

## A PORTFOLIO FOCUSED ON HIGH-CREDIT QUALITY TENANTS



### HIGHLIGHTS

- Diversified tenant base and sector mix with strong tenant credit ratings
- Exceptional asset quality, critical locations, specialized facilities, and superior management services support high tenant retention rate
- Institutional tenant roster with multiple Fortune 500® and Global 500® companies
- Tritower investment cities are among the top 15 most educated cities in the country<sup>(1)</sup>

<sup>(1)</sup>According to WalletHub's 2021 Most Educated Cities in America

### CONTACT US

**Tritower Financial Group, LLC**  
60 State Street  
Boston, Massachusetts 02109  
Main: 781-222-5900  
[www.TritowerFinancial.com](http://www.TritowerFinancial.com)

# Quality Portfolio in Attractive Markets

## Diversified by asset, geography, tenant and industry

### STATISTICS SINCE INCEPTION – 2012\*

**\$1.275 Billion**

Total Market  
Capitalization

**4.909 Million**

Square Feet  
Acquired

**40 Buildings**

Acquired

**\$543 Million**

Equity Raised

### GEOGRAPHICAL DIVERSIFICATION

- Colorado
- Maryland
- Massachusetts
- New Hampshire
- Rhode Island
- Virginia
- Washington, D.C.

### STRATEGIES

- Core
- Core-Plus
- Development
- Preferred Equity
- Value Add

### ASSET DIVERSIFICATION

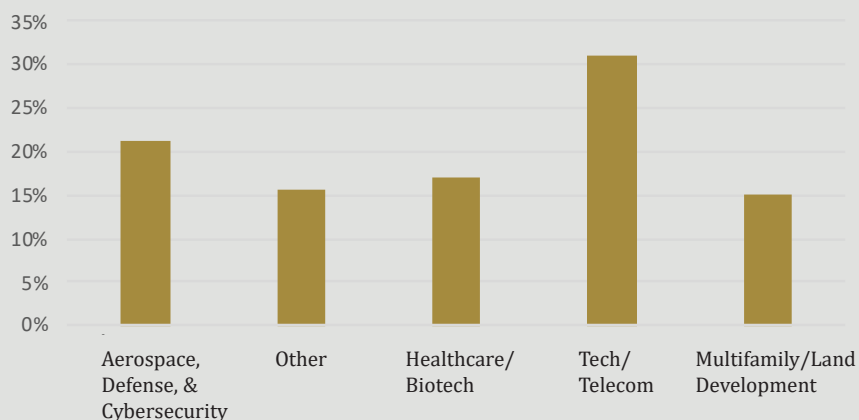
- Lab
- Land (multifamily development)
- Life Science
- Medical/Office/Lab
- Multi-Family
- Office
- Office/Lab
- Office/Retail
- R&D
- SCIF<sup>(1)</sup>
- Warehouse/Distribution

<sup>(1)</sup> Sensitive Compartmented Information Facility

## Actively Owned Portfolio Overview

### STATISTICS\*

Market	No. of Buildings	Rentable SF
Boston/NE	8	1,916,740
D.C.	4	833,663
Denver	11	901,167
<b>Total/Average:</b>	<b>23</b>	<b>3,651,570</b>



\*Statistics do not include open offerings.

Based on square footage leased and currently under development. Other includes financial and other services.

# Property Portfolio\*

Property	MSA	Strategy	Acquisition Date	Capitalization Amount <sup>(1)</sup>	Investor Equity
APOLLO DRIVE	Boston/NE	Core-Plus	06/2014	\$46,425,000	\$21,000,000
COAL CREEK	Denver	Core-Plus	10/2015	\$42,125,000	\$21,000,000
INDEPENDENCE CENTER I	DC	Core-Plus	07/2016	\$66,100,000	\$26,500,000
STATION RIDGE	DC	Core-Plus	08/2016	\$62,592,500	\$25,000,000
201 BURLINGTON	Boston/NE	Core-Plus	05/2017	\$28,396,500	\$12,200,000
ONE GLOBAL VIEW	DC	Core-Plus	11/2017	\$67,425,000	\$27,300,000
PROVIDENCE CENTER	Boston/NE	Core-Plus	12/2018	\$75,500,000	\$29,200,000
FISHERS LANE	DC	Value-Add	09/2019	\$37,332,500	\$19,000,000
WEST CENTURY DRIVE	Denver	Core-Plus/Value-Add	09/2019	\$23,370,000	\$10,600,000
ONE FAIR OAKS	DC	Core	03/2020	\$62,330,000	\$26,800,000
1717 R.I. AVENUE	DC	Core-Plus	12/2020	\$64,475,000	\$26,900,000
STERLING DRIVE	Denver	Value-Add	03/2021	\$73,526,524	\$38,500,000
ONE DULLES CORRIDOR	DC	Core	07/2021	\$76,500,000	\$37,500,000
GODDARD MEMORIAL DRIVE	Boston/NE	Core	12/2021	\$55,900,000	\$22,000,000
MAREK DARTMOUTH	Boston/NE	Development	10/2022	\$84,905,000	\$29,000,000
MAREK II	Boston/NE	Development	08/2023	\$8,300,000	\$4,150,000
101 ARCH	Boston/NE	Core	07/2024	\$24,550,000	\$11,700,000
COCHECHO	Boston/NE	Preferred Equity	05/2024	\$99,244,000	\$14,700,000
<b>TOTAL</b>				<b>\$1,017,097,024</b>	<b>\$421,050,000</b>

