

Fundrise East (Reg A+)  
**2023**  
 CIK 0001660918  
 (\$000)

Dec. 31, 2023      Dec. 31, 2022      Dec. 31, 2021

**Key Investor Measurements**

**Assets**

**Sector**

Diversified

Diversified

**SQ. FT.**

**Gross Book Assets**

**\$201,799**

**\$217,721**

**Net Book Value**

**\$201,799**

**\$217,721**

**Liabilities**

**1600 Mortgage/Real Estate Loans**

**\$104,052**

**\$78,092**

**Total Liabilities**

**\$113,062**

**\$85,747**

**Book Performance Measurements**

**COST PER SQUARE FOOT (Net Book Value/SQ. Ft)**

**GROSS RENT MULTIPLIER (Net Book Value/Total Revenue)**

**191.10**

**818.50**

**LOAN TO VALUE (Loans/Gross Assets)**

**52%**

**36%**

**Cash Performance Measurements**

**Market Value (a)**

**-\$64,941**

**-\$38,568**

**Market Value/Net Book Value**

**-32%**

**-18%**

**Net Asset Value (Market Value-Total Liabilities)**

**-\$178,003**

**-\$124,315**

**CAP RATE (EBITA/Market Value)**

**11.24%**

**-0.65%**

**NPV (b)**

**N/A**

**N/A**

**IRR (b)**

**N/A**

**N/A**

**Notes**

(a) Market Value is based on Net Cash Flow (EBITA) over a 10 year period in perpetuity there after discounted back to Present Value

(b) NPV and IRR is based on Market Value - Gross Book Value. IRR and NPV will be equal to N/A if accumulated investment was not provided