



## PG Sugarloaf DST

### Confidential

DST Interests are speculative and involve a high degree of risk. A prospective investor should be able to bear a complete loss of his, her or its investment. The Interests are illiquid and should be considered a long-term investment.

This material does not constitute an offer to buy securities and is authorized for use only when accompanied by the Confidential Private Placement Memorandum ("Memorandum") of PG Sugarloaf DST dated April 2, 2024. Before investing, prospective investors must review the entire Memorandum, including the "Risk Factors" beginning on page v and "A Warning About Forward Looking Statements" on page vii, prior to investing. No person will be permitted to invest without acknowledging that they received the Memorandum and completed their review. This Offering is being distributed by Peachtree PC Investors, LLC, member: FINRA/SIPC.

Investments are only suitable for accredited investors. Each prospective Investor should consult with his, her or its own tax advisor regarding an investment in the Interests and the qualification of his, her or its transaction under Section 1031 for his, her or its specific circumstances. The contents of this material should not be construed as legal or tax advice or as an investment recommendation.

**For Accredited Investor Use Only**

## Summary of Risk Factors

Investing in PG Sugarloaf DST, a Delaware statutory trust ("Trust") is speculative, illiquid, and involves a high degree of risk, including the loss of principal invested. You should carefully review the Risk Factors section of the Private Placement Memorandum (the "Memorandum") relating to the offer of interests (the "Interests") in the Trust. Some of the risks relating to an investment in the Trust include:

- Investors have limited control over the Trust.
- The Trustees have limited duties to Investors, and limited authority.
- There are inherent risks with real estate investments generally.
- The Property is operated as a hotel, and hotels and hospitality projects have certain unique risks. Adverse trends in the hospitality industry may negatively affect the Trust's revenues.
- The success of the Hotel depends, to a large extent, on the ability of the Brand, one of the Hilton Worldwide brands, to shape and stimulate consumer tastes and demands.
- The Trust will depend on the Master Tenant for revenue, and the Master Tenant will depend on the Hotel's occupancy and room revenue and any default by the Master Tenant will adversely affect the operations of the Trust.
- The Property has been designed for its particular use, which could result in substantial re-leasing costs or a lower sale price.
- If the Franchisor terminates the Franchise Agreement due to a default by the Master Tenant, or upon any early termination of the Franchise Agreement (except for certain early terminations specified in the Franchise Agreement), the Master Tenant will owe substantial liquidated damages to the Franchisor pursuant to the Franchise Agreement.
- If the Master Tenant pays liquidated damages, its ability to pay the rent and satisfy its other obligations under the Master Lease will be adversely impacted, and this will adversely affect the Trust's operations.
- The Trust and the Master Tenant depend on the Property Manager to operate the Property.
- A deterioration in global financial, economic and social conditions could adversely impact the Master Tenant's operations and the Trust's financial results.
- The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Master Tenant.
- There are certain risks to the Master Lease structure, including that the Master Tenant is an affiliate of the Sponsor that will have limited capital and may not pay rent or perform its other obligations under the Master Lease.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- There is, and will be, no public market for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.
- Future legislative or regulatory action impacting Section 1031 could significantly change the tax aspects of an investment in an Interest.
- The Investors could suffer adverse consequences from the exercise of rights of the Bridge Lender with respect to the Bridge Loan made to the Depositor in connection with the acquisition of the Property.

This information may be superseded by, and is qualified in its entirety by, reference to the Memorandum, which contains more detailed information about a prospective investment in the Trust. To the extent that there is any inconsistency between this document and the Memorandum, the provisions of the Offering Documents control.

In connection with the Offering, the Trust has entered into an exclusive managing broker-dealer agreement with Peachtree PC Investors, LLC, an affiliate of Peachtree Hotel Group II, LLC ("Sponsor"), who will receive selling commissions, a managing broker-dealer fee, a marketing allowance fee and/or placement agent fees in connection with this Offering. As managing broker-dealer, Peachtree PC Investors, LLC has certain obligations under the federal securities laws to undertake a due diligence investigation with respect to the parties involved in this Offering, including the Sponsor. Peachtree PC Investors, LLC's affiliation with the Sponsor will cause a conflict of interest for Peachtree PC Investors, LLC in carrying out its due diligence obligations. The absence of an independent due diligence review by Peachtree PC Investors, LLC will increase the risk and uncertainty investors face as a potential purchasers of Interests in the Trust. Also, there is a conflict of interest between the Trust, the Sponsor and its affiliates, including Peachtree PC Investors, LLC, as dealer manager since the agreements for services, including the dealer manager agreement, are not arm's length agreements and will not be as favorable to investors as if the parties were operating at arm's length. Finally, the Sponsor is the indirect owner of Peachtree PC Investors, LLC. As a result, Peachtree PC Investors, LLC's operation and management will be influenced or affected by conflicts.

