NOYACK Logistics Income REIT

NOYACK Logistics Income REIT (NLI) is a private REIT. Our TripleZero fee structure is the lowest in the industry and ensures our interests are fully aligned with those of our investors.

A diversified portfolio of commercial real estate properties that encompass the supply chain and logistics infrastructure of North America. Our target asset classes include warehouses, cold storage facilities, healthcare & life science buildings, and mobility hubs. This diversification allows us to optimize the portfolio for yield and long term growth.

Investment Thesis

Our fundamental conviction is that logistics assets are undervalued relative to the market maturity of e-commerce. In the past 5 years, digital commerce has grown 140% to a $2.4 trillion market opportunity, yet the supply of real estate infrastructure to meet that demand has increased only 25% This enormous supply/demand imbalance (enhanced by selective capital improvements) in the properties will drive increasing revenue in these assets classes for the next decade.

Deal Terms

Offering Amount
$100MM Common Stock
$25MM Preferred Stock

Target Return
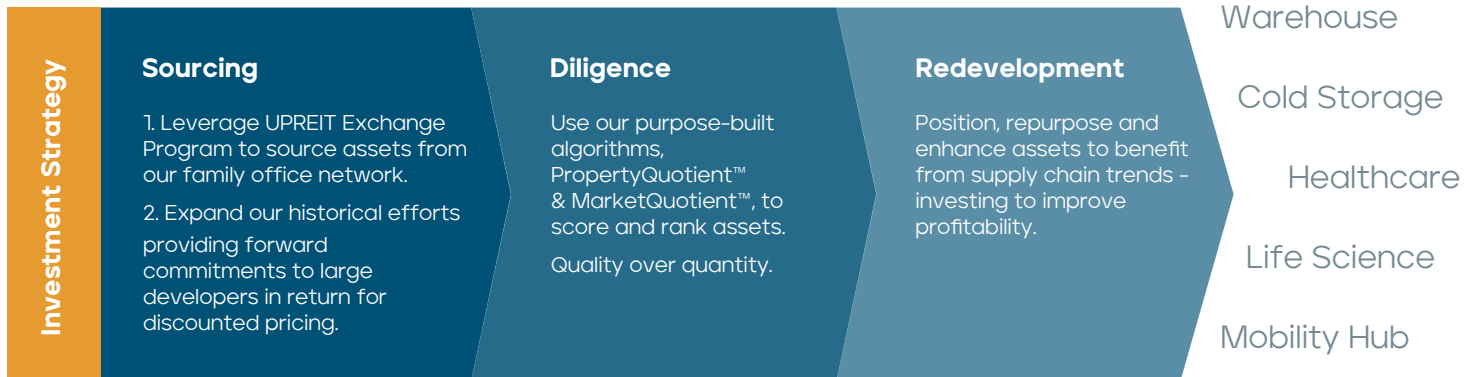18 - 20% IRR

Acquisition Fee
0%

Distribution Fee
0%

Development Fee
0%

Management Fee
0.75% of NAV

Target Distribution
6% Per Annum

Investment Period
5–7 Years

Minimum Subscription
$20,000 Common
$200,000 Preferred

Investment Strategy

Sourcing

1. Leverage UPREIT Exchange Program to source assets from our family office network.

2. Expand our historical efforts providing forward commitments to large developers in return for discounted pricing.

Diligence

Use our purpose-built algorithms, PropertyQuotient™ & MarketQuotient™, to score and rank assets.

Quality over quantity.

Redevelopment

Position, repurpose and enhance assets to benefit from supply chain trends - investing to improve profitability.

- Warehouse
- Cold Storage
- Healthcare
- Life Science
- Mobility Hub

Best-In-Class Track Record

38
Years Investing in Commercial Real Estate

22.4%
Average Historical IRR

$2.4B
Development Value Generated on Invested Property

5.3X
Average Historical Equity Multiple

The NOYACK Advantage

- 38+ Year Track Record of Success
- Investor Alignment with $80M of NOYACK Assets Contributed
- Stabilized Assets Producing Current Cash Flow
- Family Office Networks & Developer Relationships Create Value
- Disruptive Acquisition Strategy Via UPREIT Strategy
- Proprietary Investment Algorithms Provide Competitive Edge
- TripleZero™ Fee Structure Lowest In Industry

