

Real Estate Connection presents:

**Crowdfunding: the Future of
Real Estate Investing**

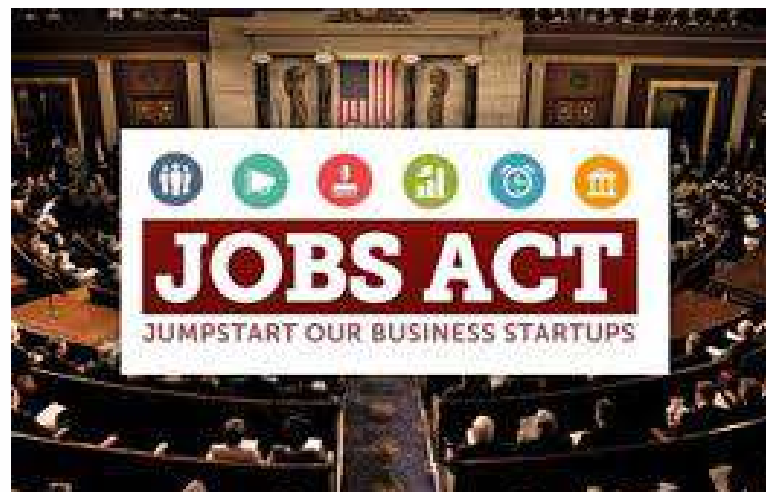


Jobs Act



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The Jumpstart Our Business Startups Act or the “JOBS Act”: Reducing Regulation on Public and Private Offering and Its impact on Capital Formation and Investor Protection



What is Crowdfunding?

Common Understanding:

“Bringing together projects & money on the internet”

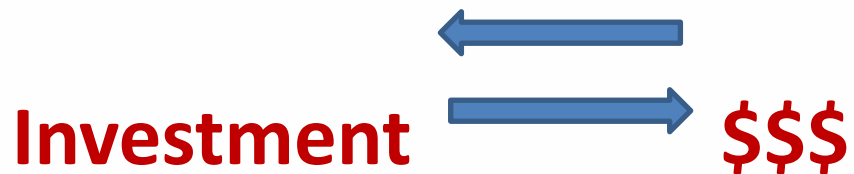
Really that is:

“Crowdsourcing!”

Internet “Portals”



DATING SITES





1. **Crowdfunding Title III**
(start-ups / \$1m limitation)
2. **Reg D General Solicitation**
(unlimited \$ -- investor restrictions)
3. **Reg A+**
(\$50m – mini registered offering)

Capital Raising Online While Deterring Fraud and Unethical Non-Disclosure Act of 2012 (Otherwise Known as “Crowdfunding”)



SEC ADOPTED Rules October 30, 2015



“Why Obama’s JOBS Action Couldn’t Suck Worse”

As we all know, an authoritative
source for all things financial

“In fact, one could say this law is not just a sweeping piece of deregulation that will have an increase in securities fraud as an accidental, ancillary consequence. No, this law actually appears to have been specifically written to encourage fraud in the stock markets.”




- Permits a private company to sell securities in **small amounts** to large numbers of investors that are not accredited **over a 12-month period**
- Offer and sale will be exempt from state registration
- No public reporting requirements
- Aggregate dollar amount limited to **\$1 million over a 12-month period**
- Two methods, donation based and investment based
- Sold thru Portals

21 Portland Crowdfunding Campaigns Last Year

Feb 24, 2014, 2:57pm PST

21 Portland crowdfunding campaigns that topped \$100K

« Back to article



13) Gateway Green: \$123,880 - 124% of goal
Funded Oct. 7, 2013 on Kickstarter in the community category.
The development of a 30-acre land parcel in East Portland into a park.

Courtesy of IndieGoGo

Feb 24, 2014, 2:57pm PST

21 Portland crowdfunding campaigns that topped \$100K

« Back to article



14) The Doom That Came To Atlantic City!: \$122,874 - 351% of goal
Funded June 6, 2012 on Kickstarter in the tabletop games category.
A game of 'urban destruction,' for two to four players.

Courtesy of Kickstarter

Feb 24, 2014, 2:57pm PST

21 Portland crowdfunding campaigns that topped \$100K

« Back to article



18) DigiX: \$107,783 - 215% of goal
Funded Jul. 7, 2013 on Kickstarter in the hardware category.
An Arduino-compatible development board with WIFI.

Courtesy of Kickstarter

Feb 24, 2014, 2:57pm PST

21 Portland crowdfunding campaigns that topped \$100K

« Back to article



17) JBird Collective: \$109,821 - 915% of goal
Funded Nov. 1, 2013 on Kickstarter in the product design category.
A line of handcrafted bags and accessories.

Limitations on Investors

If annual income or net worth is less \$100k
maximum investment \$2,000 or 5%

If greater than \$100k, 10%

In any event max 12 month period \$100k

Reg Offering Elimination of Prohibition on General Solicitation and General Advertising in Regulation D 506 Offering

- JOBS Act provides that, so long as all *purchasers* in a Rule 506 offering are accredited investors, **there are no more prohibitions on general solicitation and general advertising of such securities offerings.**
- No limit on amount raised.
- Accredited Investors Only -- Issuers must take “reasonable steps” to verify.

News Flash:

Reg D offering the same as always.