The Trust will not be registered under the Investment Company Act of 1940, as amended. Neither the Securities and Exchange Commission nor any other U.S. or Non-U.S. securities regulatory authority has passed upon the accuracy or adequacy of this document or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense. Neither the Attorney General of the State of New York nor any other state regulator have passed on or endorsed the merits of this Offering. The Interests will be subject to restrictions on transferability and resale, and you will not be able to transfer or resell Interests or any beneficial interest therein unless the Interests are registered pursuant to or exempted from such registration requirements.

THIS OFFERING CONTAINS REGISTERED TRADEMARKS, INCLUDING HILTON® AND HOME2 SUITES BY HILTON®, THAT ARE THE EXCLUSIVE PROPERTY OF HILTON WORLDWIDE HOLDINGS, INC. AND ITS SUBSIDIARIES AND AFFILIATES. NONE OF HILTON WORLDWIDE HOLDINGS, INC., ITS PARENTS, SUBSIDIARIES OR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, MEMBERS, MANAGERS, STOCKHOLDERS, OWNERS, AGENTS OR EMPLOYEES, WHICH THE TRUST REFERS TO COLLECTIVELY AS THE "HILTON PARTIES," IS AN ISSUER OR UNDERWRITER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, PLAYS (OR WILL PLAY) ANY ROLE IN THE OFFER OR SALE OF THE INTERESTS, OR HAS ANY RESPONSIBILITY FOR THE CREATION OR CONTENTS OF THIS OFFERING. IN ADDITION, NONE OF THE HILTON PARTIES HAS OR WILL HAVE ANY LIABILITY OR RESPONSIBILITY WHATSOEVER ARISING OUT OF OR RELATED TO THE SALE OR OFFER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY FINANCIAL STATEMENTS, PROJECTIONS, FORECASTS OR OTHER FINANCIAL INFORMATION OR OTHER INFORMATION CONTAINED IN THIS OFFERING OR OTHERWISE DISSEMINATED IN CONNECTION WITH THE OFFER OR SALE OF THE SECURITIES OFFERED BY THIS OFFERING. YOU MUST UNDERSTAND THAT, IF YOU PURCHASE SECURITIES IN THIS OFFERING, YOUR SOLE RECOURSE FOR ANY ALLEGED OR ACTUAL IMPROPRIETY RELATING TO THE OFFER AND SALE OF THE SECURITIES AND THE OPERATION OF THE TRUST'S BUSINESS WILL BE AGAINST THE TRUST AND IN NO EVENT MAY YOU SEEK TO IMPOSE LIABILITY ARISING FROM OR RELATED TO SUCH ACTIVITY, DIRECTLY OR INDIRECTLY, UPON ANY OF THE HILTON PARTIES.

## Forward-Looking Statements

This material contains statements about operating and financial plans, terms and performance of the Property and other targets of future results. The "forward-looking" statements are based on various assumptions, for example, the growth and expansion of the economy, projected financing environment and real property market value trends, and these assumptions may prove to be incorrect. Accordingly, these forward-looking statements might not accurately predict future events or the actual performance of an investment in the Interests. In addition, Investors must disregard any projections and representations, written or oral, which do not conform to those contained in the Memorandum.



## PG Sugarloaf DST

PG Sugarloaf DST, a newly formed Delaware statutory trust (the “Trust”) and an affiliate of Peachtree Hotel Group II, LLC (“Sponsor”), is offering (the “Offering”) to sell to certain qualified, accredited investors (the “Investors”) pursuant to the Confidential Private Placement Memorandum up to 100% of the beneficial interests (the “Interests”) in the Trust.

The Trust owns the 130-key Home2 Suites, an extended-stay hotel located in Lawrenceville, Georgia. The Offering is designed for, but not limited to, Investors seeking to participate in a Section 1031 Exchange.

The Sponsor is a private equity firm focusing on opportunistically deploying capital across its distinct operating and real estate divisions, including hospitality, commercial real estate lending, development, and capital markets.

### Offering overview

**\$32,201,767**

*beneficial interests*

**0%**

*loan-to-offering price ratio<sup>1</sup>*

**\$100,000**

*minimum purchase (1031 exchange)*

**\$32,201,767**

*offering price*

**\$0**

*loan proceeds*

**\$100,000**

*minimum purchase (cash)*

<sup>1</sup> The loan-to-offering price ratio compares the amount of a property's mortgage loan to the total capitalization of the offering.

