

PORTFOLIO SNAPSHOT

All information as of December 31, 2020, unless otherwise noted.

streitwise

PORTFOLIO SUMMARY

Total Acquisitions.....	\$76,328,693
Total Square Feet (portfolio assets).....	439,501
Total Occupancy.....	96%
Total Secured Note Leverage.....	51%

Note:

1. Total Acquisitions: Amount based on original purchase price, plus closing costs, net of purchase discounts.

2. Total Secured Note Leverage: Historically, property level total secured note LTV has been 51-55%, but is subject to principal paydowns and NAV.

PORTFOLIO ASSETS

Property Name	Location	Size (SF)	Purchase Price	Leased % as of 09/30/20	WALT
Streitwise Plaza I	St. Louis, MO	116,277	\$17.3 mm	100%	3.58
Streitwise Plaza II	St. Louis, MO	119,301	\$17.8 mm	92%	2.53
Streitwise Plaza IV	St. Louis, MO	61,776	\$9.2 mm	99%	2.37
Allied Solutions Building	Indianapolis, IN	142,147	\$32.0 mm	94%	9.10
		439,501	\$76.3 mm		

Note:

1. Purchase Price: The contractual purchase price, net of closing credits, and excluding acquisition fees and expenses. The purchase price for Streitwise Plaza I, II, and IV are as of May 31, 2017, the date that the REIT acquired the properties.

2. WALT: Weighted Average Lease Term.

DIVIDEND HISTORY

Record Period	Payment Period	Amount Per Share	Annualized Distribution Rate
2Q 2017	Jul-17	\$0.25	10.00%
3Q 2017	Oct-17	\$0.25	10.00%
4Q 2017	Jan-18	\$0.25	10.00%
1Q 2018	Apr-18	\$0.25	10.00%
2Q 2018	Jul-18	\$0.25	10.00%
3Q 2018	Oct-18	\$0.25	10.00%
4Q 2018	Jan-19	\$0.25	10.00%
1Q 2019	Apr-19	\$0.25	10.00%
2Q 2019	Jul-19	\$0.25	10.00%
3Q 2019	Oct-19	\$0.25	10.00%
4Q 2019	Jan-20	\$0.25	10.00%
1Q 2020	Apr-20	\$0.21	8.40%
2Q 2020	Jul-20	\$0.21	8.40%
3Q 2020	Oct-20	\$0.21	8.40%
4Q 2020	Jan-21	\$0.21	8.40%

Note:

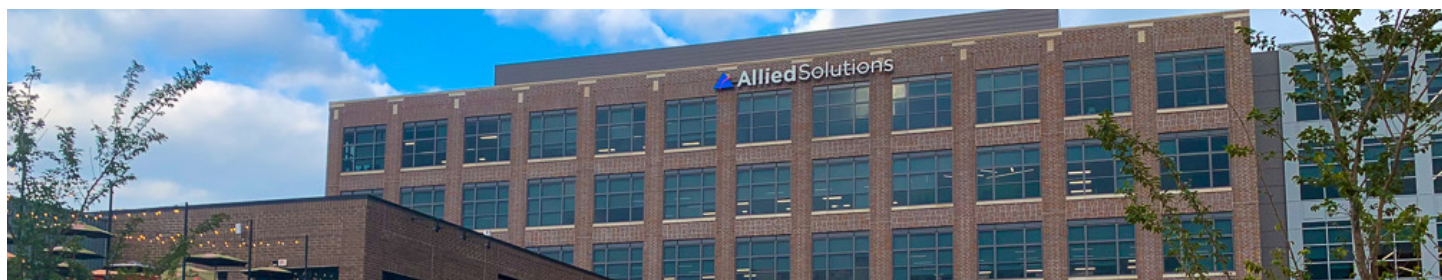
1. There is no assurance Streitwise will declare and pay cash distributions at this rate and the REIT may modify the rate at its discretion.
2. Payment Period: Dividend paid out about 10 days after the quarter ends.
3. Annualized Distribution Rate: Distributions are net of fees.

NAV HISTORY

Date	Amount Per Share
June 30, 2018	\$9.95
September 30, 2018	\$9.95
December 31, 2018	\$10.00
March 31, 2019	\$10.11
June 30, 2019	\$10.11
September 30, 2019	\$10.10
December 31, 2019	\$10.00
March 31, 2020	\$9.86
June 30, 2020	\$10.07
September 30, 2020	\$10.21

Note:

1. Amount Per Share: The Company offers Shares pursuant to the Plan at a price equal to the net asset value ("NAV") per share, as updated quarterly. NAV per share is calculated by the Company's manager, SW Manager, LLC (the "Manager"), on a fully dilutive basis using a process that reflects several components, including (1) estimated values of the Company's commercial real estate assets and investments, including related liabilities, based upon (a) market capitalization rates, comparable sales information, interest rates, discount rates, net operating income, and (b) in certain instances, individual appraisal reports of the underlying real estate provided by an independent valuation expert, (2) the price of liquid assets for which third party market quotes are available, (3) accruals of the Company's periodic dividends, and (4) estimated accruals of the Company's operating revenues and expenses.