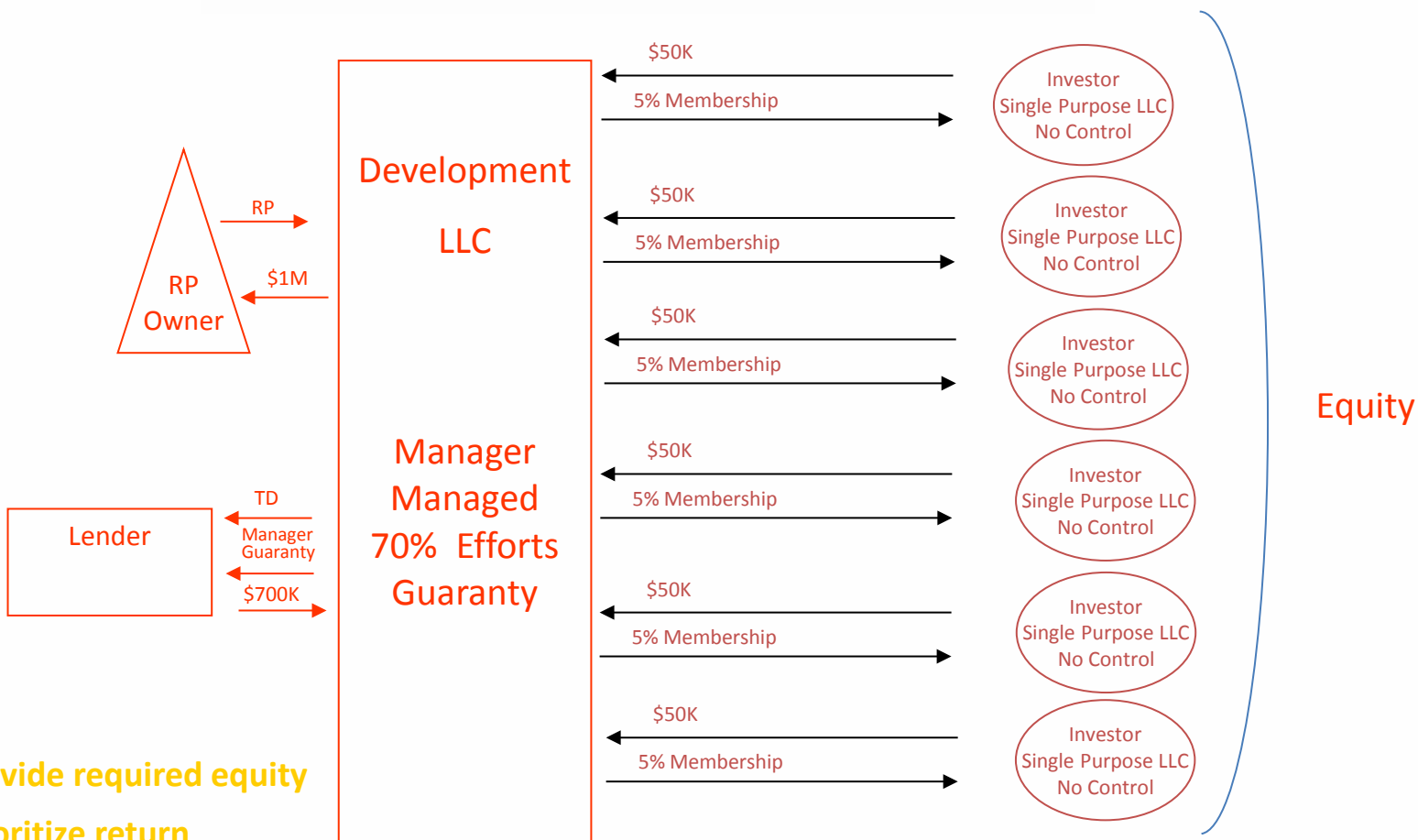
- Same Exemptions
- Same Disclosure

What has changed is method of sale

- Portals >
- Newspapers > PUBLIC SOLICITATION
- Website >

LLC Interest Security

Combination Investor/Financing



Investors provide required equity

Investors prioritize return

Manager control over
development

Now you can find investors through an Internet Portal

Regulation **A⁺**

- JOBS Act amends Section 3(b) of the Securities Act by requiring the SEC to add, by rule or regulation, a new exempt security that provides for the following:

This is a minor registered offering

- The aggregate offering amount of all securities offered and sold within the previous 12 months may not exceed **\$50 million** (formerly \$5m)
- Such securities may be offered and sold publicly, i.e. internet portals
- Such securities may be freely traded by investors
- Section 12(a)(2) civil liability provisions will be applicable to any person offering or selling such securities (anti-fraud)
- Can be sold to non-accredited investors
- The issuer must file audited financial statements with the SEC annually



Anti-Fraud Provisions Apply Across the Board

- The JOBS Act specifically authorizes an investor in a crowdfunding transaction to bring a civil action against an issuer for material misstatements or omissions in disclosures provided to investors. Such an action is subject to the provisions of Section 12 (b) and Section 13 of the Securities Act. Anti-fraud provisions also continue to apply to Reg A and Reg D.

Disclosure/What is Required

Private Placement Memo Rule 502

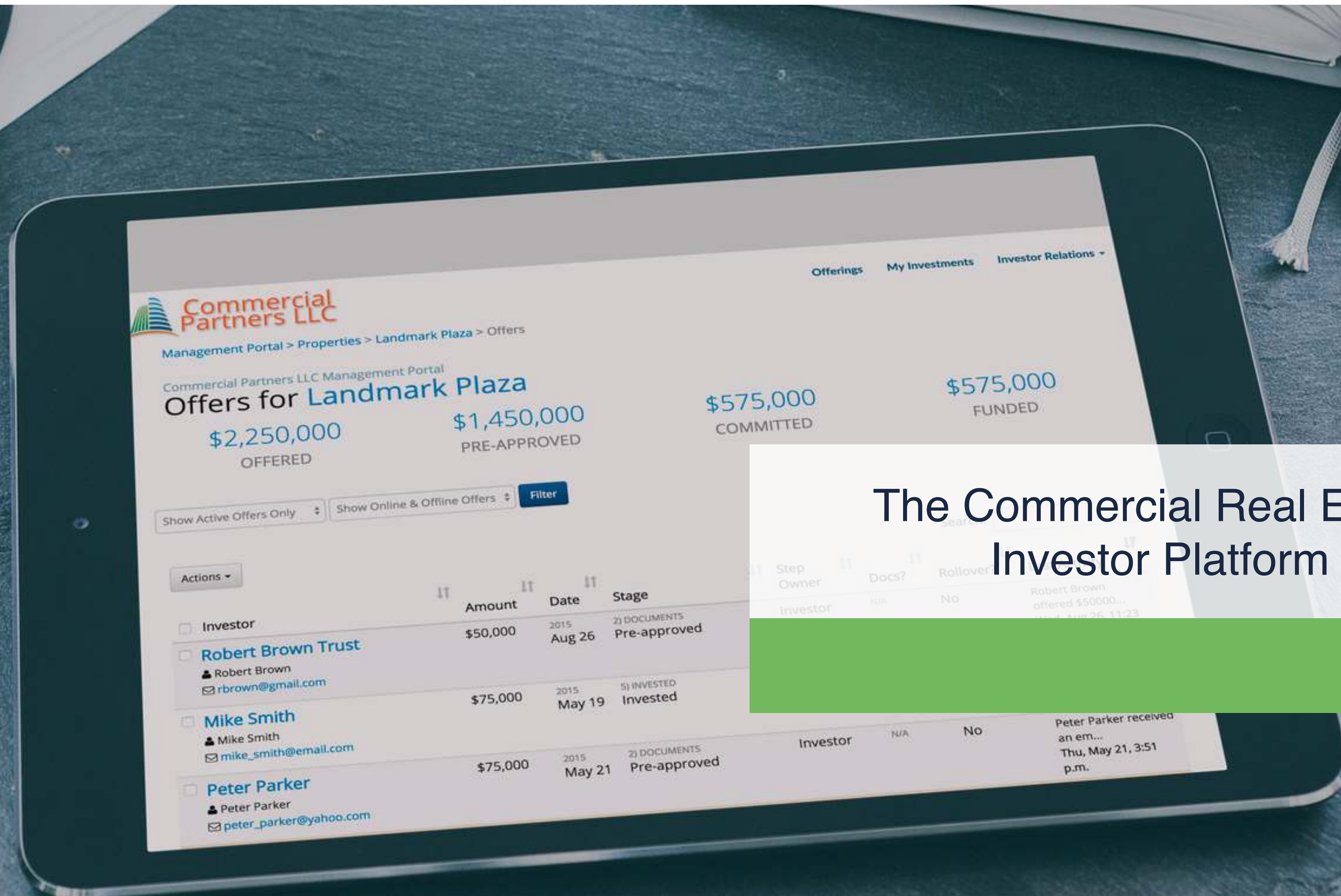
1. Tell about Deal
2. Tell about Owners and Experience
3. Tell about Risks
4. Tell about Finances and Returns

Don't Try This At Home

**I am not proposing that you
sell securities**

**This is simply a tool that you
can recommend to your
clients to fill the equity gap!**

Regulation **A** Offerings & Funding Portals in Action!



The Commercial Real Estate Investor Platform

Access to commercial real estate deals.

Join CrowdStreet today to gain access to institutional quality commercial real estate opportunities and invest directly with the nation's best sponsors. There are no fees to join or invest so unlike REITs, all of your funds are put to work earning returns.



ACTIVE

18% TARGETED IRR

Multifamily

Houston, TX

ACTIVE

22.1% TARGETED IRR

Senior Housing

Santa Monica, CA

ACTIVE

18-24% TARGETED IRR

Multi-Focus

Equity Fund

ACTIVE

13-14% TARGETED IRR

Class A Multifamily

Equity Fund

[SEE ALL OFFERINGS >](#)

- Formed in March 2013
- Launched marketplace in April 2014 and SaaS platform in May 2015
- Team of 10
- HQ in Portland, OR

CrowdStreet



Commercial Real Estate Investing Has Evolved...

Regulatory changes open opportunity for “general solicitation”

Existing consumer investment behavior and expectations are migrating to online

Technology advancements enable complete automation ‘tried and true’ offline processes

Investor Profile

Investor Questionnaire

Profile

Preferences

Basic Info



Robert Brown ("Robert Brown")

Your username is rbrown.com.

Upload a new profile picture

No file chosen

Identity

First Name *

Robert

Last Name *

Brown

Display Name

Robert Brown

Contact Info

Phone *

Investor Profile Setup

- Investor can provide basic profile and contact information

Investor Profile

Investor Questionnaire

Profile

Preferences

Investor Questionnaire

SEC regulations limit certain types of investments to [accredited investors](#). The criteria below help us determine whether, by their definition, you are accredited.