# Investment *Opportunity*

## High-Growth Market

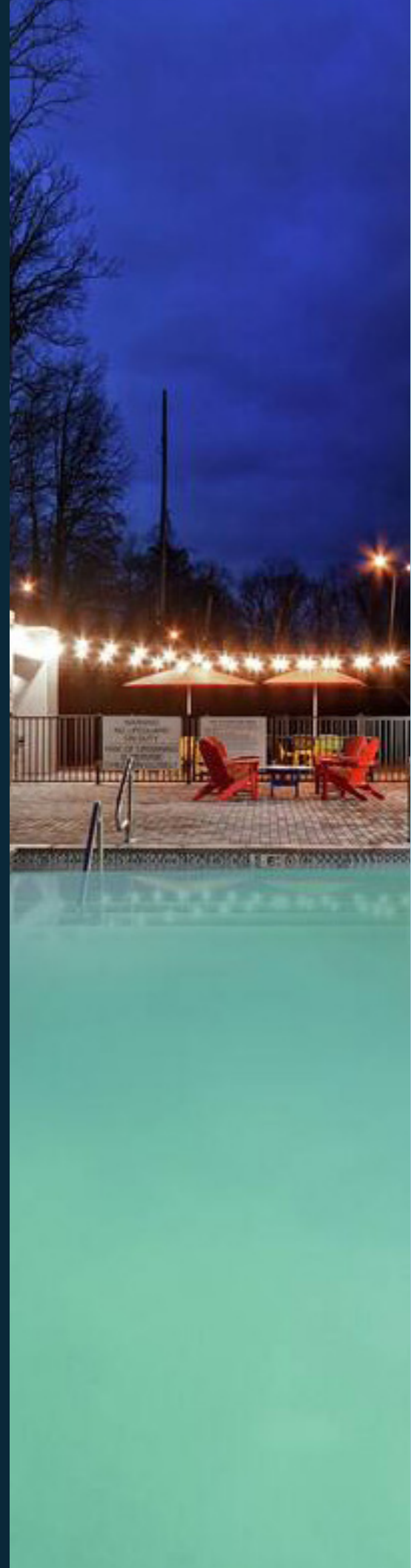
The property is located in Lawrenceville, Georgia, 27 miles northeast of downtown Atlanta. The Atlanta MSA is the sixth-largest and one of the fastest-growing MSAs in the country.<sup>2</sup> Within the metro area, the property is in the I-85/Gwinnett County corridor. The I-85 corridor stretches from Atlanta to the North Carolina-Virginia border. It is a burgeoning industrial corridor and home to several fast-growing metropolitan areas.<sup>2</sup>

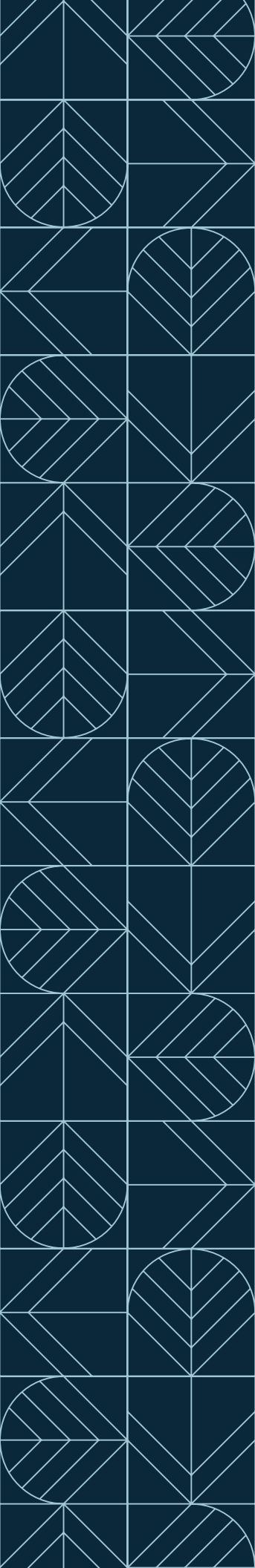
Gwinnet County is home to more than a million residents and historically has been one of the fastest growing counties in the country with the population nearly doubling since 2000.<sup>3,4</sup> In 2020, the county was the second most-populous in the state of Georgia.<sup>5</sup> Gwinnett County boasts a dynamic economy driven by various sectors including technology, healthcare, education, manufacturing and logistics. It is home to numerous corporate headquarters, business parks and industrial facilities.

The property's proximate location to employment centers, the I-85 and Sugarloaf Parkway interchange — the hub of Gwinnett County, the Gas South Arena/Convention Center (with a busy calendar of concerts, events and a minor league hockey team) and the Sugarloaf Mills outlet mall allows it to serve a wide range of guests.

