

1st stREIT Office Inc. Real Estate (REG A +)

2023

CIK 0001700461

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Dec. 31, 2023

Dec. 31, 2022

Dec. 31, 2021

Key Investor Measurements

Assets

Sector

Office

Office

SQ. FT.

Gross Book Assets

\$95,208,918

\$73,782,279

Net Book Value

\$63,582,580

\$46,360,678

Liabilities

1600 Mortgage/Real Estate Loans

\$39,129,119

\$39,695,525

Total Liabilities

\$46,297,283

\$43,877,085

Book Performance Measurements

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

GROSS RENT MULTIPLIER (Net Book Value/Total Revenue)

5.26

4.30

LOAN TO VALUE (Loans/Gross Assets)

41%

54%

Cash Performance Measurements

Market Value (a)

\$126,692,105

\$88,938,098

Market Value/Net Book Value

199%

192%

Net Asset Value (Market Value-Total Liabilities)

\$80,394,822

\$45,061,013

CAP RATE (EBITA/Market Value)

5.09%

5.09%

NPV (b)

\$31,483,187

\$15,155,819

IRR (b)

11.95%

10.55%

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