Accreditation

Please select which of the following best describes you.

☒ **Net Worth**

I am a natural person whose individual net worth, or joint net worth with my spouse, exceeds \$1 million (excluding equity in my principal residence).

☐ **Individual Income**

I am a natural person who had individual income in excess of \$200,000 in each of the most recent two years, or joint income with my spouse in excess of \$300,000 in each of those years, and expect to reach the same income level in the current year.

☐ **IRA**

I am an IRA established by an individual matching either of the above two criteria.

☐ **Business**

I am a corporation, limited liability company, or partnership, not formed for the specific purpose of making this investment, with total assets in excess of \$5 million.

☐ **Trust**

I am a trust not formed for the specific purpose of making this investment, with total assets in excess of \$5 million, whose purchase is directed by a person who is financially sophisticated within the meaning of the United States federal securities laws and regulations.

Investor Verification

- Following registration, Investor indicates accreditation status
- Investor accepts terms of use

Investor Profile

Investor Questionnaire

Profile

Preferences

Investment Preferences

What Are Your Interests?

Property Types of Interest

- ☐ Flex R&D
- ☐ Hospitality
- ☒ Industrial
- ☐ Land
- ☐ Medical Office
- ☐ Mixed Use
- ☒ Multifamily
- ☒ Office
- ☐ Residential
- ☐ Retail
- ☒ Senior Housing
- ☒ Storage

Geographic Preferences

- ☐ US
- ☒ My State
- ☐ Midwest US
- ☒ Northeast US
- ☒ Northwest US
- ☐ Southeast US
- ☐ Southwest US
- ☐ Southern US
- ☐ Western US

Preferred Market Sizes

- ☒ Primary
Major cities like NY, Chicago, LA
- ☐ Secondary
Large cities like Atlanta, Denver, Portland
- ☐ Tertiary
Everywhere else

Preferred Investment Holding Period

- ☐ Less than 1 Year
- ☐ 1-2 Years
- ☒ 3-5 Years
- ☐ 6-9 Years
- ☐ 10+ Years

Preferred Investment Vehicles

- ☒ Funds
- ☒ Properties

Investor Preferences

- Investor can enter investing preferences
- Enables you to create deeper relationship with investor and align suitable projects

Current Offerings

Current Offerings

- Investors easily view current offerings and key details



SPONSOR
Franklin Realty

TARGETED INVESTOR IRR: 17.7%
TARGETED AVG. ANNUAL CASH YIELD: 8%
TARGETED HOLD PERIOD: Five Years
INVESTMENT TYPE: Equity Fund
PROPERTY TYPE: Class A Office

[Learn More](#)

Share: [in](#) [t](#) [f](#) [u](#)



SPONSOR REPEAT
Encore Enterprises

TARGETED INVESTOR IRR: 19.5%
TARGETED AVG. ANNUAL CASH YIELD: 11.7%
TARGETED HOLD PERIOD: Five Years
INVESTMENT TYPE: Equity
PROPERTY TYPE: Hospitality

[Learn More](#)

Share: [in](#) [t](#) [f](#) [u](#)



SPONSOR
Hayman Properties

TARGETED INVESTOR IRR: 17.53%
TARGETED AVG. ANNUAL CASH YIELD: 8.0%
TARGETED HOLD PERIOD: Three Years
INVESTMENT TYPE: Equity
PROPERTY TYPE: Class A Office / R&D

[Learn More](#)

Share: [in](#) [t](#) [f](#) [u](#)



SPONSOR REPEAT
Urban Green

TARGETED INVESTOR IRR: 22.1%
TARGETED AVG. ANNUAL CASH YIELD: 19.2% (upon stabilization)
TARGETED HOLD PERIOD: Five Years
INVESTMENT TYPE: Equity
PROPERTY TYPE: Senior Housing

[Learn More](#)

Share: [in](#) [t](#) [f](#) [u](#)



SPONSOR REPEAT
Encore Enterprises

TARGETED INVESTOR IRR: 18-24%
TARGETED HOLD PERIOD: 5-7 Years
INVESTMENT TYPE: Equity Fund
PROPERTY TYPE: Multi-Focus
MIN INVESTMENT: \$25,000



SPONSOR REPEAT
Westmount Realty Capital

TARGETED INVESTOR IRR: 18.3%
TARGETED AVG. ANNUAL CASH YIELD: 10.65%
TARGETED HOLD PERIOD: Five years
INVESTMENT TYPE: Equity
PROPERTY TYPE: Multifamily



SPONSOR
Keystone Property Group

TARGETED INVESTOR IRR: 14.4%
TARGETED AVG. ANNUAL CASH YIELD: 9.0%
TARGETED HOLD PERIOD: Five Years
INVESTMENT TYPE: Preferred Equity
PROPERTY TYPE: Office



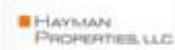
SPONSOR
Olympus Property

TARGETED INVESTOR IRR: 12% - 13%
TARGETED ANNUAL CASH DISTRIBUTIONS: 6% (Yrs 1-2), 7% - 9%
TARGETED HOLD PERIOD: 5 - 7 Years
INVESTMENT TYPE: Equity Fund
PROPERTY TYPE: Class A Multifamily



Share: [in](#) [t](#) [f](#) [v](#)

SPONSOR



Hayman Properties

Hayman Properties, LLC is a well-capitalized company which avoids assets typically targeted by REITs or other large institutional companies. With the ability to make sound and quick decisions, Hayman Properties invests in quality real estate assets targeted to deliver reliable, high yield cash flow and significant capital appreciation.

SUMMARY

Sponsor: Hayman Properties
Targeted Investor IRR: 17.53%
Targeted Avg. Annual Cash Yield: 8.0%
Targeted Hold Period: Three Years
Investment Type: Equity
Property Type: Class A Office / R&D
Location: Columbus Metro
Min Investment: \$25,000

DOCUMENTS

Investor Documents¹

- Offering Memorandum
- PPM
- Subscription Agreement (Signature Pages)
- Operating Agreement

Due Diligence Documents²

- ABB Corporate - REIS Report
- Hayman Properties Portfolio
- ORG Chart
- Stacking Plan
- Property Condition Report
- Colliers Office Report Q2 2015

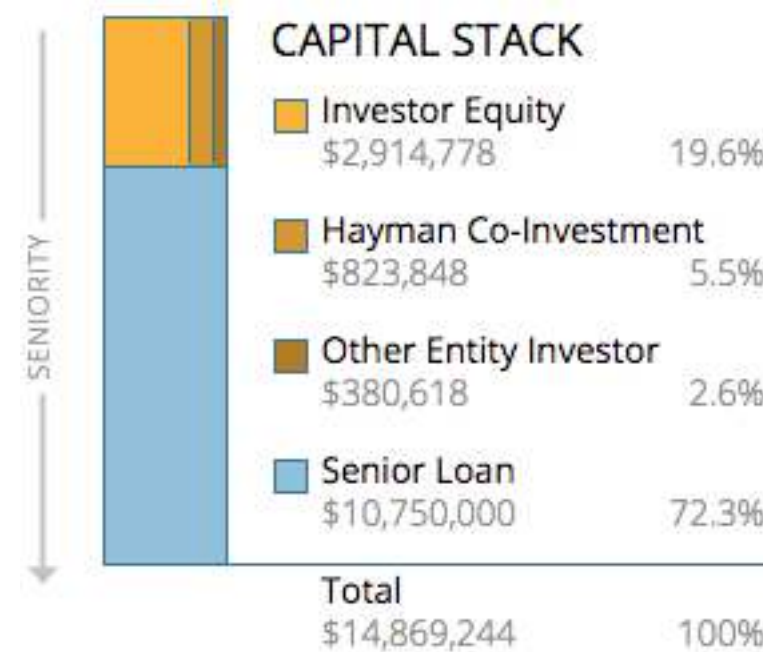
ABB Corporate

Stabilized Class A Office / R&D
Investment with a Long-Term S&P A-Rated NNN Anchor Credit Tenant

- 8.0% annualized distribution paid quarterly
- 3-year targeted holding period
- Sponsor closed all cash - no execution risk
- 89.8% leased
- Long-term lease with ABB, Inc., an S&P A rated credit tenant
- 20% sponsor co-investment
- No sponsor acquisition fee, disposition fee or financing fee

Invest Now

Questions?



