

PORTFOLIO SNAPSHOT

All information as of March 31, 2023 unless otherwise noted.



PORTFOLIO SUMMARY

Total Asset Value.....	\$69.4 million
Total Square Feet (portfolio assets).....	439,501
Total Occupancy.....	93%
Total Secured Note Leverage.....	58%

1. Total Assets: Total fair value asset value, as of 3/31/23.

2. Total Secured Note Leverage: Historically, property level total secured note LTV has been 50-60%, but is subject to principal paydowns and NAV adjustments.

PORTFOLIO ASSETS

Property Name	Location	Size (SF)	Leased	WALT
Streitwise Plaza I	St. Louis, MO	116,277	100%	1.08
Streitwise Plaza II	St. Louis, MO	119,301	90%	1.95
Streitwise Plaza IV	St. Louis, MO	61,776	73%	4.12
Allied Solutions Building	Indianapolis, IN	142,147	100%	7.24
		439,501	93%	3.74

1. WALT: Weighted Average Lease Term.

DIVIDEND HISTORY

Record Period	Payment Period	Amount Per Share	Annualized Distribution Rate
2Q 2017	Jul-17	\$0.25	10.0%
3Q 2017	Oct-17	\$0.25	10.0%
4Q 2017	Jan-18	\$0.25	10.0%
1Q 2018	Apr-18	\$0.25	10.0%
2Q 2018	Jul-18	\$0.25	10.0%
3Q 2018	Oct-18	\$0.25	10.1%
4Q 2018	Jan-19	\$0.25	10.1%
1Q 2019	Apr-19	\$0.25	10.0%
2Q 2019	Jul-19	\$0.25	9.9%
3Q 2019	Oct-19	\$0.25	9.9%
4Q 2019	Jan-20	\$0.25	9.9%
1Q 2020	Apr-20	\$0.21	8.4%
2Q 2020	Jul-20	\$0.21	8.5%
3Q 2020	Oct-20	\$0.21	8.3%
4Q 2020	Jan-21	\$0.21	8.2%
1Q 2021	Apr-21	\$0.21	8.3%
2Q 2021	Jul-21	\$0.21	8.3%
3Q 2021	Oct-21	\$0.21	8.3%
4Q 2021	Jan-22	\$0.21	8.2%
1Q 2022	Apr-22	\$0.21	8.3%
2Q 2022	Jul-22	\$0.21	8.3%
3Q 2022	Oct-22	\$0.17	7.0%
4Q 2022	Jan-23	\$0.13	5.6%
1Q 2023	Apr-23	\$0.11	5.0%

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, based on the NAV at the time.

NAV HISTORY (LAST 10 QUARTERS)

Date	Amount Per Share
December 31, 2020	\$10.09
March 31, 2021	\$10.16
June 30, 2021	\$10.13
September 30, 2021	\$10.19
December 31, 2021	\$10.15
March 31, 2022	\$10.11
June 30, 2022	\$9.67
September 30, 2022	\$9.23
December 31, 2022	\$8.80
March 31, 2023	\$7.01



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

TOP 10 TENANTS BY SIZE

Tenant Name	Industry	Property Name	Location	Lease Exp.	% (by sf)
Panera Bread	Restaurants	Streitwise Plaza I	St Louis, MO	4/2024	26.5%
Allied Solutions	Life Insurance	Allied Solutions Building	Indianapolis, IN	11/2030	24.6%
New Balance	Apparel, Footwear	Streitwise Plaza II	St Louis, MO	4/2028	9.5%
FC Tucker Company	Real Estate Services	Allied Solutions Building	Indianapolis, IN	11/2029	3.6%
Spartan Light Metal Products	Industrial Machinery	Streitwise Plaza IV	St Louis, MO	5/2028	3.1%
Regus	Professional Services	Streitwise Plaza II	St Louis, MO	9/2024	3.0%
Kadean Construction	Construction	Streitwise Plaza IV	St Louis, MO	10/2030	2.9%
Sunstar Insurance Group	Insurance Services	Streitwise Plaza II	St Louis, MO	1/2025	2.9%
Roeslein & Associates	Consulting Services	Streitwise Plaza II	St Louis, MO	1/2028	2.4%
Wells Fargo	Banking	Streitwise Plaza IV	St Louis, MO	4/2025	1.3%

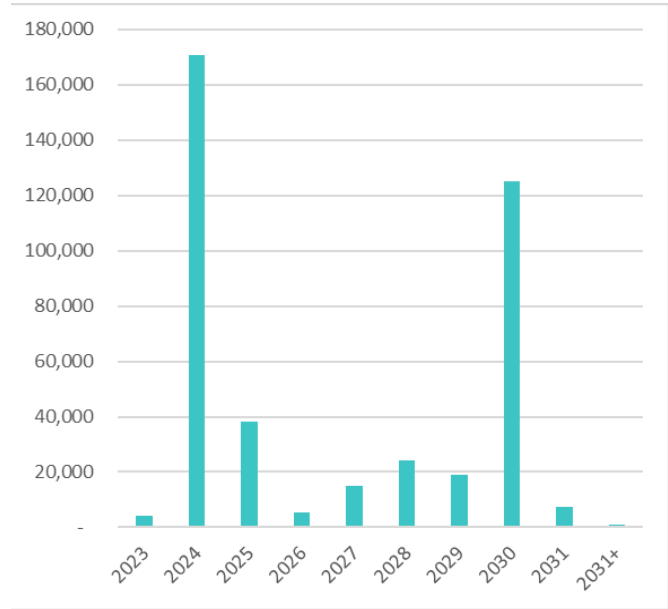
DEBT MATURITY SCHEDULE

Year	Principal Payment
2023	\$487,888
2024	\$676,027
2025	\$706,379
2026	\$738,094
2027	\$19,734,167
2028	-
2029	\$17,600,000



LEASE EXPIRATION SCHEDULE (BY SF)

Year	Square Feet	%	WALT
Vacant	28,671	6.52%	-
2023	4,109	0.93%	0.00
2024	170,877	38.88%	0.41
2025	38,376	8.73%	0.18
2026	5,523	1.26%	0.05
2027	15,019	3.42%	0.15
2028	24,142	5.49%	0.28
2029	18,952	4.31%	0.28
2030	125,273	28.50%	2.18
2031	7,497	1.71%	0.14
2031+	1,062	0.24%	0.06
Total	439,501	100.00%	3.77



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 RIA/lease 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.