

Investment Strategy

Crew Preferred Membership Interests ("Preferred Interest") are structured to provide 1.08% monthly distributions (13% annualized). The offering is being made to provide loans to the Sponsor and its affiliates to fund the purchase of property, to fund due diligence and pre-development work for new projects, to pay debt and expenses of the Sponsor and its affiliates, and to fund the Preferred Service Reserve.

OFFERING SIZE	\$75,000,000	
BREAKPOINTS**	DOLLARS INVESTED	RATE
	\$1 - \$249,999	13%
	\$250,000 - \$499,999	13.5%
	\$500,000 - \$749,999	14%
	\$750,000 - \$999,999	14.5%
	\$1,000,000+	15%
MINIMUM INVESTMENT	\$25,000 (May be Waived)	
MAXIMUM DURATION	36-Months	
DISTRIBUTIONS	Monthly - On the 15th Day	
OPTIONAL REDEMPTIONS	<p>Optional redemptions will be limited to 3.75% of the principal balance of outstanding interests on a quarterly basis on a first come, first served basis. Redemptions price will be equal to the amount of unpaid distributions plus:</p> <ul style="list-style-type: none"> • Months 0-12 after issuance: 90% of principal amount • Months 13-24 after issuance: 92% of principal amount • Months 25-36 after issuance: 94% of principal amount 	
DISCRETIONARY REDEMPTIONS (CALL OPTION)	<p>The company has the right to call the issuance. Discretionary redemptions will be made at a price equal to the amount of unpaid distributions plus:</p> <ul style="list-style-type: none"> • Months 0-12 after issuance: 110% of principal amount • Months 13-24 after issuance: 108% of principal amount • Months 25-36 after issuance: 100% of principal amount 	
TAX REPORTING	K-1	
INVESTOR SUITABILITY	Accredited Investors Only, as Defined in Rule 501(a) of Regulation D as Adopted by the SEC	

ABOUT CREW



32
Properties

Statistics as of 03.2025

15
States

4,200+
Doors

9,500+
Beds

\$1.5BN
AUM

Crew Enterprises, LLC is a privately held California based real estate company focused on acquiring, developing, and operating conventional multifamily and student housing properties. Based in Orange County, California, Crew and its affiliated companies own and manage 32 student housing and multifamily properties located throughout the United States. With approximately 4,200 total doors under management.



LET CREW WORK FOR YOU

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

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