Detailed Listing

- Investors view key metrics, images, cap stack, and access to investors and diligence documents



INVESTMENT OVERVIEW

Hayman Properties, LLC ("Hayman") is pleased to present the opportunity to co-invest via Class A membership interests in the 100% fee simple interest in ABB Corporate, a Class A office and R&D investment located at 579 Executive Campus Drive, Westerville, Ohio (the "Property"). With a high-quality, credit tenancy and an advantageous triple-net lease structure, the Property offers investors the opportunity to acquire a share of a stabilized asset with upside, in the highly-desirable Westerville area of north Columbus.

Pursuant to the Pro forma Financial Analysis and the assumptions upon which they are based, by the end of the 3-year investment horizon, Class A members are targeted to achieve a return on investment of 157% and an IRR of 17.53%.

Investors benefit from an advantageous deal structure that includes:

- No sponsor acquisition, disposition or financing fees
- An 8% preferred return that will be distributed quarterly
- A single-tier 75% / 25% profit split above the preferred return
- A sponsor-provided \$1,000,000 line of credit at 4.5% per annum to cover any unanticipated capital expenses, leasing commissions or tenant improvements (interest to be charged only on actual draws; draws to be made only if necessary)

The Property consists of a 3-story office building and a 1-story flex/R&D building totaling 110,598 rentable square feet and situated on 7.89 acres. The Property was built in 2004 and features efficient building configurations with high-end tenant improvements and common areas.

Transaction Summary

Purchase Price	\$14,600,000
Soft Costs	
Debt Costs	\$114,244
Acquisition Closing Costs	\$74,244
Total Soft Costs	\$105,000
Hard Costs	None
Sources	
Investor Equity	\$2,914,778
Other Entity Investor	\$380,618
Hayman Co-Investment	\$823,848
Senior Loan	\$10,700,000
Total Sources at Closing	\$14,819,244
Loan Summary	
Interest Rate	4.662%
Amortization	30 years
Loan Term	10 years
Loan to Value	73%

Summary of Terms

Total Equity Amount	\$4,119,244
EQUITY CONTRIBUTION	
Equity Investors	71%
Other Entity Investor	9%
Hayman	20%
PREFERRED RETURN	
All Investors	8%
SPLIT AFTER PREFERRED RETURN	
All Investors	75%
Hayman	25%
Investor Targeted IRR (3yr)	17.53%
Targeted Investor Equity Multiple	1.57x

Annual Investor Cash Flow Summary

	Acquisition	Year 1	Year 2	Year 3	Total
All Investor's Equity	\$4,119,244				
Preferred Return Distributions		\$329,540	\$329,540	\$329,540	\$988,620
Return of Capital				\$4,119,244	\$4,119,244
All Investors Share of Profits at Sale				\$1,396,088	\$1,396,088
Total Investor Cash Flow	\$4,134,244	\$329,540	\$329,540	\$5,844,872	\$6,503,952
Targeted Investor IRR	17.53%				

Detailed Listing

- Overview of the investment, transaction summary, and cash flow

TENANT OVERVIEWS

**ABB, Inc. - 89,277 SF**

ABB was formed by the 1988 merger of two of the largest European electrical engineering firms - ASEA of Sweden, and Switzerland's BBC. In subsequent years, the combined business, which once included products as diverse as turbines and railway engines, was streamlined to focus on today's priorities of power and automation. ABB is a global leader in these technologies. Based in Zurich, Switzerland, the company employs 145,000 people and operates in approximately 100 countries. The firm's shares are traded on the stock exchanges of Zurich, Stockholm and New York. ABB's business is comprised of five divisions that are in turn organized in relation to the customers and industries they serve. The group is particularly proud of its record for innovation—widely recognized through countless awards and scientific accolades. Many of the technologies we take for granted today, from ultra-efficient high-voltage direct current power transmission to a revolutionary approach to ship propulsion, were developed or commercialized by ABB. Today ABB is the largest supplier of industrial motors and drives, the largest provider of generators to the wind industry and the largest supplier of power grids in the world. ABB, Ltd., is the parent company of tenant entity ABB, Inc. The lease is additionally guaranteed by ABB Holdings, Inc.

**SOGETI****Sogeti USA, LLC - 9,988 SF**

Founded as a subsidiary of Capgemini S.A. in 2002, the Sogeti Group is a leading provider of technology and software testing, specializing in Application, Infrastructure and Engineering Services. Sogeti offers cutting-edge solutions around Testing, Business Intelligence & Analytics, Mobile, Cloud and Cyber Security, combining world class methodologies and its global delivery model, Rightshore®. Sogeti brings together more than 20,000 professionals in 15 countries and has a strong local presence in over 100 locations in Europe, the United States, and India. Tenant entity Sogeti USA, LLC, is a division of the Sogeti Group, which is a wholly-owned subsidiary of Capgemini S.A., traded on the Paris Stock Exchange.

ASSET BUSINESS PLAN

- Acquire ABB Corporate for \$14,600,000 (\$132/SF), a significant discount to replacement cost
- Place a total of \$10,700,000 of debt on the property
 - Hayman will likely close all cash and place either 10-year fixed rate debt or 3-year interest-only debt on ABB Corporate pending further research into optimizing the business plan (pro-forma assumes fixed rate debt)
- Grow NOI through in-place 3% annual rent escalations on ABB and Sogeti leases
- Market and lease the remaining 11,280 SF of vacant space by the end of year 2 of the holding period
- Sell ABB Corporate in 2018 for \$15,880,554 (\$143/SF) that assumes a 7.5% cap rate on forward-looking NOI of \$1,191,042

THE PROPERTY

Property Description

Address	579 Executive Campus Dr, Westerville, OH 43082
Construction Vintage	2004
Framing	Structural steel
Exterior Walls	Tilt up concrete with brick veneer
Windows	Double paned aluminum sash type windows.
Floor Construction	Poured concrete slab and poured concrete over metal decking.
Roof	Rubber Membrane Type
HVAC	The improvements are 100% heated and air conditioned utilizing multiple units. The HVAC system is zone controlled.
Electricity	Ample for current use
Parking	314 asphalt paved and striped parking spaces, or 2.84 spaces per 1,000 square feet of gross building area with room for additional parking
Foundation	Poured concrete
Sprinklers	The improvements include a sprinkler system for 100% of the space.

Detailed Listing

- Property specific items (tenant overview, business plan, etc)

Leadership Team

Robert Hayman - CEO & Principal

Robert Hayman is a highly motivated, well trained and world-class entrepreneur and the Chief Executive Officer of Hayman Properties, LLC. With over 30 years of real estate experience, Robert has a track record of innovative strategies resulting in exceptional profits. Under his direction, Hayman Properties has come to own and manage a significant and growing portfolio of real estate.



A seasoned entrepreneur, Robert has led corporations through market expansion, new product development and organization of transformational efforts. Outside of the real estate paradigm, Mr. Hayman is also well known for his innovative approach in leading Discus Holdings from initial stages to a company which realized annual revenues approaching \$200MM in 2007, with a global footprint in 17 countries. Mr. Hayman's prior experience also includes executive management positions with Giorgio Beverly Hills Fragrance in New York, London and Beverly Hills.

Michael Treiman - Partner, COO

Michael Treiman is a partner and the Chief Operating Officer for Hayman Properties. In his role, Mr. Treiman is responsible for the day-to-day management of the real estate portfolio. Prior to taking on his present responsibilities, Mr. Treiman was the General Counsel and Chief Administrative Officer at Discus Holdings. Following his departure from Discus, Mr. Treiman served on its Board of Directors through the sale of the company to Phillips in December of 2010. Mr. Treiman has an LL.M. in Taxation from Loyola Law School, a Masters in Business Administration from the Anderson School at UCLA, a Juris Doctor from Loyola Law School and is an Adjunct Professor of Corporate Tax at Loyola Law School.