## Healthcare and Higher Education

Lawrenceville is home to an advanced medical center anchored by the 388-bed Northside Hospital Gwinnett with 1,400 physicians.<sup>6</sup> The hospital, a Level II Trauma Center, includes cardiovascular specialties, the Gwinnett Women's Pavilion, and cancer genetic testing.<sup>6</sup> Georgia Gwinnet College's enrollment has grown from 118 students when it opened in 2006 to nearly 12,000 for fall 2023.<sup>7</sup> Major employers in the area include Northside Hospital Gwinnett Medical Center, Georgia Gwinnett College, Gwinnett Tech and Gwinnett Justice & Administration Center.<sup>8</sup>





### **Value-Add Opportunity**

The quality of the property will be enhanced through a renovation in three years that includes upgrades to the lobby area, corridors, and guestrooms (performed in a manner to limit the impact to daily operations).

### **Experienced Hotel Management**

The property will continue to be managed by Peachtree Hospitality Management, a division of Peachtree Group, which seeks to maximize financial performance and value, deliver efficiencies and enable hotel teams to provide guests with an uncommon customer experience. Peachtree Hospitality Management currently manages the performance of 81 hotels, across 26 brands with more than 10,000 rooms located in 22 states. Peachtree has significant experience with the brand having owned and/or operated a dozen Home2 Suites properties.

### **Recognized Brand**

Home2 Suites is one of the extended-stay, select-service brands of Hilton Worldwide Holdings Inc. (“Hilton”) which has a total of 22 brands encompassing more than 7,500 properties in 126 countries and territories.<sup>9</sup>

Hilton’s customer reward program, Hilton Honors, offers several benefits to travelers, including the Hilton Honors discount rate, digital check-in/check-out, access to digital key, free Wi-Fi, and the ability to earn points toward free nights and other rewards. Additional benefits can be achieved through reaching Silver, Gold or Diamond elite status based on the stays, nights, or points earned in any calendar year. Hilton offers multiple ways for travelers to book direct including the Hilton Honors app, [www.hilton.com](http://www.hilton.com), and a toll-free reservation number.

<sup>2</sup> <https://www.ajc.com/news/atlanta-news/atlanta-metro-area-now-6th-largest-in-us-census-bureau-estimates/KPMEPBRLQNHDPJEH7ZZWW4ZRDE/>

<sup>3</sup> <https://www.gwinnettcountry.com/web/gwinnett/aboutgwinnett/fastfacts>

<sup>4</sup> <https://www.gwinnettcountry.com/web/gwinnett/aboutgwinnett/fastfacts/populationgrowth>

<sup>5</sup> [https://www.georgia-demographics.com/counties\\_by\\_population](https://www.georgia-demographics.com/counties_by_population)

<sup>6</sup> <https://www.northside.com/locations/northside-hospital-gwinnett>

<sup>7</sup> <https://www.ggc.edu/about-ggc/ggc-at-a-glance/ggc-at-a-glance-history>

<sup>8</sup> <https://www.lawrencevillega.org/DocumentCenter/View/1366/Lawrenceville-Economic-Development-Booklet-PDF>

<sup>9</sup> <https://www.hilton.com/en/corporate/>



Peachtree Group  
is an investment firm  
driving growth with a  
*diverse portfolio of real  
estate assets.*



2019

*year opened*

130

*keys*

4

*stories*

134

*surface spaces*

## Home2 Suites by Hilton *Lawrenceville Atlanta Sugarloaf*

### Extended Stay | Interior Corridor Hotel

1765 North Brown Road  
Lawrenceville, Georgia

The property is located in Lawrenceville, Georgia, a growing market 27 miles northeast of downtown Atlanta. The property is located 0.5 miles from an I-85 exit, within the high-growth, I-85 corridor.

#### Amenities:

- Free Hot Breakfast
- Digital Key
- Pet-Friendly Rooms
- Free Parking
- EV Charging
- Mini Refrigerator
- Microwave
- Free Wi-Fi
- Accessible
- Outdoor Pool
- Fitness Center
- Meeting Rooms
- Business Center
- Fire Pit

# Market Overview

The City of Lawrenceville is located in the Atlanta MSA in Gwinnett County. The I-85/Gwinnett County corridor is a crucial artery within the Atlanta MSA, exemplifying the area's commercial vitality. Serving as a strategic link between Atlanta and the Carolinas, this corridor has emerged as a significant hub for distribution and logistics, benefiting from its accessibility and proximity to major markets.

## Robust Mix of Industries

The economic landscape of Gwinnett County caters to domestic and international businesses of all sizes and works to promote its targeted sectors, which are advanced manufacturing, professional services, health sciences and services, information technology solutions and supply chain management. The presence of major employers such as Northside Hospital Gwinnett, Gwinnett County Public Schools, and numerous corporate offices fuels job growth and economic stability. Additionally, the city's location along the I-85/Gwinnett County corridor and proximity to Atlanta enhances its appeal to businesses seeking access to regional and national markets.

