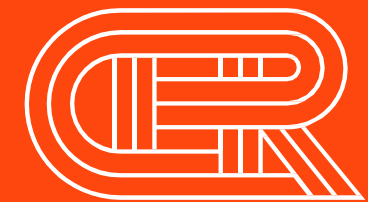


2022 Investor Presentation Diversified Income Fund



CRE INCOME FUND



EXECUTIVE SUMMARY

Increasing corporate investment in research and development, combined with a reshoring of U.S. manufacturing and supply chains, will drive attractive demand fundamentals for the Technology and Industrial Commercial Real Estate asset classes over the next 5 to 10 years.



EXECUTIVE SUMMARY

Our fundamentals-based investment process capitalizes on opportunities in the CRE sector with the specific objectives to:

- 1) Preserve investor capital
- 2) Make regular cash distributions
- 3) Realize capital appreciation
- 4) Provide liquidity through repurchase agreements



SECTOR FUNDAMENTALS

E-commerce

As consumer demand for online shopping keeps growing*, e-commerce will continue to drive demand for industrial properties (and specifically distribution and logistics spaces).

* Rakuten Intelligence, U.S. e-commerce sales rose 24% from March 1-17, 2020

Reshoring

Accelerated even further by the COVID-19 crisis, U.S. companies will continue to seek to move operations to domestic locations to maintain greater control and oversight of their supply chains.

R&D

Industrial and technology companies utilize R&D/flex facilities to develop, test and improve new and existing products and services. Corporations in these sectors prefer these facilities as they offer the ability to house multiple space types in one property, which can increase efficiency and cost savings. R&D facilities represent the 3rd largest category of Commercial Real Estate and have seen a 288% increase in occupancy in the last ten years.

From Q1 2010 to Q1 2020, the total square footage of R&D/flex space increased from 44M square feet to 171M square feet, while flex transaction volume increased from \$3.4B to \$24.6B.**

** Real Capital Analytics



TARGET PROPERTIES

Technology Spaces

Given the highly digitized nature of modern commerce, most companies require some degree of data storage that requires specific facilities to house the storage equipment, run IT systems, and facilitate cloud storage and computing, including climate control and security protocols.



Industrial Spaces

Distribution warehouses function as critical hubs in logistics networks. Spaces must allow companies to effectively serve their customer base and add efficiencies through automated technologies, sufficient dock space, and proximity to freeways, railways, and airports.





FUND INFORMATION

Minimum Investment	\$10,000.00
Unit Price	\$10.00
Qualification	Accredited Investors
Distributions	Quarterly
Dividend Yield	10%
Targeted Annual Return	12% to 14%
Management Fee	1%
Liquidity	Semi-Annual
Shared Interest	30%
NAV Calculation	Annually
Tax Benefits	Long Term Capital Gains & Depreciation



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