\* Does not include open offerings.

## Sold Property Detail

Property / MSA	Syndication Date	Sale Date	Capitalization Amount <sup>(1)</sup>	Gross Sale Price	Investor Equity	Internal Rate of Return	Average Annual Return <sup>(2)</sup>	Equity Multiple
RIVERPARK Boston	09/03/2013	10/04/2017	\$35,725,000	\$45,100,000	\$11,900,000	15.8%	18.0%	1.74x
WEST WATKINS D.C.	10/09/2015	08/21/2019	\$33,475,000	\$53,250,000	\$20,000,000	19.5%	22.1%	1.87x
CENTRETECH Denver	03/27/2015	12/27/2019	\$28,065,000	\$35,250,000	\$14,000,000	13.2%	14.3%	1.69x
WALNUT STREET Denver	09/25/2018	12/09/2020	\$56,915,000	\$99,000,000	\$28,000,000	38.6%	46.1%	2.03x
WINTER STREET Boston	12/27/2019	01/20/2021	\$36,435,000	\$56,000,000	\$15,500,000	89.3%	94.7%	2.08x
TRADE CENTRE Denver	12/14/2018	05/03/2022	\$20,950,000	\$30,000,000	\$11,000,000	23.6%	28.3%	1.97x
INDEPENDENCE CENTER II D.C.	06/10/2015	09/07/2022	\$30,150,000	\$39,200,000	\$13,500,000	10.7%	12%	1.87x
AMES POND Boston	05/30/2014	06/15/2023	\$16,300,000	\$22,136,690	\$8,700,000	4.86%	4.74%	1.43x
NG EXPO Denver	10/27/2017	10/10/2024	\$18,100,000	\$27,300,000	\$18,000,000	— <sup>(3)</sup>	9.4% <sup>(3)</sup>	— <sup>(3)</sup>
<b>TOTAL</b>			<b>\$276,115,000</b>	<b>\$407,236,690</b>	<b>\$130,600,000</b>			

(1) Capitalization Amount is the investor equity, TFG's Co-Investment and mortgage debt at initial offering.

(2) Average Annual Return is the total investor return divided by the number of years in the actual holding period of the investment.

(3) Represents returns from dividends paid and initial sale proceeds, of which approximately 97% have been paid to date. Returns may vary after final distribution payment.

Past performance is not a guarantee of future results. Single asset investments and real estate investment trusts present features and risks not associated with other types of investments. This communication is not intended to be an offer to sell or a solicitation of an offer to buy any security in a Tritower sponsored vehicle. These investments are not suitable for all investors. Tritower Financial Group, LLC, does not provide tax, retirement, or legal advice. Investors are encouraged to review all tax and investment matters with a legal or tax professional.

# Property Gallery

Station Ridge (MD)



Providence Center (RI)



One Dulles Corridor (VA)



Sterling Drive (CO)



Winter Street (MA)



West Watkins (MD)



201 Burlington (MA)



Centretech Hughes (CO)



1717 Rhode Island Ave (DC)



Independence Center II (VA)



Independence Center I (VA)



3200 Walnut Street (CO)



NG Expo (CO)



One Global View (VA)



Goddard Memorial Drive (MA)



West Century Drive (CO)



300 Apollo (MA)



One Fair Oaks (VA)



Fishers Lane (MD)



Coal Creek (CO)



Trade Centre (CO)



300 Riverpark Drive (MA)



Ames Pond (MA)



Marek Dartmouth



Marek II (NH)



Arch (MA)



Cochecho (NH)