## Strong Industrial Market

I-85 serves as a principal gateway to Gwinnett County. The stretch of I-85 from Durham, North Carolina, through Charlotte, Greenville-Spartanburg, and Atlanta to Montgomery is recognized as one of the most rapidly expanding industrial corridors in the United States. According to CBRE, the Northeast/I-85 industrial submarket stands as the largest in the Atlanta region, encompassing more than 206 million square feet of space as of the fourth quarter of 2023.<sup>10</sup> This accounts for 28.2% of the total metropolitan area.<sup>10</sup>

## Stable Office Market

The property is part of the Huntcrest mixed-use development, which lies in the northeast quadrant of the I-85/Sugarloaf Parkway interchange. Huntcrest includes four office buildings with a total of 393,189 square feet of space. According to CBRE, the Northeast office submarket of Atlanta includes approximately 6.6 million square feet of office space.<sup>10</sup>

## Nearby Convention and Entertainment Complex

Gas South District is a convention and entertainment complex situated on 90 acres less than two miles from the property. The campus includes a convention center with a 90,000-square foot exhibit hall, a 21,600-square foot ballroom and assorted breakout rooms, a 708-seat performing arts center and a 13,000-seat arena. The arena is home to the East Coast Hockey League's Atlanta Gladiators, and hosts conventions, concerts, ice shows, gymnastics competitions and rodeos.

## Regional Medical Hub

Lawrenceville has a robust medical industry that plays a key role in the region's healthcare landscape. Anchored by institutions such as the Northside Hospital Gwinnett Medical Center, the city offers a comprehensive range of healthcare services, including advanced medical treatments, specialized care and cutting-edge research. With a focus on innovation and excellence, Lawrenceville's healthcare providers attract top talent and invest in state-of-the-art facilities, ensuring residents have access to high-quality medical care close to home. Additionally, the city's thriving healthcare sector generates employment opportunities and fosters economic growth, further solidifying Lawrenceville's position as a leading healthcare destination in the Atlanta metropolitan area.

## Diverse Higher Education Offerings

With institutions that cater to diverse academic interests and career aspirations, Lawrenceville is home to a thriving higher education scene. Georgia Gwinnett College offers a modern and innovative approach to higher education with a focus on student success and community engagement. Gwinnett Technical College provides residents with access to a wealth of educational resources and opportunities for lifelong learning and professional development. With its commitment to academic excellence and accessibility, Lawrenceville's higher education sector contributes significantly to the city's intellectual vibrancy and economic prosperity.

<sup>10</sup> CBRE, 2024.

## Vibrant Retail and Dining Options

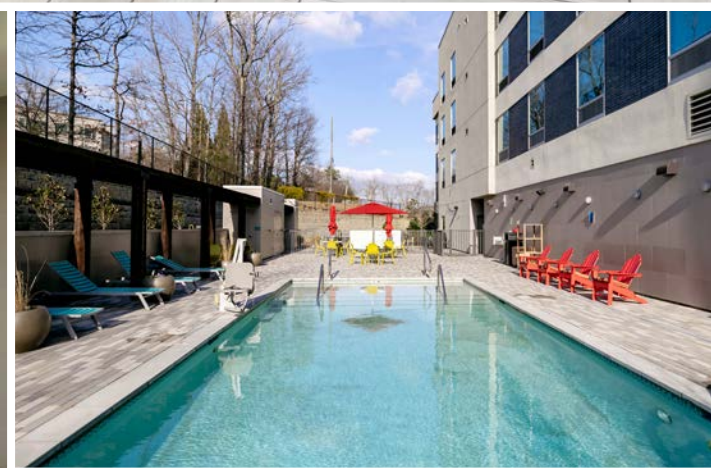
Lawrenceville offers a vibrant retail and dining scene, including the Sugarloaf Mills outlet mall and options ranging from locally owned boutiques and eateries to nationally recognized brands.

## Churches and Ministries

There is a significant presence of large churches and faith-based ministry campuses in the immediate neighborhood, all proximate to the Sugarloaf Parkway interchange. These include Cross Point Church, the Georgia Baptist Foundation, the John C. Maxwell Leadership Center and the Presbyterian Church in America.

# Lawrenceville, Georgia *Location Overview*





# Brand Overview



## Brand Overview

Home2 Suites by Hilton is an innovative, modern approach to the midscale extended-stay hotel market. This all-suite hotel is designed to meet the needs of smart and savvy guests. The brand encourages social interaction with expansive community spaces like the Oasis and promotes functionality through its flexible environment like the Spin2 Cycle, a combined laundry, and fitness facility. The Home2 Suites brand is also pet friendly. With stylish accommodations, flexible guest room configurations and inspired amenities for the cost-conscious guest, Home2 Suites is an excellent choice for the modern traveler.