Sherry Fischer - CFO

As CFO of Hayman Properties, Sherry Fischer, CPA (not active), is a seasoned financial manager with over 20 years of experience in financial management. Having received her Bachelor of Arts in Business Administration with an emphasis in Accounting from California State University, Fullerton, Sherry started her career with a large local CPA firm before growing up the ranks with a large Fortune 20 Waste Management company.



IN THE NEWS



Hayman Properties Spends Big in August

The value-add investor acquires \$53 million in the month of August of four office properties, bringing its total portfolio to \$150 million.



The Hayman Companies ("Hayman") purchased the 268 unit apartment building, Crofton Place in Houston, Texas for \$2.15MM.

Hayman's strategy for this acquisition is to reposition its tenant base and leverage the physical quality of the asset. With adjustments and through natural attrition, the property will then evolve into an Active Senior Community Property (55+), one of the benefits of which will be a diminishing turnover. Advantage Property Management, a Hayman Properties company,

will assume day-to-day operations of Crofton Place and work to improve the tenant base, which should result in an increased NOI and property value.

Update: After placing \$537,500 of equity and a three and a half year hold, Crofton place was sold by Hayman Properties for \$4.55MM, realizing a 537% Return on Equity to its partners and investors.



Hayman acquired the 344 unit apartment complex in Las Vegas, Nevada known as Mirabella for \$9.3MM.

Mirabella is being purchased as a market play. The Vegas market has fallen so fast and so hard that the Hayman team identified Mirabella as a great opportunity. Hayman bought the note for cash, then placed 75% LTV leverage on the property such that remaining equity was \$2.3MM. With upward pricing momentum and cap rate compression, this opportunity

offers a significant return on equity.

Update: Hayman sold the asset for \$14.875MM 35 months later, and realized a 336% Return on Equity.

Detailed Listing

- Leadership team and newsworthy items



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SPONSOR

Hayman Properties

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SUMMARY

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Targeted Investor IRR: 17.53%
Targeted Avg. Annual Cash Yield: 8.0%
Targeted Hold Period: Three Years
Investment Type: Equity
Property Type: Class A Office / R&D
Location: Columbus Metro
Min Investment: \$25,000

DOCUMENTS

Investor Documents¹

- Offering Memorandum
- PPM
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Due Diligence Documents²

- ABB Corporate - REIS Report
- Hayman Properties Portfolio
- ORG Chart
- Stacking Plan
- Property Condition Report
- Colliers Office Report Q2 2015

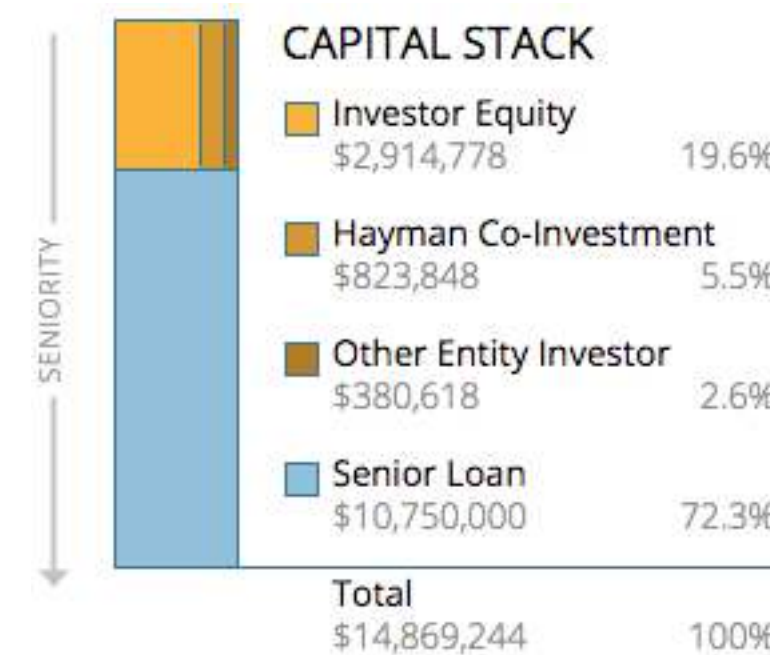
ABB Corporate

Stabilized Class A Office / R&D
Investment with a Long-Term S&P A-
Rated NNN Anchor Credit Tenant

- 8.0% annualized distribution paid quarterly
- 3-year targeted holding period
- Sponsor closed all cash - no execution risk
- 89.8% leased
- Long-term lease with ABB, Inc., an S&P A rated credit tenant
- 20% sponsor co-investment
- No sponsor acquisition fee, disposition fee or financing fee

Invest Now

Questions?



Detailed Listing

- Click "Invest Now" when Investors are ready to submit their investment offer

Transaction Center



Your Status: Offer Pending Completion

ABB CORPORATE

By Hayman Properties

Westerville, OH

PROPERTY HIGHLIGHTS

- Targeted Investor IRR: 17.53%
- Targeted Avg. Annual Cash Yield: 8.0%
- Targeted Hold Period: Three Years
- [Return to Investment Details](#)

CLOSING PROCESS OVERVIEW

- 1 **You are here**
Offer Submission & Confirmation
You submit an offer for review and acceptance.
- 2 **Documents**
You review, sign, and deliver closing documents, which the Sponsor reviews and approves.
- 3 **Investor Verification**
You provide verification that you are an "accredited investor" as mandated by SEC guidelines.
- 4 **Funding**
You receive funding.

1 OFFER SUBMISSION

Offer to invest in ABB Corporate

Desired Investment Amount
(Minimum \$25,000)

Phone number
(We reach out to all investors.)

503-347-0532

- ☐ I have previously invested in projects sponsored by Hayman Properties. [Why?](#)
- ☐ I'll be funding this investment through an IRA rather than cash

Overview Disclosures/Disclaimers

This overview does not constitute an offer to sell you a security, or a solicitation of an offer by you to purchase a security. No offer to sell or solicitation of an offer to buy may be made prior to the delivery by the project sponsor of definitive documentation relating to a proposed investment (collectively, "offering materials"), including, in most cases, (1) an offering circular describing the investment opportunity and the rights, preferences and obligations attached to the security being offered, (2) an operating agreement, similar

Transaction Center

- Enters desired investment amount to begin a simple 4-step online transaction process
 1. Submit offer
 2. Documentation
 3. Accreditation
 4. Funding

My Investments

My Investment



Your Status: Invested

ABB CORPORATE By Hayman Properties

Your Investment: \$50,000

Close Date: Nov 09, 2015

Investing Entity: Robert Brown

Investor Room

Investment Details



Your Status: Invested

PARADISE SUITES By Commercial Partners LLC

Your Investment: \$100,000

Close Date: Jul 03, 2015

Investing Entity: Robert Brown

Investor Room

Investment Details

- 'My Investments' lists Investor's portfolio
- Used to access a custom Investor Room per project
- Also used to review investment details



Your Investment: **\$50,000**
Invested Date: **Nov. 09, 2015**

ABB CORPORATE By Hayman Properties

*Stabilized Class A Office / R&D
Investment with a Long-Term S&P A-
Rated NNN Anchor Credit Tenant*

