



CrowdStreet REIT I, Inc. (C-REIT)

C-REIT provides investors with easy access to a portfolio of growth-oriented private commercial real estate projects from multiple sponsors through a single fund managed by CrowdStreet Advisors.

OPPORTUNITY

- Portfolio of 20-25 private commercial real estate projects selected by CrowdStreet
- Invest with lower minimums (\$25K) and expenses than traditional private funds
- REIT election allows for simple 1099 tax reporting instead of multiple K1's

FUND STRUCTURE & TERMS

- **Structure:** Non-listed, Private REIT
- **Closings:** Monthly¹
- **Investment Period:** 12 mo. after each close¹
- **Holding Period:** 5-7 years
- **Investment Minimum:** \$25,000
- **Management Fee:** 1.50% on NAV*
- **Investor Suitability:** Accredited
- **Tax Reporting:** Form 1099-DIV

*See Summary of Key Terms on Page 3.

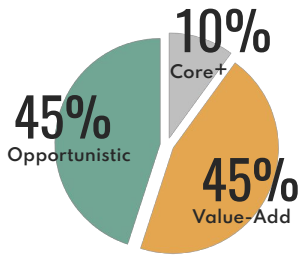
Dynamic investment strategy

Priority access to some of the most sought-after projects available to CrowdStreet during the Fund's investment period.

GROWTH-FOCUSED

Target growth by focusing on Opportunistic and Value-add strategies.

Core+ strategies add exposure to income-producing projects.



THEMATIC INVESTING

Projects supported by demographic and social trends that CrowdStreet believes will be long-term drivers of demand.

Real estate strategies identified with greatest potential to benefit from trends.

Sectors

- Multi-Family
- Build-to-Rent
- Industrial
- Life Sciences
- Healthcare
- Other

MIDDLE MARKET

Large institutional investors are unable to participate in this attractive market at scale—given the smaller asset values ranging from \$40-\$100 million—leaving inefficiencies and opportunities for experienced, specialist investors.

Diversify your existing portfolio with private real estate

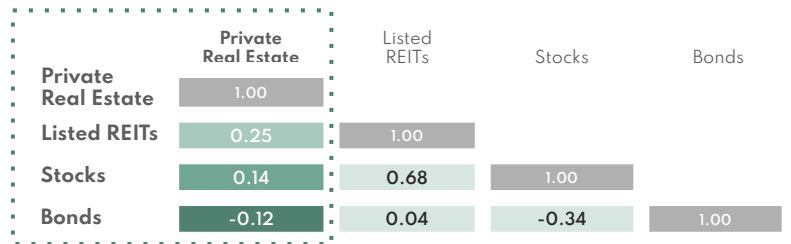
Low correlation to broader markets

Historically real estate has tended to have a low correlation to traditional assets like stocks and bonds.

Low correlation to public real estate

Additionally, private real estate has historically exhibited a low correlation to public real estate, such as Listed REITs.

Low Correlation Between U.S. Real Estate, Bonds, Stocks (2000 - 2020)



Correlation Data as of December 2020. Indexes represented: Private Real Estate - NCREIF Fund Index-Open End Diversified Core Equity (NFI-ODCE); Listed REITs - FTSE NAREIT U.S. Real Estate Index; Stocks - S&P 500 Index; Bonds - Bloomberg Barclays U.S. Aggregate Bond Index

CrowdStreet Marketplace is at the center of the investment process

C-REIT benefits from a unique set of advantages only available through the CrowdStreet Marketplace

PROPRIETARY DEAL FLOW

First look and priority access to all new deals

RISK MANAGEMENT

Investment Committee and continuous investment monitoring



INFORMATION ADVANTAGE

Real-time insights, plus proprietary deals and data from sponsors

DEAL SELECTION PROCESS

Rigorous sponsor and deal review process

To learn more, visit us at www.crowdstreet.com or contact our team at funds@crowdstreet.com

1: The Investment Manager intends to hold closings on a monthly basis on the go forward, starting in July (each a "Subsequent Closing" and, collectively with the Initial Closing, the "Closings" or individually a "Closing"), subject to the Investment Manager's discretion.

All prospective investors must certify that they are accredited investors, and provide either supporting documents or third party verification.

CrowdStreet Marketplace at a Glance¹

Since launching in 2014, the CrowdStreet Marketplace closed 679 commercial real estate investment offerings. To date, 148 of those offerings have been fully realized.

\$3.6B

CAPITAL RAISED

Total funds invested through the CrowdStreet Marketplace

\$26.0B

TOTAL CAPITALIZATION

Total amount of debt and equity funding for all projects on the CrowdStreet Marketplace

679

OFFERINGS

Total number of offerings launched on the CrowdStreet Marketplace

148

REALIZED OFFERINGS

Total number of offerings realized

Recent CrowdStreet Projects



Woburn, MA
216 New Boston Lab Development

Sponsor: Cabot, Cabot & Forbes
Property Type: Lab R&D | Life Sciences
Investment Profile: Development




Orlando, FL
The Ivy

Sponsor: Frankforter Group
Property Type: Multifamily
Investment Profile: Value-Add



Plano, TX
Plano Industrial Park

Sponsor: Provident Realty Advisors
Property Type: Industrial
Investment Profile: Development



