



GREENLINK RESIDENCES

Greenlink Residences | Brown Deer, WI 134-Unit Class A Market Rate Apartments

F Street recently announced the successful closing of the Greenlink Residences development project in Brown Deer, Wisconsin. The development features a collection of market rate apartments that have proven to be popular among renters, as the apartments are over 95% leased as of December 2022.

In March 2023, F Street closed on permanent debt with Fannie Mae, and returned 100% of accrued preferred return and 20% of invested capital. Now, FSDG is making monthly distributions of free cash flow on an ongoing basis. We anticipate returning the full amount of investors' capital within 4 years, after which investors will retain full equity stake in the project.

Overall, F Street's successful completion of Greenlink Residences is a testament to our expertise in multifamily real estate development and management. With a focus on quality and tenant satisfaction, we have positioned ourselves as a leader in the industry.

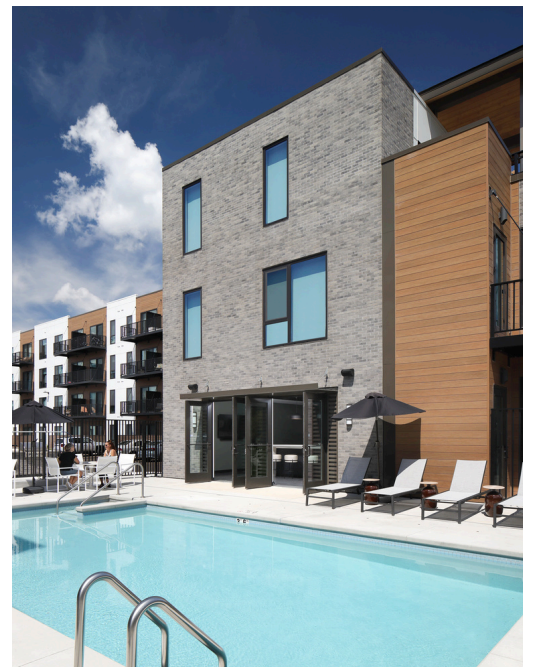
16 MONTHS
Construction

95% LEASED
Within 8 Months

PAID 100%
Accrued Preferred Return

4 Years
Payback Post Refinance

FULL EQUITY
Maintained by Investors





Sample Investment

\$100,000 **1.51% Ownership Equity with 4 Class A Shares**

Initial Investment: March 2021

Construction Completed: June 2022

Leasing: 95%+ Leased by December 2022

Refinance with Fannie Mae: March 2023

Initial Payout (March 2023): \$33,618.21

- Included 100% Accrued Preferred Return of 7% and 20% of Initial Investment

Monthly Distributions: Preferred Return and Reduction of Investment Balance

- 7% Preferred Return will continue until all outstanding capital is returned (approx. 4 years post refinance)

Equity Maintained: Once all outstanding capital is returned, investors continue to maintain their equity stake (in this case, 1.51%) and right to future cash flows and eventual sale profits.