

PORTFOLIO SNAPSHOT

All information as of September 30, 2023 unless otherwise noted.



PORTFOLIO SUMMARY

Total Asset Value.....	\$70.3 million
Total Square Feet (portfolio assets).....	516,749
Total Occupancy.....	94%
Total Secured Note Leverage.....	42%

1. Total Assets: Total fair value asset value, as of 9/30/23.

2. Total Secured Note Leverage, as of 9/30/23: Historically, property level total secured note LTV has been 40-60%, but 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%	0.58
Streitwise Plaza II	St. Louis, MO	119,301	81%	2.58
Streitwise Plaza IV	St. Louis, MO	61,776	84%	4.42
Allied Solutions Building	Carmel, IN	142,147	100%	6.85
Midtown III	Carmel, IN	77,248	100%	7.03
		516,749	92%	4.05

1. WALT: Weighted Average Lease Term.

DIVIDEND HISTORY (LAST 20 QUARTERS)

Record Period	Payment Period	Amount Per Share	Annualized Distribution Rate
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%
2Q 2023	Jul-23	\$0.09	5.1%
3Q 2023	Oct-23	\$0.09	5.1%
4Q 2023	Jan-24	\$0.09	5.1%

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
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
June 30, 2023	\$7.01
September 30, 2023	\$7.03



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	22.5%
Allied Solutions	Life Insurance	Allied Solutions Building	Carmel, IN	11/2030	20.9%
MJ Insurance	Insurance Agency	Midtown III	Carmel, IN	7/2029	7.3%
New Balance	Apparel, Footwear	Streitwise Plaza II	St Louis, MO	4/2028	5.9%
Serendipity Office Labs	Professional Services	Midtown III	Carmel, IN	9/2034	4.3%
FC Tucker Company	Real Estate Services	Allied Solutions Building	Carmel, IN	11/2029	3.1%
Spartan Light Metal Products	Industrial Machinery	Streitwise Plaza IV	St Louis, MO	5/2028	2.6%
Regus	Professional Services	Streitwise Plaza II	St Louis, MO	9/2024	2.5%
Sunstar Insurance Group	Insurance Services	Streitwise Plaza II	St Louis, MO	1/2025	2.5%
Kadean Construction	Construction	Streitwise Plaza IV	St Louis, MO	10/2030	2.5%

DEBT MATURITY SCHEDULE

Year	Principal Payment
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	32,630	6.31%	-
2024	129,301	25.02%	0.16
2025	38,376	7.43%	0.12
2026	12,210	2.36%	0.06
2027	15,019	2.91%	0.12
2028	63,869	12.36%	0.56
2029	63,734	12.33%	0.72
2030	125,273	24.24%	1.73
2031	7,497	1.45%	0.11
2032	0	0.0%	-
2033	0	0.0%	-
2034	5,779	1.12%	0.12
2035	21,999	4.26%	0.49
2035+	1,062	0.21%	-
	516,749	100.00%	4.19

