all equity being returned to Class A Members (in addition to the 8% preferred accrued return annually), cash flow and re-finance and sale proceeds 50% Class A / 50% Class B.

Total Projected Capital Raise: \$11,600,000 in exchange for 50% of the outstanding equity of F Street BD 2, LLC.

Prioritizing Initial Investment Return

Class A (You) ■

Class B (Us) ■

8% Preferred Return to Outstanding Class A Equity

100% of all Free Cash Flow to Class A Members until their Capital Contribution is returned in full

50% Cash Flow / Sale and Refinance Proceeds to Class A Members

50% Cash Flow / Sale and Refinance Proceeds to Class B Member

Investment Highlights

The broader project details and numbers.

Projected Total Equity Required	\$11,600,000
Projected Development Cost Per Unit*	\$241,025
TIF Incentive Per Unit*	\$46,667
Estimated Value Per Unit* (without TIF Incentive)	\$295,597
Estimated Value Per Unit* (with TIF Incentive)	\$323,356

**This is based on an estimated stabilized value in Year 1 at a 5.5% capitalization rate. The TIF is being calculated at a Net Present Value of \$4,330,404, using a 5.5% interest rate.*

Sponsor Fees	
*Development Fee	4.0% of Development Costs
*Construction Management Fee	1.75% of Hard Costs
*Asset Management Fee	1.0%
**Property Management Fee	3.0% of Rental Revenue
Disposition Fee	0.5% of Sale Proceeds
Refinance Fee	0.5% of Loan Amount
Marketing Technology Fee	\$45,000
Equity Placement Fee	Up to \$390,000
Sponsor Legal Fees	\$55,000

**Paid to an affiliate of F Street.*

***A market property management fee of 3% will be paid to a third-party property management company.*

Financial Summary

F Street BD 2, LLC
Sources and Uses

Sources & Uses

Funding and expenditure summary

Sources	
Equity	\$11,600,000
Debt	\$26,000,000
Total	\$37,600,000

Uses	Cost	%
Total Acquisition Costs	\$2,121,700	5.64%
Construction Costs	\$26,631,931	70.83%
Arch. & Engineering	\$900,000	2.39%
Financing Costs	\$2,758,749	7.34%
Soft Costs	\$1,452,750	3.86%
Fees	\$1,836,800	4.89%
Contingency	\$1,371,373	3.65%
Reserves	\$526,698	1.40%
Total Uses	\$37,600,000	100.00%

Financial Summary

F Street BD 2, LLC Net Operating Income

Net Operating Income

Scope of profit and expenses

Income	
Gross Potential Revenue (GPR)	\$3,938,508
Less: Vacancy	(\$196,925)
Less: Bad Debt	(\$19,693)
Effective Gross Revenue (EGR)	\$3,721,890

Expenses	
Adv. /Merchant Promotions	\$24,000
Payroll-Administrative	\$130,000
Leasing Commissions	\$27,300
Office Expense	\$7,800
Asset Management	\$39,385
Management Fee	\$118,155
Legal	\$2,500
Accounting/Audit	\$9,360
Misc	\$5,000
Payroll - Maintenance	\$65,000
Turnover	\$15,600
R&M	\$7,800
Alarm Monitoring / Life Safety	\$5,000
Janitorial Service	\$10,920
Garbage & Trash Removal	\$10,140
Grounds & Landscape	\$10,920
Window Cleaning	\$3,120
Appliance Repair	\$3,900
Plumbing Repair	\$3,900
HVAC	\$4,680
Pest Control	\$4,680
Snow Removal	\$46,800
Insurance	\$70,200
Utilities	\$58,500
Full Real Estate Taxes (Paygo TIF)	\$462,000
Replacement Reserve	\$39,000
Total Expenses	\$1,185,660

Net Operating Income	\$2,536,230
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Total Replacement Reserve	\$39,000
Project Gross Potential Revenue	\$3,938,508
Project Total Operating Expenses	\$1,185,660
Project NOI	\$2,536,230
Total Project NOI	\$2,536,230

Est. Additional TIF Income (Year 1, 95%)	\$419,451
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Total NOI (with incentive)	\$2,955,681
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Projected Results

The results we're striving to achieve with this investment.

Projected IRR

21.65%

Based on a 7-year hold period, refinance in Year 3 at 5.5% into an Agency Loan, and sale at a 5.5% capitalization rate

Yield on Cost

7.8%

Based on Projected Year 1 NOI and Incentive.

Equity Multiple

2.17x

Based on a 7-year hold period, refinance in Year 3 at 5.5% into an Agency Loan, and sale at a 5.5% capitalization rate

Sample Investment

What investors could potentially earn from their investment.

F Street BD 2, LLC

- 20 Shares (Class A)
- 1.72% Ownership Equity (Class A)
- 1,160 Class A Shares at \$10,000 per unit
- 0.86% Ownership Equity (Overall)

\$200,000 Investment

Investment Commitment: June 30, 2024

Funding Capital: July 31, 2024 or sooner

- Full capital commitment is due to secure your equity and ownership stake in the investment.

Preferred Return: Class A investors begin earning 8% preferred return on investment of \$200,000 (to be earned as long as their is initial investment capital outstanding) once the capital raise window is closed.

Construction and Lease-Up: Completed by Q2 2025 (for initial building), with the full project completed in Q3 2025.