Targeted IRR

17.5%

Targeted Hold

5 Years

Investment Type

Equity

Property Type

Class A Mixed-Use

Property Location

Urban Metro, USA

Avg Cash-On-Cash Return

8.2%

Min Investment

\$50,000

Purchase Price

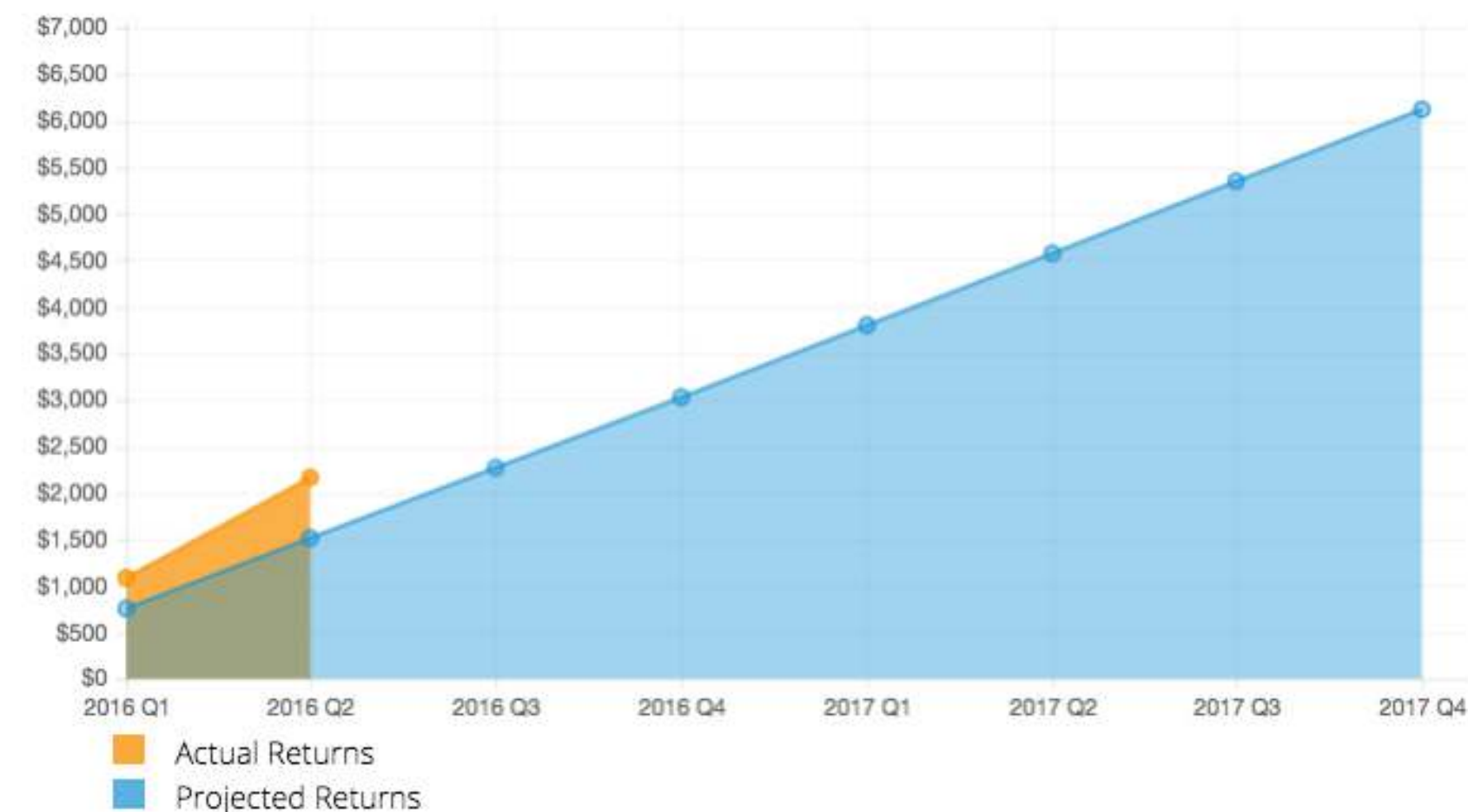
\$52.4 Million

Law Firm

Carney & Locke LLP

DISTRIBUTIONS & PROJECTED CASH FLOWS

[Cumulative](#) [Incremental](#) [Current Time Period](#) [Project Life Span](#)



EMAILS, UPDATES & CLOSING DOCUMENTS

[Emails](#) [Updates](#) [Closing documents](#)