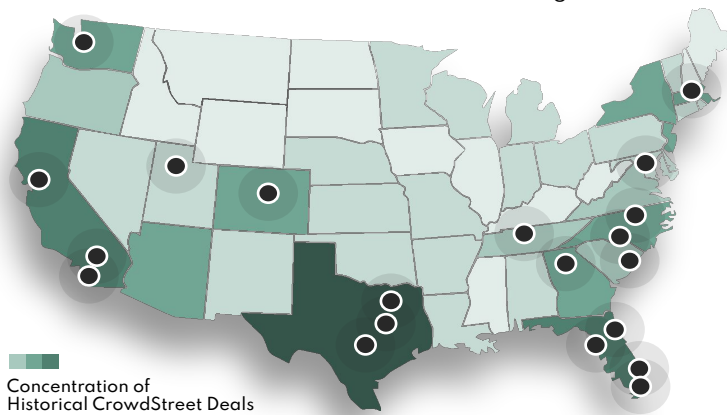
Nashville, TN
Park Place Nashville

Sponsor: Taurus Investment Holdings, LLC
Property Type: Multifamily
Investment Profile: Opportunistic

1: All data as of 8/31/22, except "AUM by CrowdStreet Advisors" which is as of 9/1/22. Historical returns and distributions do not reflect future performance. Past performance is no guarantee of future results or success. Information on above projects is intended to provide additional perspective and is for illustrative purposes only.

2022 Identified Top Growth Markets

Focused on secondary metro markets with strong fundamentals where we believe experienced, specialist investors like CrowdStreet have a discernable edge.



Source: CrowdStreet Report The Best Places to Invest in 2022

Experienced Management

Dedicated Portfolio Management team with deep commercial real estate expertise

SHELDON CHANG

30+ years experience. President of CrowdStreet Advisors, LLC

IAN FORMIGLE

24+ years experience. CIO of CrowdStreet Advisors, LLC

THOMAS MCDONALD

15+ years experience. Director, Investment Product Development and Portfolio Management, CrowdStreet Advisors, LLC

CHIP GEORGE

30+ years experience. Portfolio Manager, CrowdStreet, Inc.

JACK CHANDLER

30+ years experience. Independent Portfolio Manager

CrowdStreet by the Numbers¹

144K+

Registered Marketplace Investors

20+

CS Advisor Funds Under Management

\$407M

AUM by CS Advisors

319

Sponsor Network

To learn more, visit us at www.crowdstreet.com or contact our team at funds@crowdstreet.com



All prospective investors must certify that they are accredited investors, and provide either supporting documents or third party verification

Summary of Key Terms

| | |
|------------------------|--|
| STRUCTURE | Non-listed, Private REIT |
| TARGET INVESTMENTS | Private Commercial Real Estate |
| TARGET RETURN | 15% |
| TARGET EQUITY MULTIPLE | 1.8-2.3x |
| TARGET HOLD PERIOD | 5 - 7 yrs |
| CLOSINGS | Subject to the investment manager's discretion and starting in July, the Fund intends to hold monthly closings in 2022 that are at or near the end of each calendar month. Important deadlines related to each closing will be made available on the CrowdStreet Marketplace. |
| INVESTMENT PERIOD | Intend to invest 12 months after each close |
| PRICE PER SHARE | \$1,000 |
| MINIMUM COMMITMENT | \$25,000 |
| MANAGEMENT FEE | 1.50% on NAV |
| OTHER FEES & EXPENSES | The Fund will pay a fee for distribution and administrative services at an annual rate of 0.50% of the NAV. The Fund will also reimburse the Investment Manager for certain expenses it incurs on behalf of the Fund subject to certain limitations summarized below. The Investment Management Agreement provides, among other things, that the Investment Manager will waive its Management Fee and/or pay or reimburse the Fund for annual expenses in excess of 1.00% per annum of the Fund's average quarterly NAV. The Investment Management Agreement provides that the Investment Manager will pay 100% of the Organizational Expenses. The Fund will reimburse the Investment Manager \$250,000 of the Fund's Organizational Expenses if and when the Fund accepts \$60 million in Subscription Amounts, and the remainder if and when the Fund accepts \$100 million in Subscription Amounts. |
| INVESTOR SUITABILITY | Accredited |
| TARGET OFFERING SIZE | \$200mm |
| TAX REPORTING | Form 1099-DIV |

Important Disclosure

All prospective investors must certify that they are accredited investors, and provide either supporting documents or third party verification, eligible for this type of illiquid investment, and must acknowledge that they have received and read all investment materials. Direct and indirect purchase of real property involves significant risks, including without limitation market risks, risk related to sale of land and risks specific to a given property. The securities offerings posted on the website are speculative. Investments posted on this website are NOT insured by the FDIC or by any other Federal Government Agency, are NOT Bank deposits, are NOT guaranteed by CrowdStreet, (or any of its affiliates) and MAY lose value.

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CrowdStreet Advisors, LLC ("CrowdStreet Advisors") is a wholly-owned subsidiary of CrowdStreet and a federally registered investment advisor (CRD# 299176). CrowdStreet Advisors provides investment advisory services exclusively to privately managed accounts and certain funds it manages, and does not otherwise provide investment advisory services to the CrowdStreet Marketplace.

CrowdStreet, Inc. ("CrowdStreet") offers investment opportunities on this website (the "CrowdStreet Marketplace").