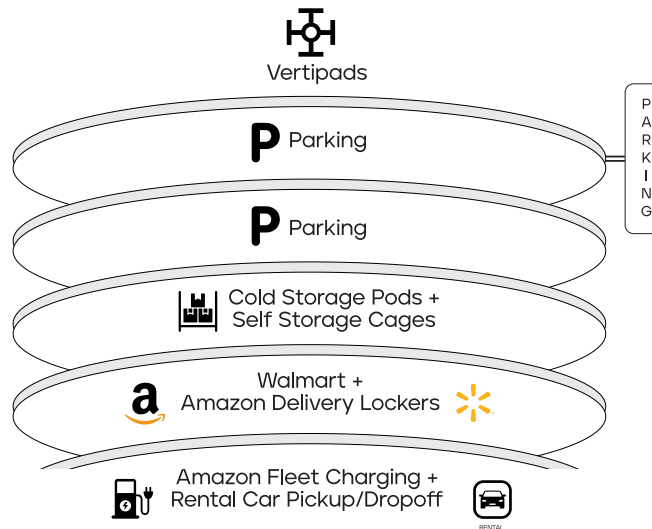


Introducing Noyack Logistics Income I & II

NOYACK Logistics Income REIT (NREIT), a \$200MM private REIT, uniquely invests in 'last-mile' logistics assets for the American supply chain, including storage and healthcare facilities. Driven by the e-commerce sector's rapid growth, there's high demand but limited development of such real estate, creating market imbalances, low vacancy, higher rents, and a need for redeveloping underused properties.

Innovative Investment Thesis

Introducing **Mobility Hubs™**, a 'layer cake of logistics,' NREIT's unique value proposition of repositioning parking garages into last-mile shipping depots.



Deal Terms

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

Target Return
18 - 20% IRR

Acquisition Fee
0%

Distribution Fee
0%

Management Fee
0.75% of NAV

Target Distribution
6% Per Annum

Tax Consideration
1099-DIV

Investment Period
5-7 Years

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

A Top Performing Diversified REIT

Return Performance Comparison

(Cumulative % Net of Fees, Assumes Dividend Reinvestment)¹

Fund

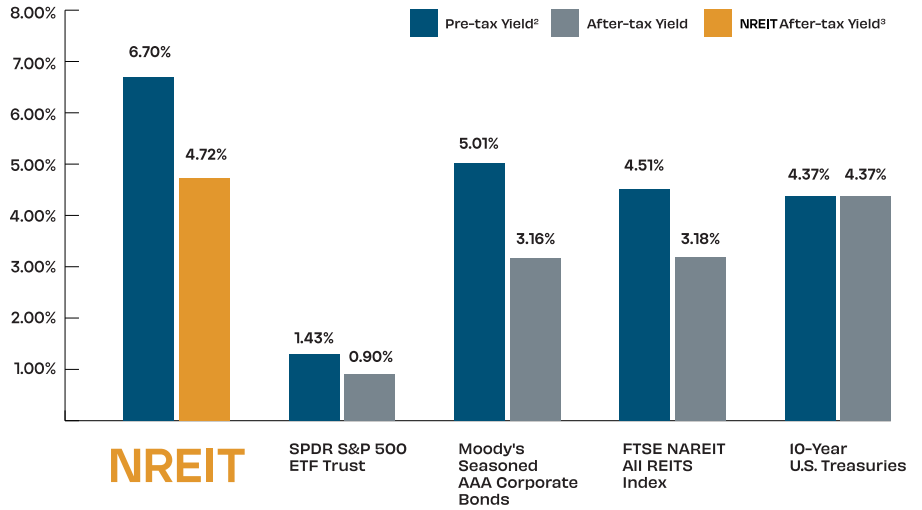
	2023 YTD Return ²	Trailing 12-Month Return ³
Noyack Logistics Income REIT	6.1%	5.9%
Origin IncomePlus Fund	3.3%	4.4%
Blackstone Real Estate Income Trust ⁴	2.3%	1.5%
Nuveen Global Cities REIT ⁴	1.1%	- 2.0%
Starwood Real Estate Income Trust ⁴	- 2.6%	- 6.2%
Ares Real Estate Income Trust ⁴	- 3.4%	- 3.5%
FTSE NAREIT U.S. Real Estate Index (All REITS)	- 8.5%	- 7.9%

^{1,2,3,4} See "Notes to Return Performance Comparison" in [General Disclaimers and Footnotes](#).

Tax Advantages of Top Performing REITs

The following hypothetical example¹ illustrates the tax efficiency of REITs. We compare non-REIT investments to an investment in NREIT.

^{1,2,3} See "Notes to Tax Advantages" in [General Disclaimers and Footnotes](#)



Diversification

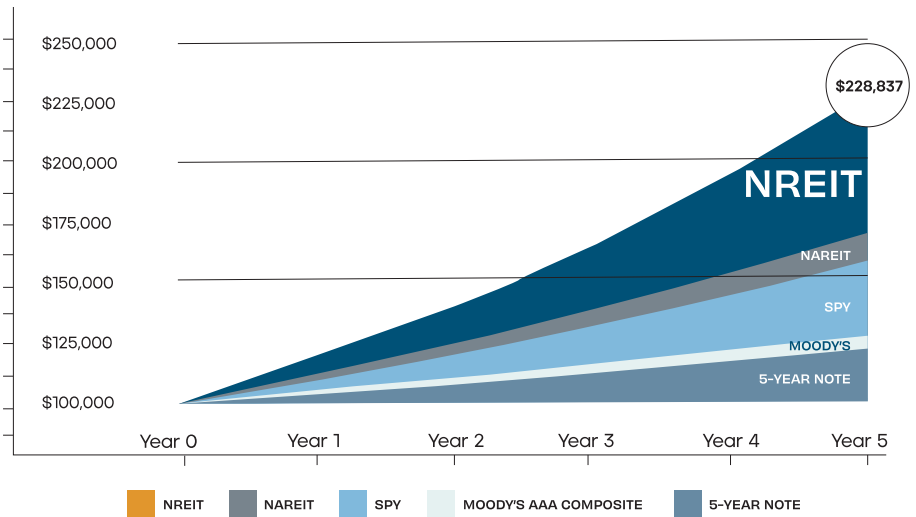
NREIT invests in four (4) diversified asset types that supply goods or services to American supply chains.



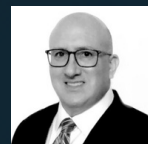
Projected Return of Investment

Potential target returns of \$100,000 across various investments after five years¹.

¹ See "Notes to Projected Return of Investment" in [General Disclaimers and Footnotes](#)



CJ Follini
Managing Principal



Stephen Robie
Chief Financial Officer

Learn more at www.noyacklogistics.com

38+ years
Track Record of Success

22.4%
Average Historical Annual Return

\$2.4B
Development Value Generated on Invested Property

5.3x
Average Historical Equity Multiple