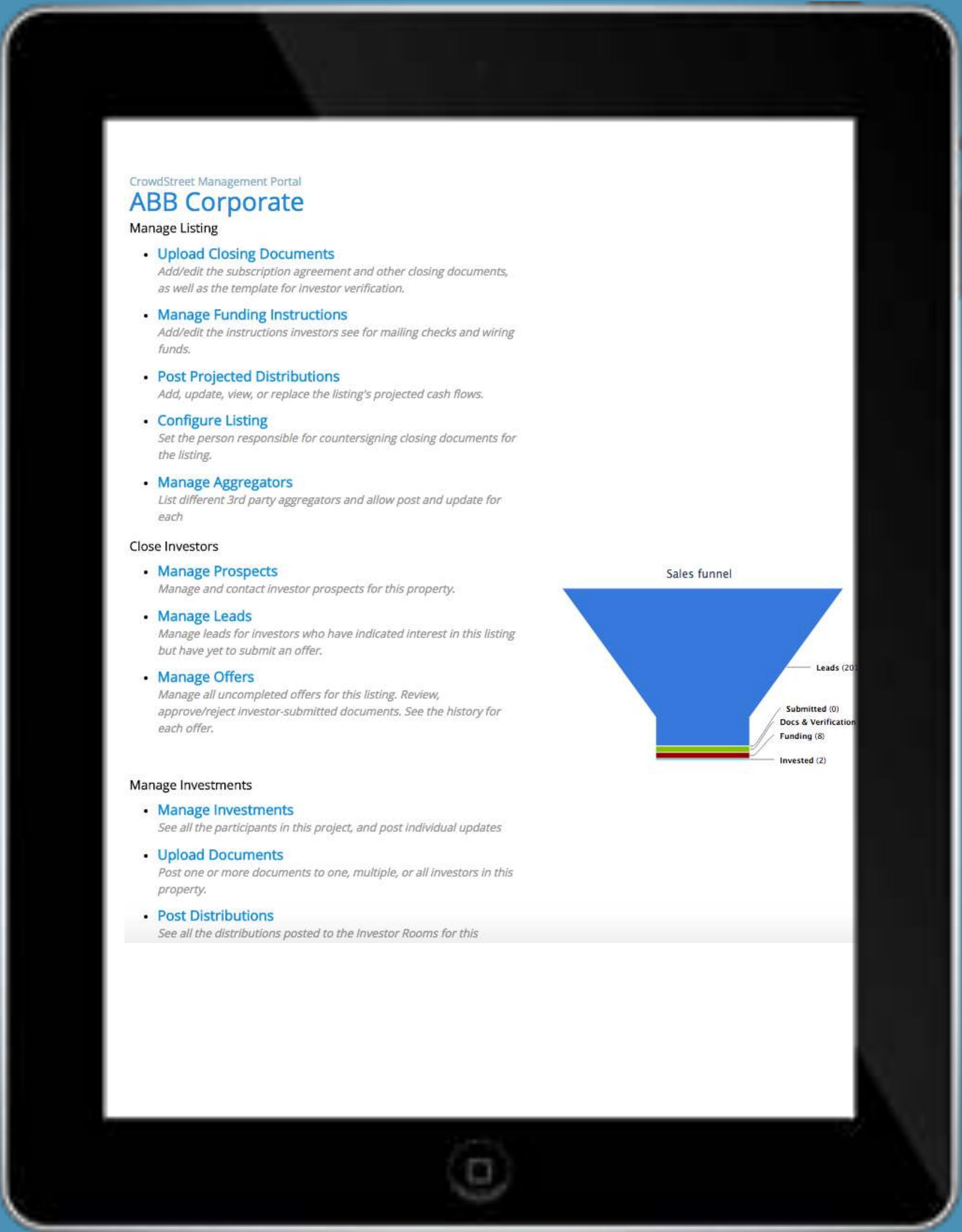
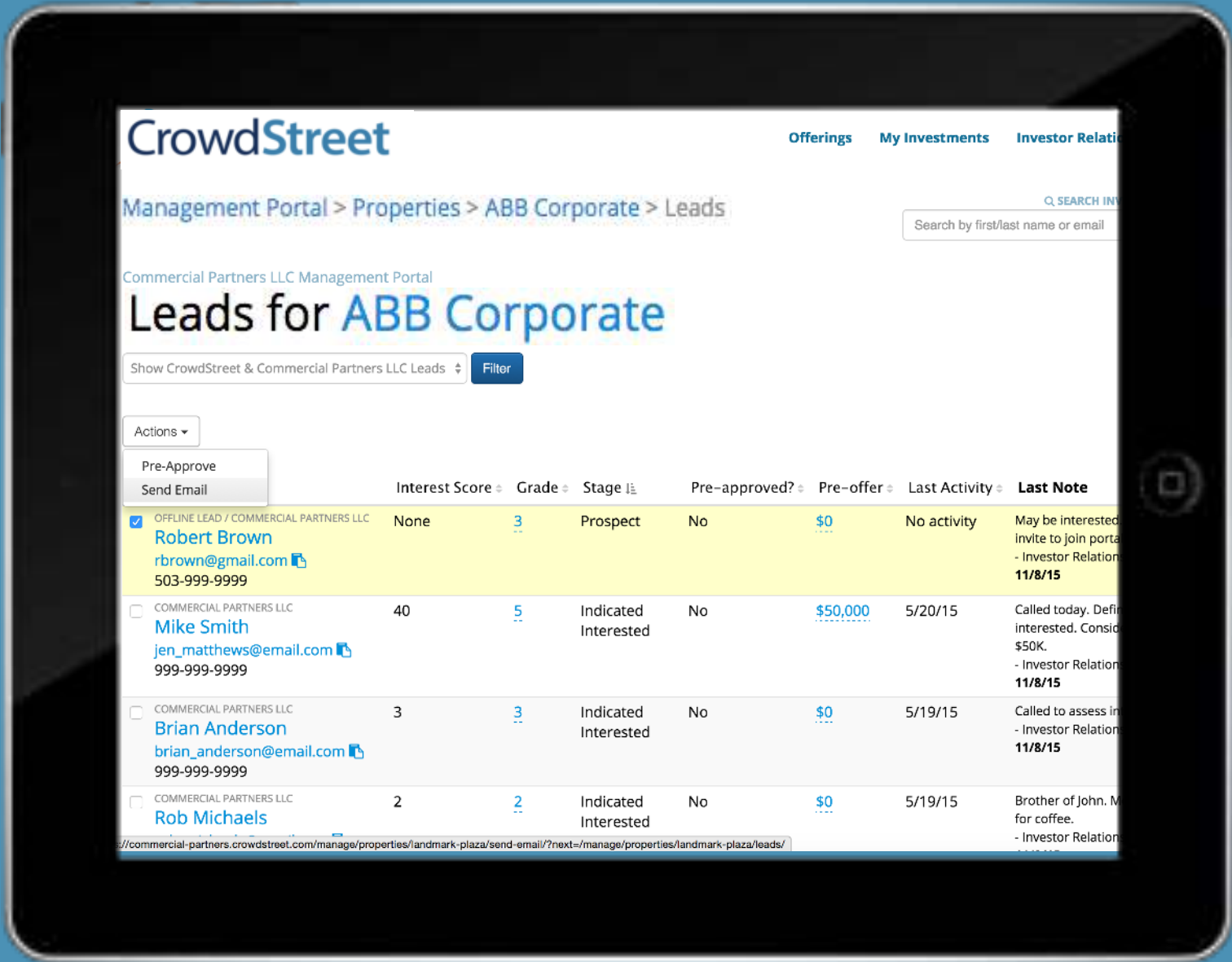
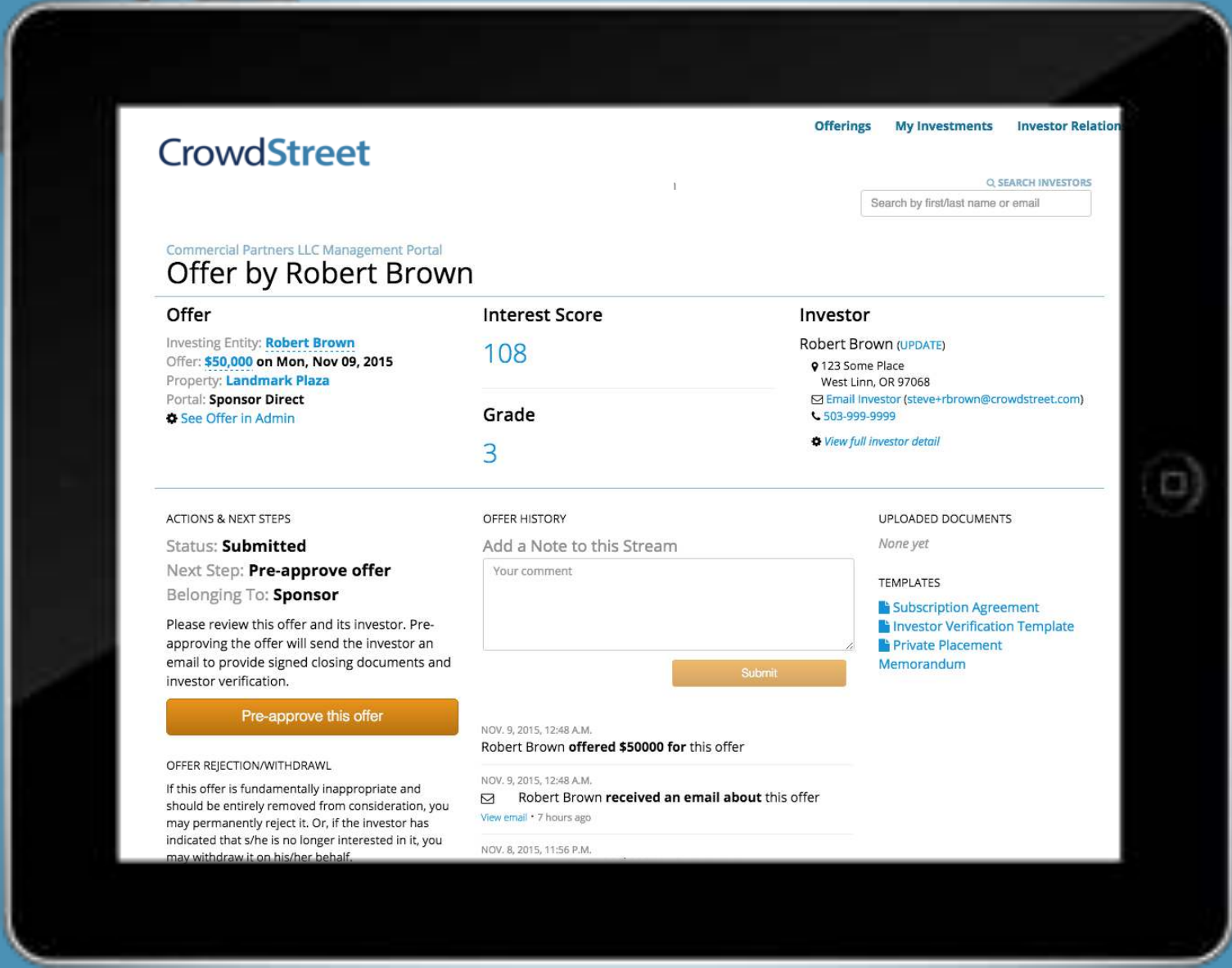
Show entries

Search:

Name	Updated
Subscription_Agreement-Signed-CoSigned.pdf	Nov 09, 2015
Subscription_Agreement-Signed.pdf	Nov 09, 2015

Investor Room

- Investors gain access to a private Investor Room containing:
 1. Emails
 2. Closing docs
 3. Offer details
 4. Updates & K1s
 5. Distributions
 6. Performance charts



Management Portal
Used to manage Investors, Leads, Offers, closings, documents and distributions. Centralized management and engagement with investors including sending emails and tracking all activity.

3,000+

Registered Accredited
Investors

\$55,000

Avg. Investment Size

14

Funded
Projects

13

Active
Projects

\$719.2M

Project Value
Posted on
Marketplace

Total Marketplace Funding

\$19M

Total Investor Equity

\$140.4M

CrowdStreet Marketplace




What we have learned.