Home2 Suites hotels emphasize community and interaction, which research shows most extended stay guests seek. To accommodate this, Hilton developed the Oasis community space which is designed to create an environment where guests can socialize and includes communal and individual work zones. Sustainability is a key design feature and point of emphasis for Home2 Suites. Guest Suites feature low-flow showers and faucets, CFL lights, dual-flush toilets, biodegradable food trays, recycled flooring, Energy Star appliances, and many other sustainability initiatives.

Home2 Suites offers a complete package of market-leading amenities for a comfortable and efficient guest stay.

# Hospitality Sector

## Potential Advantages of Hotel Properties in a DST

Hotel properties in DSTs are well-positioned to offer investors several advantages. First, hotels can thrive in inflationary environments as they are able to increase prices for room rates daily. Other asset classes typically have long-term leases, ranging from one year for multifamily to up to 20 years for net lease properties. These longer-term leases do not provide the owner the ability to raise rental rates for an extended period.

Second, the hospitality sector is experiencing significant tailwinds. According to the World Travel & Tourism Council, global travel is expected to grow from \$10 trillion in 2019 to \$15.5 trillion by 2033, accounting for more than 11.6% of the global economy.<sup>11</sup> In the United States, demand for hotels is growing faster than new supply. Since 2020, construction costs have risen dramatically due to supply chain challenges and rapidly growing costs for materials and labor. That, combined with higher interest rates, has curtailed the construction of new hotels. In 2024, supply of new hotels is projected to grow by a mere 0.8% while demand is projected to grow at 1.8%.<sup>12</sup>

Third, hotels sell at higher cap rates than most real estate asset classes, providing the opportunity for higher cash flows to investors. Cap rates are a reflection of investors' view of the risk associated with a particular asset class. Hotels are operating businesses which require a specific skill set to drive revenue growth, manage a workforce at the property level, and control operating expenses. This operational complexity creates risk for owners lacking the required expertise while providing opportunities to acquire high-quality assets that have been undermanaged at attractive prices.

Peachtree Group seeks to acquire select-service and extended-stay hotels for DSTs that meet certain criteria:

- Major brands to take advantage of name recognition, direct reservation systems, customer loyalty programs and a deeper pool of buyers at disposition
- Markets with robust population and job growth
- Strong, growing and diversified demand drivers to not be dependent on one source of business
- Opportunities to grow income by optimizing revenues, controlling expense and performing modest renovations

## Hotel Terms

**Keys:** Industry term for rooms

**Occupancy:** Percentage of rooms occupied for a given period of time

**ADR (Average Daily Rate):** Total room revenue divided by the number of rooms occupied for a specific period of time

**RevPAR (Revenue Per Available Room):** A key hotel operating metric which accounts for both rate and occupancy. RevPAR is calculated by multiplying ADR by occupancy.

**Select-Service:** A category of hotels that provides more amenities than limited-service properties but fewer amenities than full-service and luxury hotels. Select-service hotels have lower fixed costs than full-service hotels while providing higher operating margins. Branded select-service hotels can provide a consistent product, attractive rooms and adequate amenities (limited restaurant, gym/pool, meeting room) at an attractive price point for guests compared to full-service hotels.

**PIP (Property Improvement Plan):** A hotel renovation designed to bring a hotel into compliance with the latest brand standards, with the goals of (1) helping brands maintain a consistent guest experience across properties and (2) improving the profitability of the property for the owners. Major brands require a PIP every seven years.

<sup>11</sup> <https://www.bloomberg.com/news/articles/2023-08-21/global-travel-and-tourism-will-represent-a-15-5-trillion-economy-by-2033>

<sup>12</sup> STR and CoStar – December 2023 Market Reports.

