

3060 Southcreek Blvd, Orlando, FL 32824

APEX SOUTH CREEK, DST



Exterior View

OFFERING DETAILS

Total Offering Price	\$119,052,386
Total Equity	\$73,058,386
Minimum Investment	\$50,000
Total Loan Amount	\$45,994,000
Loan-to-Value	38.63%

TARGETED BENEFITS

- Purchased \$6MM Under Appraised Value*
- 12% Rent Growth Through Lease-Up
- Class A: Modern Luxury Amenities
- Income Tax-Free State
- 2.45 DSCR**

Source: Berkadia, 2022



Common Area Lounge



Pool with Lounge Seating



Aerial View

PROPERTY PROFILE

Year Built	2022
Total Units	300
Net Rentable Area	304,000 SF
Average Unit Size	1,014 SF
Stories	3-Story

*Appraisal dated October 6, 2022 completed by CBRE provided an "as is" value conclusion of \$106,000,000. The third-party purchase price was \$100,000,000.

**Debt-service coverage ratio (DSCR) measures the ability to pay current debt obligations with available cash flow. It is calculated by dividing annual net operating income by debt service payments. A DSCR of 2.0 would mean that there is twice enough cash flow as necessary to pay debt service.



Business Lounge



Poolside Pavilion

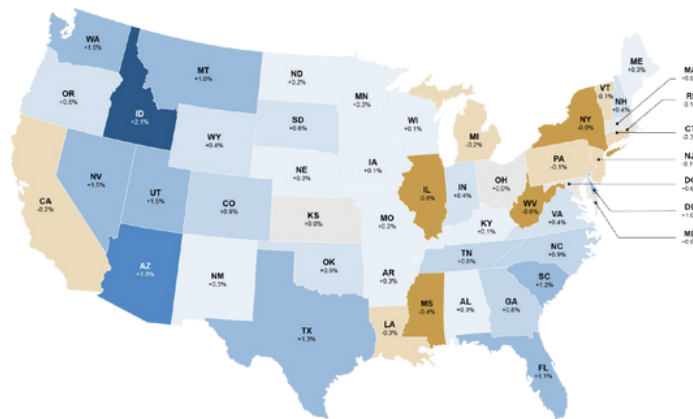


Expansive Yoga Room

ABOUT APEX SOUTH CREEK

The Property is a Class A, garden-style multi-family residential community located at 3060 Southcreek Boulevard, Orlando, Florida 32824 to be known as “Apex South Creek.” The Property consists of a single parcel of land approximately 24.85 acres in size, upon which are situated ten three-story apartment buildings, a single-story clubhouse and leasing office, a single-story pool pavilion, a single-story maintenance building, and five single-story detached garage buildings with a total of 30 individual parking garage spaces. The ten apartment buildings contain approximately 304,000 square feet of net rentable residential area across 300 Units.

Community amenities include a clubhouse and leasing office with fitness center, community room with pool table and kitchen, yoga room and business lounge with private workstations and conference room, resort-style pool with lounge areas and poolside pavilion with covered outdoor kitchen, lounge and game areas, BBQ area, yoga lawn, picnic area with a bocce ball court, dog park with grooming station, car wash station, large pond with jogging and walking trail, parcel locker system and electric car charging station. The Property has 588 parking spaces, including 30 detached private garages in five buildings located throughout the community and 12 handicap spaces, three of which are van accessible.



PROPERTY FEATURES



Open Floor Plan



Kitchen Islands with Pendant Lighting



Modern Bathrooms



24-Hour Fitness Room



Screened-In Patios

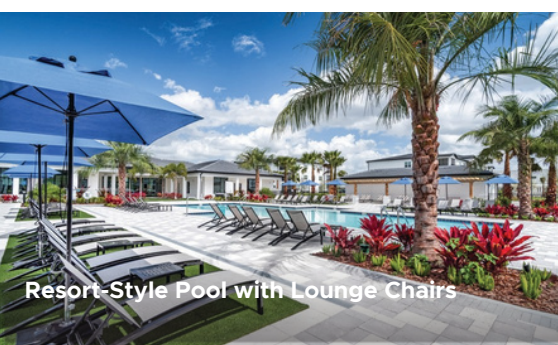
INTERIORS

- Full-Sized Washer & Dryer
- Hardwood-Style Flooring
- Abundant, Eco-Friendly Double Paned Windows for Ample Natural Light
- Private Dog Yards*
- Energy-Efficient Electronic Thermostat
- USB-Port Electrical Outlets
- Keyless Entry Access
- Screened-In Patios*
- Scenic Lake Views*

(*in select homes)

MODERN AMENITIES

- 24-Hour Fitness Center with State-of-the-Art Exercise Bikes
- Expansive Yoga Room
- Resort-Style Pool with Lounge Chairs
- Poolside Pavilion with Electric BBQ Grills, Gaming Area, Lounge Seating, Ping Pong and Foosball Table
- Recreational Bocce Ball Court
- Waterfront Jogging & Walking Trail
- Game Lounge including Pool Table & Life-Sized Scrabble Board
- Business Lounge with Private Workstations & Conference Room
- Expansive Park Space throughout with Benches
- Wi-Fi throughout Clubhouse and Pavilion
- Bark Park & Wash Station
- E/V Charging Stations
- 24-Hour Access Parcel Locker System
- Complimentary Starbucks
- Coffee Bar
- Valet Trash & Recycling Service
- Convenient Car Wash Station
- Detached Private Garages to Rent
- Controlled-Access Gates for Security
- Storage Throughout Property



