

## 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)

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

<sup>1,2,3,4</sup> See "Notes to Return Performance Comparison" in [General Disclaimers and Footnotes](#).

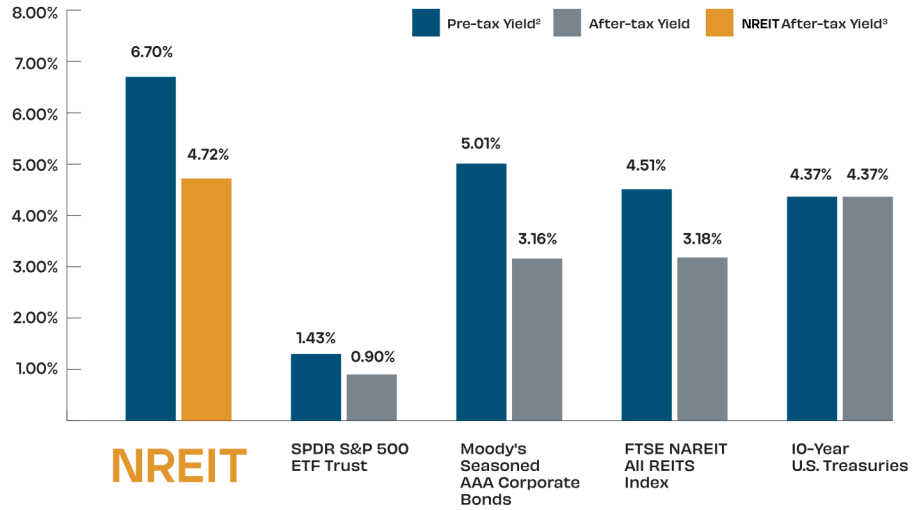
Start Investing

Learn more at [www.noyacklogistics.com/why-nreit](http://www.noyacklogistics.com/why-nreit)

# Tax Advantages of Top Performing REITs

The following hypothetical example<sup>1</sup> illustrates the tax efficiency of REITs. We compare non-REIT investments to an investment in NREIT.

<sup>1,2,3</sup>See "Notes to Tax Advantages" in General Disclaimers and Footnotes.



# Diversification

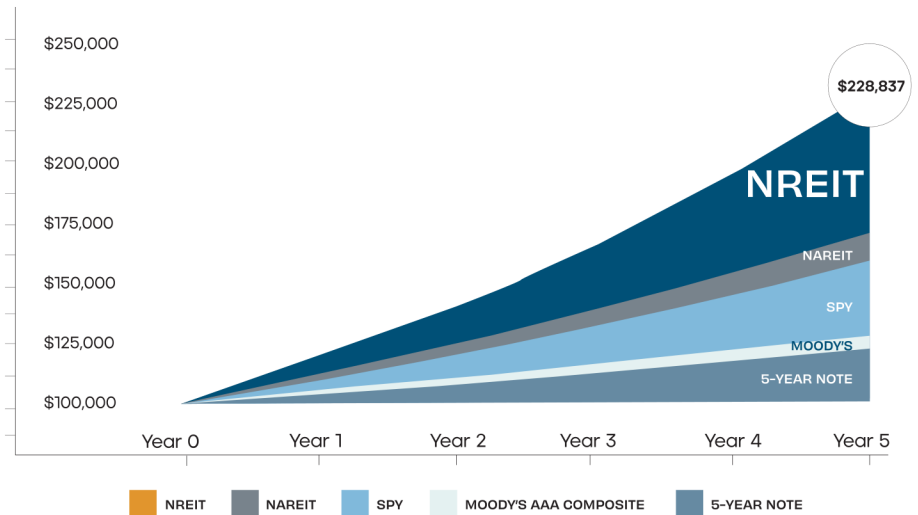
NREIT invests in four (4) diversified asset types that supply goods or services to American supply chains.



# Projected Return of Investment

Potential target returns of \$100,000 across various investments after five years<sup>1</sup>.

<sup>1</sup> See "Notes to Projected Return of Investment" in General Disclaimers and Footnotes.



**CJ Follini**  
Managing Principal



**Stephen Robie**  
Chief Financial Officer

**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

**Start Investing**

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