TOP 10 TENANTS BY ANNUALIZED BASE RENT

Tenant Name	Industry	Property Name	Location	Percentage of Annualized Base Rent
Allied Solutions	Life Insurance	Allied Solutions Building	Indianapolis, IN	28.4%
Panera Bread	Restaurants	Streitwise Plaza I	St Louis, MO	25.2%
New Balance	Apparel, Footwear	Streitwise Plaza II	St Louis, MO	9.8%
AMN Healthcare	Professional Services	Streitwise Plaza IV	St Louis, MO	5.6%
FC Tucker Company	Real Estate Services	Allied Solutions Building	Indianapolis, IN	4.5%
Spartan Light Metal Products	Industrial Machinery	Streitwise Plaza IV	St Louis, MO	3.3%
Sunstar Insurance Group	Insurance Services	Streitwise Plaza II	St Louis, MO	3.2%
Regus	Professional Services	Streitwise Plaza II	St Louis, MO	3.1%
Intrado Customer Exp	IT Services	Streitwise Plaza II	St Louis, MO	2.6%
C.H. Robinson	Logistics Services	Streitwise Plaza IV	St Louis, MO	2.2%

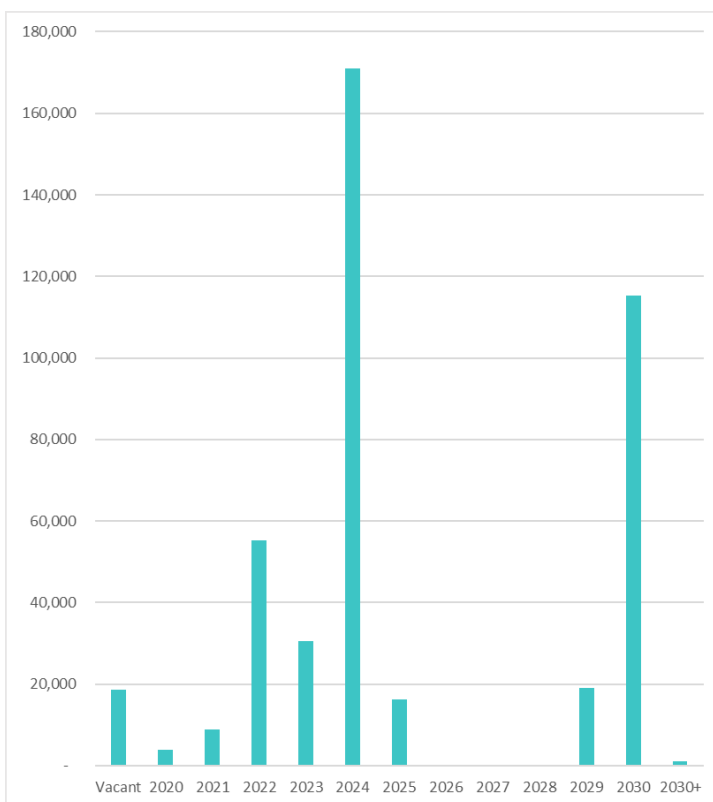
DEBT MATURITY SCHEDULE

Year	Principal Payment
2020	\$567,111
2021	\$592,573
2022	\$619,178
2023	\$646,978
2024	\$676,027
2025	\$706,379
2026	\$738,094
2027	\$19,734,167
2028	\$0
2029	\$17,600,000



LEASE EXPIRATION SCHEDULE (BY SQUARE FEET)

Year	Square Feet	%	WALT
Vacant	18,537	4.22%	-
MTM	-	0.00%	-
2020	5,795	1.32%	0.00
2021	8,744	1.99%	0.02
2022	53,183	12.10%	0.19
2023	30,617	6.97%	0.20
2024	171,100	38.93%	1.38
2025	16,157	3.68%	0.18
2026	-	0.00%	-
2027	-	0.00%	-
2028	-	0.00%	-
2029	18,952	4.31%	0.39
2030	115,354	26.25%	2.55
2030+	1,062	0.24%	-
Total	439,501	100.00%	5.15



SW Manager, LLC, dba "Streitwise," ("Manager") is a wholly-owned subsidiary of and controlled by Tryperion Partners, LLC (our "Sponsor"). Manager is the external manager and advisor of 1st Streit Office Inc. ("1st Streit Office") and 1st Streit Office Operating Partnership LP (our "Operating Partnership" and, together with 1st Streit Office, "Our Current Offering"). 1st Streit Office is the sole general partner of our Operating Partnership, through which all of our assets will be owned and substantially all of our operations will be conducted. All references herein to "Streitwise" refer, as applicable, to Manager, 1st Streit Office, the Operating Partnership, or any of their affiliates (collectively, the "Streitwise Entities"). Unless explicitly stated to the contrary, all references to "we," "us," and/or "our" shall refer to the Streitwise Entities. Streitwise is not affiliated with nor related to NAREIT or its annual REITwise conference.

An offering statement regarding this offering has been filed with the SEC. The SEC has qualified that offering statement which only means that 1st Streit Office Inc. may make sales of the securities described by that offering statement. It does not mean that the SEC has approved, passed upon the merits or passed upon the accuracy or completeness of the information in the offering statement. You should read the offering circular before making any investment. Our current offering is structured as a non-traded real estate investment trust, or "REIT," under Regulation A+ of the JOBS Act.