

2022-2023

Pre-REIT

Private Investment Fund

Premium Investments Creating
Generational Income

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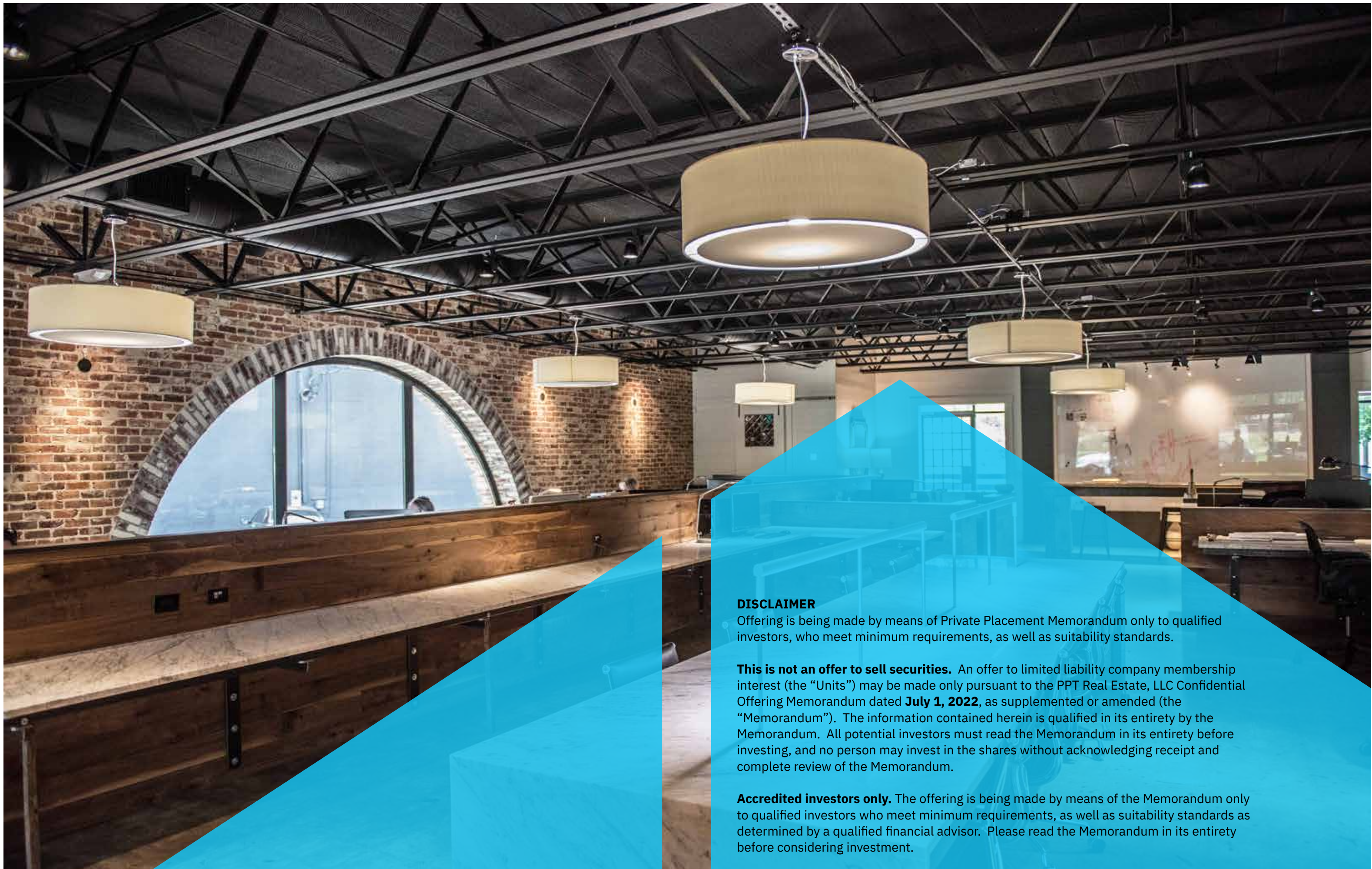
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DISCLAIMER

Offering is being made by means of Private Placement Memorandum only to qualified investors, who meet minimum requirements, as well as suitability standards.