Fundraising from existing investors is a cumbersome process

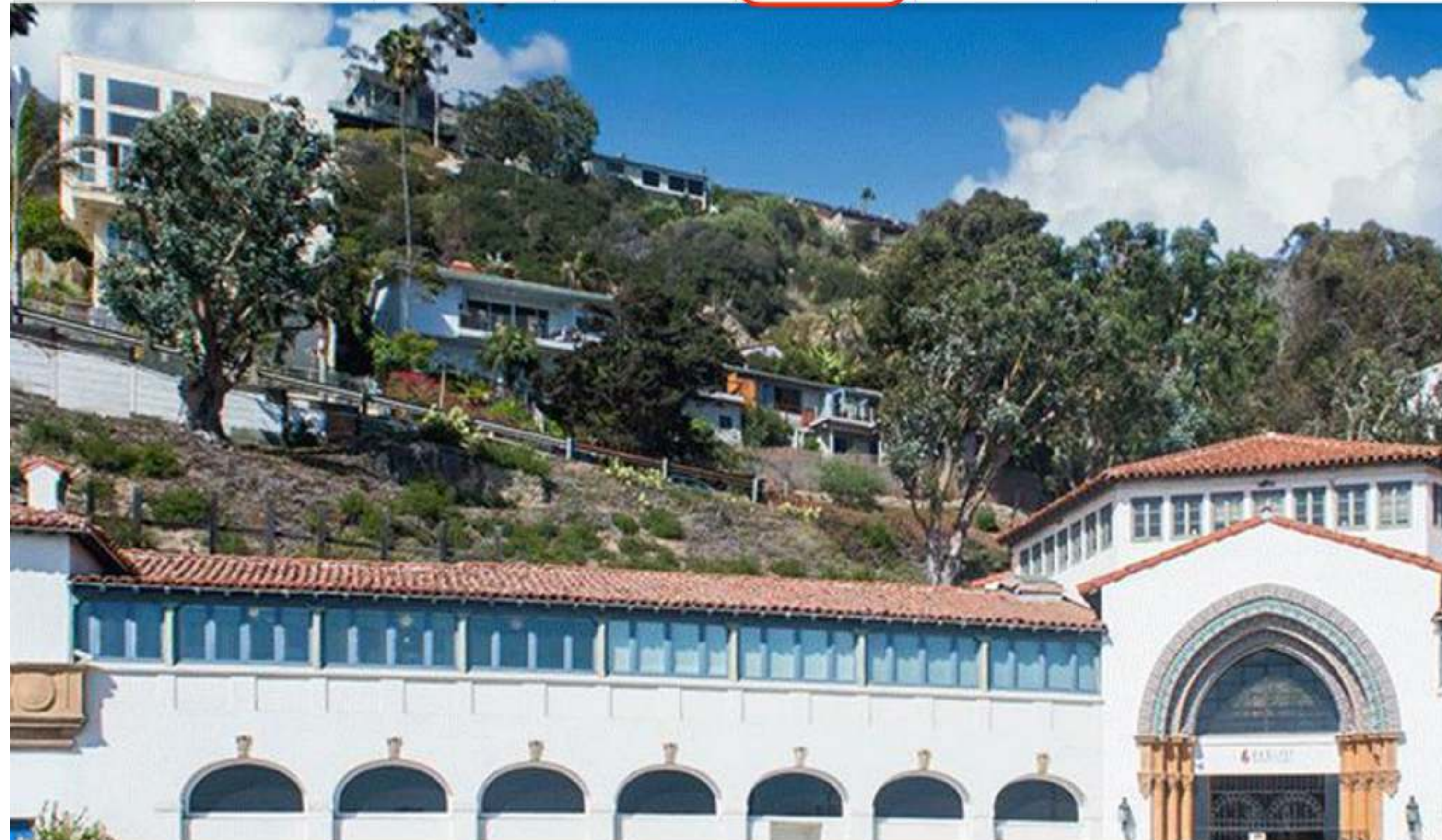
Acquiring new investors is challenging and geographically constrained

Managing investors is no small undertaking!

A top-down view of a person's hands typing on a silver laptop keyboard. The laptop is on a light-colored wooden desk. To the left of the laptop is a white cup of coffee with a latte art design on a matching saucer. To the right is a brown leather notebook and a purple pen. The background is a blurred office setting with a window.

A comprehensive, end-to-end
software as service fundraising
and investor management
platform.

■ HAYMAN PROPERTIES, LLC

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Sponsor's Website

- List their current offerings

Sponsor's Website

- Provide their investors all investment details and option to invest online

HAYMAN PROPERTIES, LLC

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ABB Corporate

Stabilized Class A Office / R&D
Investment with a Long-Term S&P A-
Rated NNN Anchor Credit Tenant

- 8.0% annualized distribution paid quarterly
- 3-year targeted holding period
- Sponsor closed all cash - no execution risk
- 89.8% leased
- Long-term lease with ABB, Inc., an S&P A rated credit tenant
- 20% sponsor co-investment
- No sponsor acquisition fee, disposition fee or financing fee
- \$1M sponsor-provided line of credit mitigates downside risk

[Invest Now](#)

SUMMARY

Sponsor: Hayman Properties

Targeted Investor IRR: 17.53%

Targeted Avg. Annual Cash Yield: 8.0%

Targeted Hold Period: Three Years

Investment Type: Equity

Property Type: Class A Office / R&D

Location: Columbus Metro

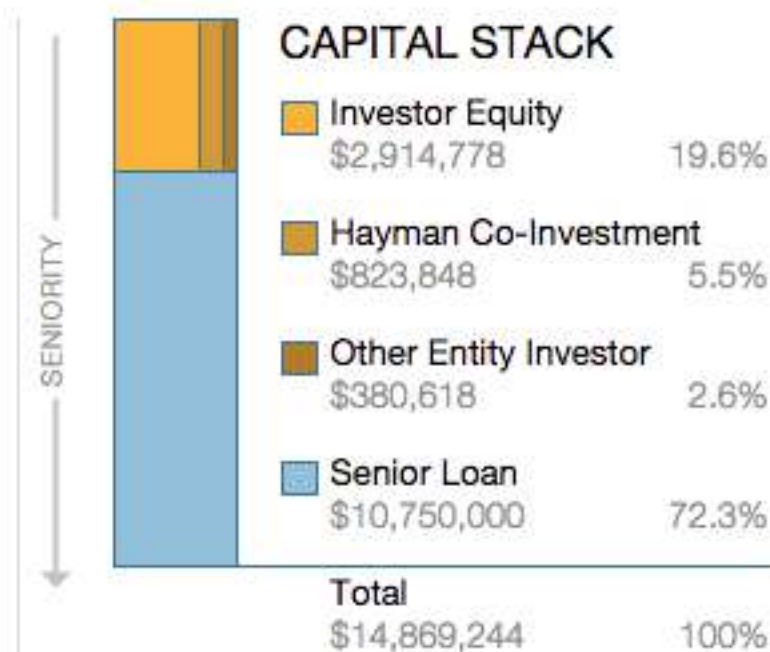
DOCUMENTS

Investor Documents¹

- [Offering Memorandum](#)
- [PPM](#)
- [Subscription Agreement \(Signature Pages\)](#)
- [Operating Agreement](#)

Due Dillgence Documents²

- [ABB Corporate - REIS Report](#)
- [Hayman Properties Portfolio](#)
- [ORG Chart](#)
- [Stacking Plan](#)
- [Property Condition Report](#)
- [Colliers Office Report Q2 2015](#)





We work with any existing website

Most of our sponsors are up and running in less than 2 weeks



Dan Carter
Founder / Owner
Windmill Investments

“Using CrowdStreet to modernize our fundraising efforts and manage investors online just makes sense. The technology allows us to communicate better and more efficiently with investors, and provides our investors even more transparency and more centralized access to information than we could have delivered offline in the past.”

“I was cautiously optimistic about opening our offering to the public out of concern that more investors would increase the management time and effort required. I found that the CrowdStreet platform worked even better than I expected by increasing our efficiency and enabling us to effectively manage a larger investor base.”



Jasmine Nazari
Investor Relations
Urban Green

Questions?



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