Resort-Style Pool with Lounge Chairs



Game Lounge including Pool Table



Electric BBQ Grills

RESIDENT FINANCIAL METRICS

\$2,128 | \$2.10 P/SF

Avg. Market
Rent*

\$94,709

Avg. Household
Income
(On-Site)

27%

Rent-to-Income

36

Avg. Age
(On-Site)

2

Avg. Household
Size (W/in 5-Mi)

35%

On-Site Resident
HHI \$100k+

60%

White-Collar
Employed (5-Mi)

Source: Berkadia, 2022

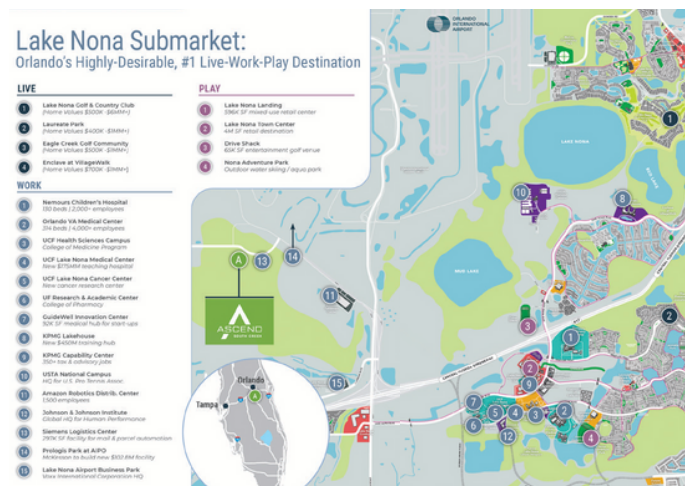
LAKE NONA COMMUNITY



MAJOR LAKE NONA EMPLOYERS INCLUDE



LAKE NONA SUBMARKET



UNDER 10 MINUTE DRIVE

Lake Hart Retail Corridor

Collection of everyday comforts and retail offerings including a Publix grocer and a handful of renowned local eateries.

Nona Adventure Park

A waterbased family entertainment center with a myriad of exciting amenities.

Lake Nona Boulevard Lifestyle Corridor

Offers attractions and amenities to consumers and families alike.

Lake Nona Landing

Everyday conveniences, grocers, restaurants and bars, as well as a host of big-box retailers.

DISCLOSURE

Securities offered through MIT Associates LLC ("MIT"), (member FINRA/SIPC). MIT is a FINRA Broker dealer and is the managing broker-dealer for Crew Enterprises ("Crew"), the issuer of this private real estate fund (the "Fund"). MIT and Crew are separate entities and are not affiliated. Conflicts of interest may arise because certain employees of Crew are also registered representatives of MIT and receive compensation tied to the investments in the Fund. These individuals may be involved in, and receive compensation for, both the sales efforts on behalf of Crew's Fund and the management of the Fund itself, including making investment decisions, determining the timing of asset sales, and setting distribution amounts. This dual role creates a potential conflict as these individuals' decisions may impact the financial interests of Crew, MIT, and the individuals themselves, potentially at odds with the best interests of the investors. For further details on conflicts of interest, please refer to the Private Placement Memorandum (PPM). The Fund is an unregistered private placement offered only to accredited investors as defined under Regulation D of the Securities Act of 1933, as amended. This document is for informational purposes only and is not an offer to sell or a solicitation to buy securities nor should it be considered a recommendation of any kind (including the recommendation that an investment is in an individual investor's best interest) by MIT or any individual registered at MIT. Past performance does not guarantee future results. The information provided herein is believed to be accurate and from reliable sources, but MIT makes no guarantees regarding its accuracy or completeness. Data, projections, and opinions are subject to change, and MIT is not obligated to update any outdated information. Investors should perform their own due diligence and seek independent advice before investing. All investments carry risks. Investors should carefully assess their risk tolerance and financial situation and are advised to consult with financial, legal, and tax advisors prior to making any investment decision. MIT makes no assurances that the Fund will meet its objectives or mitigate the outlined risks. Risks related to the Fund are disclosed in our PPM that must be delivered to each investor prior to making an investment decision. 1031 Exchange risks include but are not limited to:

- Investments in real estate private placements are speculative and should be considered "high risk".
- The Fund is not registered with the SEC and lacks the protections of publicly traded securities.
- Shares are illiquid. There is no secondary market.
- There is tax risk associated with an investment in shares.
- There may be environmental risks related to the properties.
- There are risks related to competition from competing properties.
- The economic success of the Fund will depend upon the results of operations of the properties. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results, financing terms or sales opportunities.
- There is no assurance that cash flow will cover debt service, capital expenditures, operating expenses or investor distributions.
- All real estate investments have the potential to lose some or all their value.
- The sponsor is not required to contribute capital.

For further information or questions regarding this disclosure, please contact your financial professional, Crew Enterprises or MIT Associates. You can obtain background information on broker dealer firms and their registered financial professionals at <https://brokercheck.finra.org>.



949.540.9164 | 20 Enterprises, Suite 400, CA 92656 | www.crewenterprises.com