This is not an offer to sell securities. An offer to limited liability company membership interest (the “Units”) may be made only pursuant to the PPT Real Estate, LLC Confidential Offering Memorandum dated **July 1, 2022**, as supplemented or amended (the “Memorandum”). The information contained herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum in its entirety before investing, and no person may invest in the shares without acknowledging receipt and complete review of the Memorandum.

Accredited investors only. The offering is being made by means of the Memorandum only to qualified investors who meet minimum requirements, as well as suitability standards as determined by a qualified financial advisor. Please read the Memorandum in its entirety before considering investment.



Premium Lifestyle Community Investments

Premium Property Trust is an exclusive, **private Real Estate Investment Fund** focused on building a diverse portfolio of **high-end, commercial properties** located in attractive growth markets. We accomplish this by identifying, acquiring, and developing specific properties that can recognize previously unrealized value through the incorporation of mixed- use components. **Luxury design** that thoughtfully creates spaces for people to live, work, and play not only enhances the surrounding community, but can also provide attractive returns to investors.



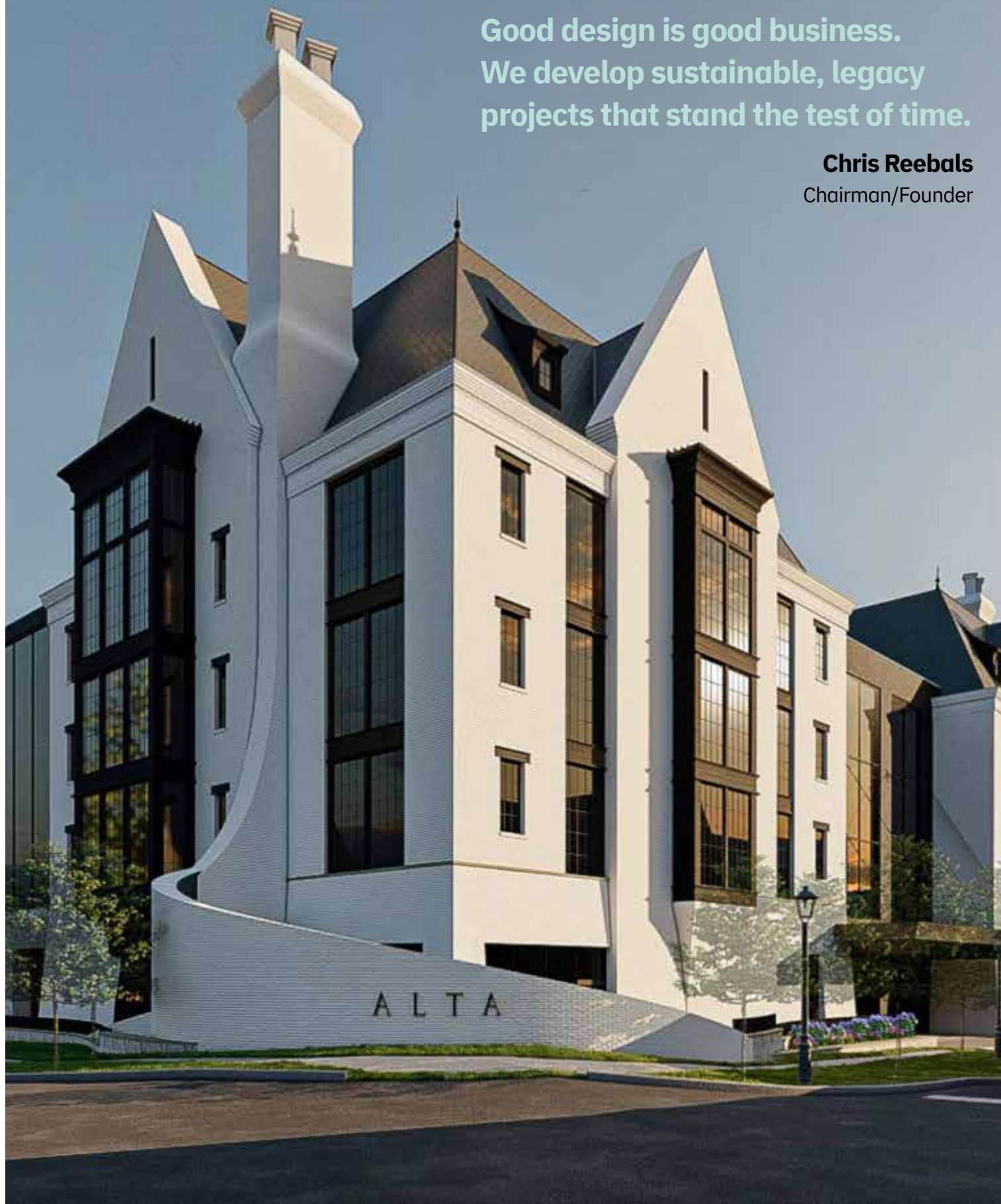
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Good design is good business.
We develop sustainable, legacy
projects that stand the test of time.