NLI is Designed to Deliver Stable, Passive Income With Long-term Appreciation

Tax Efficiency

Distributions are shielded by depreciation, resulting in a nearly tax-free cash flow stream, and the buy-and-hold strategy means property gains can be deferred. Plus, dividends qualify for QBID for increased tax advantages.
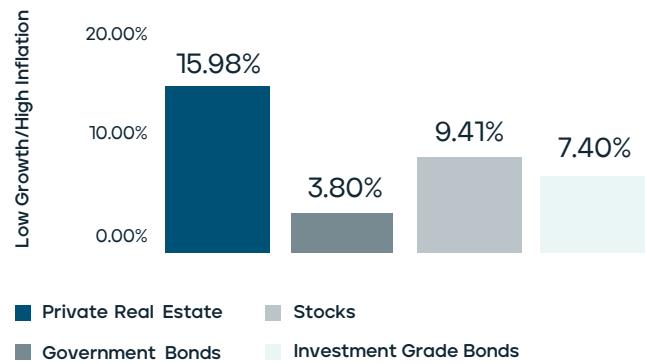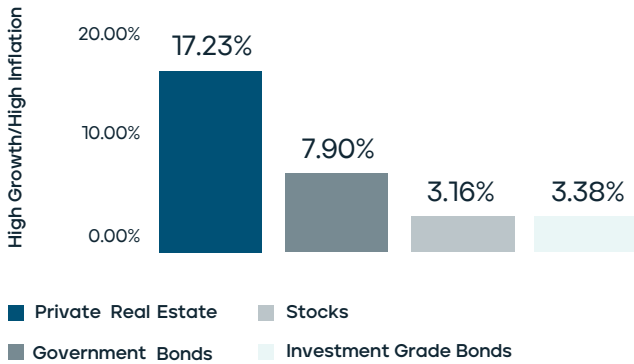
Lower Volatility

Optimal portfolio construction of logistics assets produces exceptional stability without sacrificing upside.

Diversification

Targeting five asset classes all participating in the US boom in supply chain infrastructure.

Commercial Real Estate Outperforms During Periods of Inflation

High Growth/High Inflation

- Private Real Estate: 17.23%
- Government Bonds: 7.90%
- Stocks: 3.16%
- Investment Grade Bonds: 3.38%

Legend: ■ Private Real Estate ■ Government Bonds ■ Stocks ■ Investment Grade Bonds

Low Growth/High Inflation

- Private Real Estate: 15.98%
- Government Bonds: 3.80%
- Stocks: 9.41%
- Investment Grade Bonds: 7.40%

Legend: ■ Private Real Estate ■ Government Bonds ■ Stocks ■ Investment Grade Bonds

Data sources: BlackRock, National Council of Real Estate Investment Fiduciaries (NCREIF), Bloomberg and S&P 500. Data from December 31, 2000 to December 31, 2020. Real Estate is represented by the NFI-ODCE Index, Stocks are represented by the S&P 500 Index, Government Bonds are represented by the Aggregate Bond Index. An investment cannot be made in an index, which is unmanaged and has returns that do not reflect any trading, management or other costs.

Risk-Adjusted Return

A Balance of Security With Potential Return

Of the 4 major asset types now readily available to onlineinvestors, private real estate generally mitigates risk while still prioritizing attractive returns, as shown here.

	Total Return	Volatility	Sharpe Ratio
Stocks	6.56%	18.07%	0.22
Bonds	5.03%	3.43%	0.74
Publicly Traded REITs	11.28%	18.68%	0.47
Private REITs	8.73%	8.20%	0.76

Data source: Google Finance
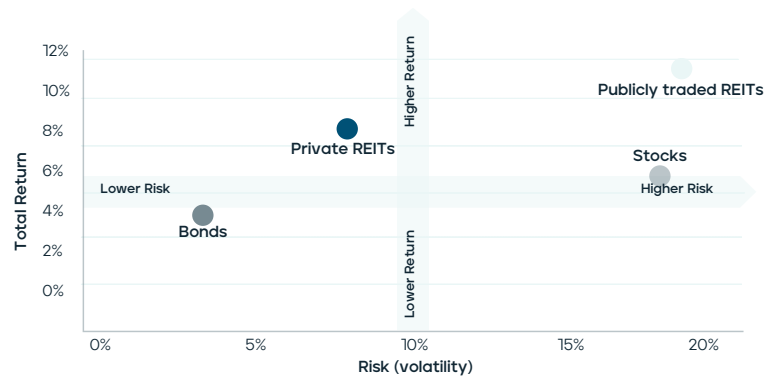
CJ Follini
Managing Principal

Stephen Robie
Chief Financial Officer

Gregory Yates
Chief Marketing Officer

Blake Winkley
Vice President of Business Development

Learn more at www.noyacklogistics.com