Rental Payment Cash Flow: Begins as tenant payments start

- Investor is first paid on 8% preferred return accrual; any remaining available dollars will be used to pay down initial investment
- \$16,000 (12 months of 8% preferred return accrual)
- Free cash flow can begin being distributed at any point, pending small reserve amount

Refinance: Q3 2026

- **Investor is first paid on 8% preferred return accrual; remaining available dollars will be used to pay down initial investment (we are projecting a 44% pay down of initial investment capital based on an agency refinance)**
 - Initial investment pay down pending refinance outcome
 - Investor maintains equity percentage in deal until building(s) are sold
- *Proceeds would be dependent on general capital market conditions at the time of refinance. In the event the full payment on the accrued preferred return cannot be paid in full, a preferred return would continue to accrue on your outstanding investment balance.*

Quarterly Ongoing Cash-Flow: Q3 2026+ (Post Refinance)

**This is a hypothetical, but realistic, timeline and figure estimate to help illustrate a sample investment. Sponsor makes no assurance or guarantee that these results will be achieved. Not to be construed for actual timing or potential investment returns.

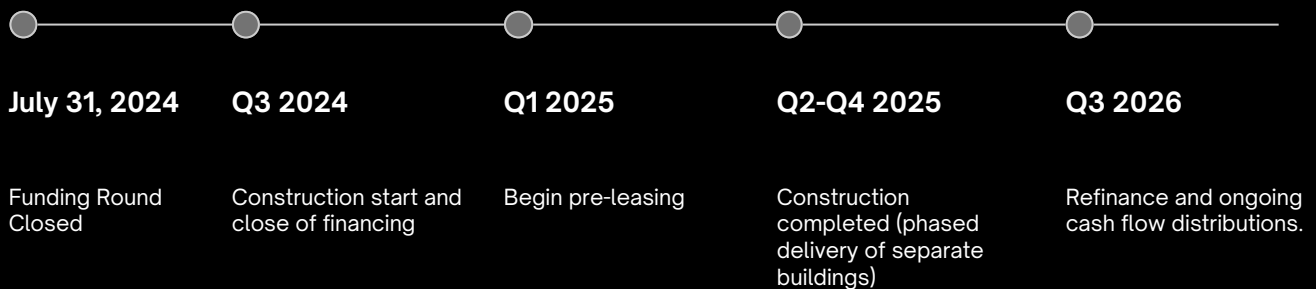
Investment Timeline

Future dates and
milestones for
F Street BD 2, LLC.

Return of Capital

With the setup for this investment, the managers (Class B equity) will be motivated to return capital to the Class A equity investment class as quickly as possible to trigger the split and share of ongoing cash flow distributions. With that in mind, initial estimates have this development to be constructed in a 10-14 month timeframe, with initial tenants starting to move-in to the initial building(s) after 10 months.

Once the preferred return and initial capital investment is fully returned and the cash flow split is triggered, all parties will maintain their equity position for as long as the properties are owned.



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F Street

A look at those instrumental in the management of our real estate investments.



Scott Lurie
Principal
F Street

Scott is the founder of F Street and has been the driving force behind the growth of the company and continues to look for new investments that meet his stringent criteria, while focusing on helping to improve the communities where he invests.



Josh Lurie
Principal / GC / VP Invst. Relations
F Street

Josh is focused on sourcing and underwriting investment and development opportunities, performing various legal matters as it relates to existing and new investment opportunities, and working with lenders and investors to execute on all existing and new investments in F Street's real estate portfolio.



Mike Doney
Chief Operations
Officer



Nick Jung
Director of Development



Jordan Lynch
Director of Finance



EJ Herr
Director of Project
Management



Peter Studer
Director of
Marketing



Heidi Blizzard
Accounting Associate



Paula Shimon
Asset Manager

Multifamily Portfolio

Current multifamily projects managed within F Street's portfolio.



Tannery Falls
71 Units | Sheboygan Falls, WI



Greenlink Residences
134 Units | Brown Deer, WI



Coast at Lakeshore Commons
199 Units | Oak Creek, WI



Ivy Townhomes
28 Units
Oak Creek, WI



Pointe at East River
112 Units
Jackson, MS



Skyview Terraces
112 Units
Albany, NY



Cypress Flats
128 Units
Tyler, TX



Aurora Flats
80 Units
Lubbock, TX



The Corners
104 Units
Akron, OH



The Oaks
60 Units
Union Grove, WI



The Emree
105 Units
West Bend, WI

Partners

The exceptional companies involved with this project.

Greenfire Management Services

Greenfire is a local builder that provides innovative construction services backed by a corporate commitment to total quality management. Greenfire serves as an extension of the owner's team - from early conceptual planning through project completion, with services tailored to fit the size and complexity of the project. With significant experience in Wisconsin, particularly in multifamily, when it comes to multi-family development, few can match Greenfire's experience in creating environments that truly enhance the lives of residents while delivering maximum value for owners.



Harmoniq Residential

At Harmoniq Residential, we are challenging existing paradigms. Questioning the status quo is our passion, driven by our culture. We are changing the model of traditional multifamily property management and acquisitions. Property management is typically an afterthought, nothing more than a line item. By striving to create a Harmoniq ecosystem for all stakeholders throughout the lifecycle of an asset, we are pushing to bring proactive management to the forefront. Together, our team boasts more than 60 years of property management experience, managing more than 17 lease-ups and 6,000 multifamily and condominium units for both national and international clients.



RINKA

RINKA has a commitment to designs that stand the test of time and ensure a long-lasting positive effect on the quality of life of the community. RINKA has extensive experience working with developers to deliver iconic projects to create destinations that are anchored by residential developments.

For F Street and RINKA, the two firms' aligned missions are ultimately what continues to drive them to build meaningful projects to enhance the communities they invest in. This is what has generated past success and will continue to lay the foundation to continue creating important projects for neighborhoods that seek their services.



Development Renderings

Renderings of the Village 43 development project.



village43



We look forward
to your investment

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