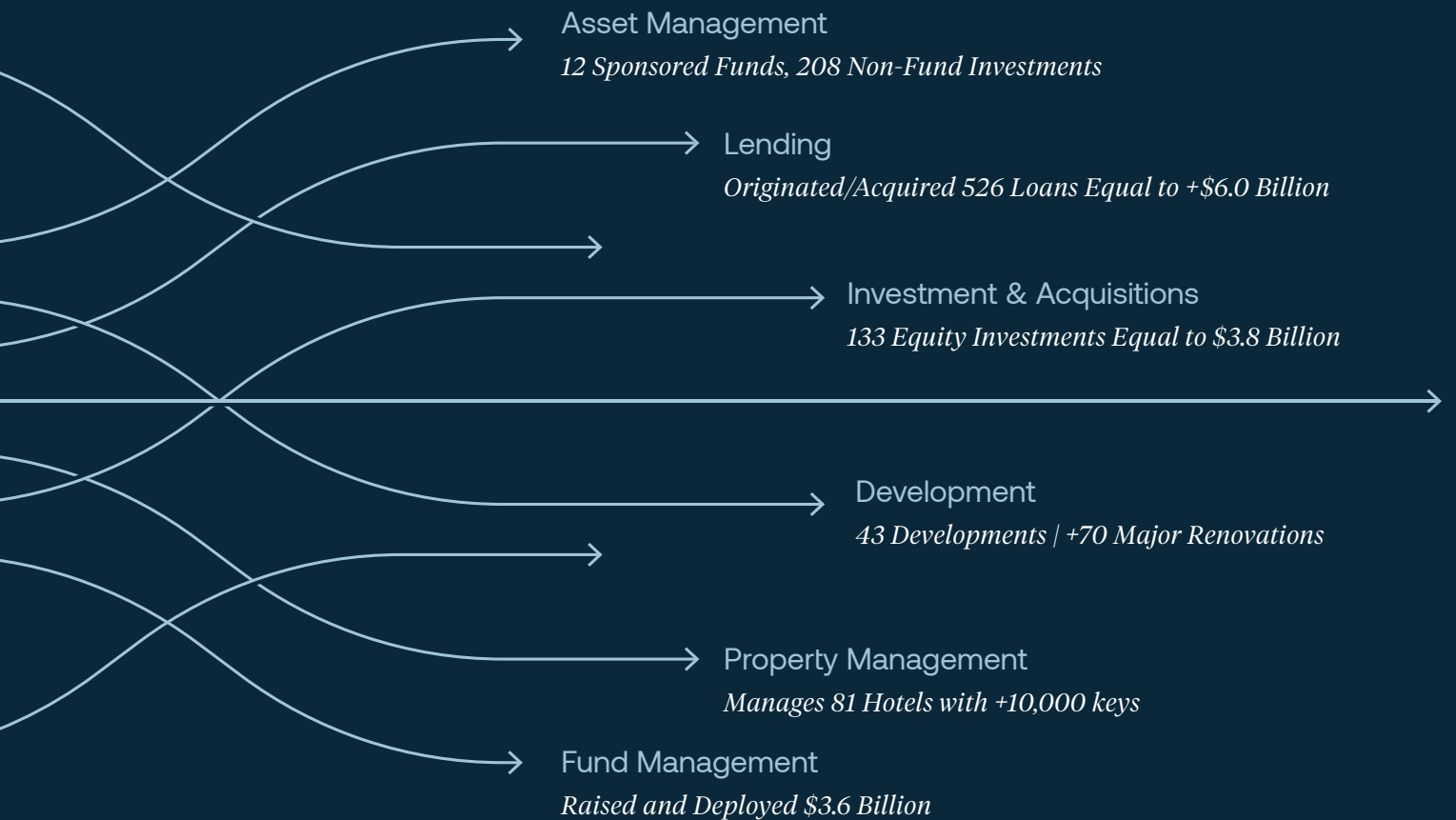




## About *Peachtree*

Peachtree Group is a privately held, fully-integrated real estate investment management, lending and servicing platform. The company owns, operates, manages and develops hotels, hotel- and other commercial real estate-related assets throughout the United States. Founded in 2008 as a family office, Peachtree has invested over \$3.8 billion into real estate equity and fixed income transactions with a cost basis of more than \$9.8 billion. The firm has approximately 250 employees outside hotel operations.

## Peachtree *Investment Platform*<sup>13</sup>



650+ investments since inception,  
*seeking to deliver risk-adjusted asset  
level returns on investments*<sup>14</sup>

659

investments<sup>15</sup>

\$9.8B

asset value<sup>16</sup>

\$100M+

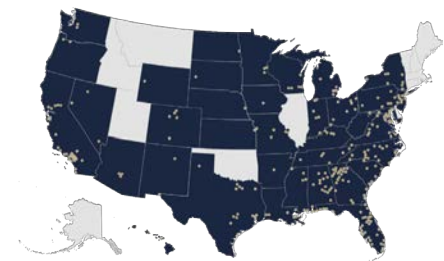
principal capital<sup>16</sup>

72,000+

keys<sup>16</sup>

\$3.4B+

capital under management<sup>16</sup>



## Hotel Operator *Peachtree Hospitality Management*

Peachtree Hospitality Management, a division of Peachtree Group, is an experienced hotel management company that creates loyalty across all stakeholders — associates, guests and owners.

Peachtree Hospitality Management delivers dedicated hotel management services for Peachtree Group’s own portfolio and extends that expertise to a growing number of owners as a third-party hotel manager. Their proprietary systems and processes seek to maximize financial performance and value of every asset, deliver efficiencies, and enable hotel teams to provide guests with an uncommon customer experience.

In 2020, Peachtree Hospitality Management ranked #40 on Hotel Business’ top hotel management companies. Peachtree Hospitality Management currently manages the performance of 81 hotels comprising 26 brands with more than 10,000 keys located in 22 states.

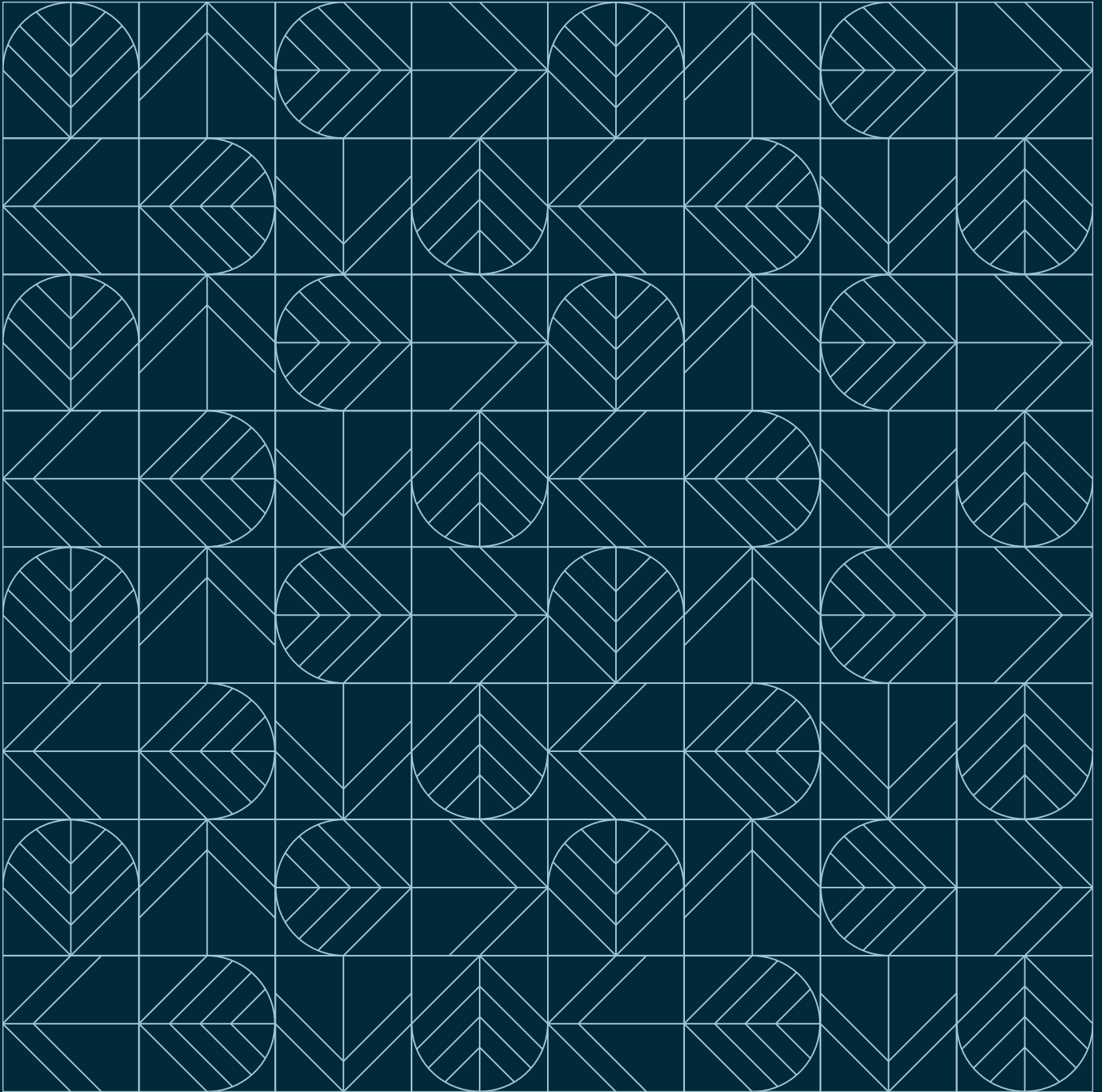
### *Peachtree Hospitality Services*

- Hotel Operations
- Sales Strategy & Execution
- Revenue Management
- Digital & Marketing
- People & Culture
- Food & Beverage
- Opening & Transition Services
- Accounting & Finance
- Asset Management
- Technology
- Development

<sup>14</sup> See Prior Performance Exhibit of the Memorandum for details.

<sup>15</sup> Active and realized investments.

<sup>16</sup> As of March 2024.



For more information, please contact your financial advisor.



**ONE ALLIANCE CENTER** | 3500 Lenox Road, Suite 625, Atlanta, GA 30326

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