Chris Reebals
Chairman/Founder



CEO Message

Our team at Premium Property Trust is fully focused on building a great Real Estate Investment Trust for investors who wish to add generational wealth to their portfolio, diversify their investment asset classes, and create a positive impact on local communities.



Burke Cox, CEO

We launched Premium Property Trust with a single vision: to invest in prestigious real estate opportunities and create distinctive communities for our discriminating business, family, and recreational customers. In late 2021, we performed our first significant acquisitions creating an initial portfolio of eight properties that saw the basis for our investors increase by over 60% since inception.

It has been an extraordinary pleasure to build this company with my lifelong friend, Chris Reebals. And, it has been my distinct honor to act in fiduciary responsibility for our investors; many of whom are friends and family. Our investors appreciate a portfolio management approach that provides unique transparency into the acquisition, development, and operation of real estate assets.

We have been able to attract passionate employees who embrace our vision for mixed-use development. We measure our performance through efficient delivery of premium experiences designed to maximize shareholder value.

Our work improves local communities by creating vibrant and imaginative places to work, live, and play. At Premium Property Trust, we impact

our world with environmentally responsible and resource-efficient designs that establish a lasting and beautifying legacy for humankind.

I believe that real estate holdings are an important aspect of any wealth portfolio. They provide an important hedge against inflation while generating returns that have outpaced the S&P 500 over the past 20 years. We select our properties carefully, with the input of our independent Portfolio Investment Committee, to insure that all additions to Premium Property Trust are accretive to both Net Asset Value and Cash Flow.

We have refined our strategy to three key principles: (1) develop mixed-use communities, (2) invest regularly to keep adding value to the individual properties, and (3) retain the assets in our portfolio over long periods of time.

This presentation will provide the basis for our strategy, but as you consider an investment of your own, please ask all the questions you desire; we want to be sure that our company is a good fit for your financial goals.

Burke Cox

About Premium Property Trust

From inception, Premium Property Trust has stated its intent to elect as a Real Estate Investment Trust (REIT) at the earliest time that it provides material benefit to investors. In the meantime, we operate the fund as if it were already a REIT, distributing at least 90% of earnings on a quarterly basis.

Premium Property Trust currently manages eight commercial properties. These real estate assets are in prime locations, fully occupied, and produce a stable monthly income. We have a healthy tenant mix across the medical, retail, and specialty office sectors. We are also working diligently to break ground on the Alta mixed-use project, which will be a flagship development for the fund.

Our purchase activity is expected to pick up through the remainder of the year. We have recently issued multiple letters of intent for new acquisitions in the Birmingham, Alabama area. These projects include ground-up, mixed-use development, sure to be widely publicized in our market.

To that end, Premium Property Trust seeks new capital as we intend to grow the market value of the fund to more than \$100M with the currently identified projects. Somewhat unique to our fund's approach is that new investors immediately become owners in our existing properties. Thus, they do not have to wait for the deployment of funds and development of new projects to begin receiving distributions. New investors receive distributions in the first full quarter following their subscription to units in the fund.

Premium Lifestyle Community Investments



Investment Vision

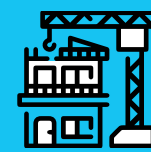
Premium Property Trust advances itself with a focused vision on three key driving factors: (1) Develop premium mixed-use properties, (2) Continually add value to the properties over time, and (3) Retain our assets in our portfolio for long holds.



MIXED-USE

Our mixed-use communities bring together retail lessees, commercial entities, and residential tenants to create blended markets which appeal to all three.

- Multiple streams of income provide cash flow resiliency
- Tenant diversification reduces risk for developers and investors
- Blended amenities capture modern consumers
- High-value consumers attract retail leaders
- Commercial tenants gain built-in clientele
- Co-location simplifies property management



ADD VALUE

We collaborate with the creative talent in our vertical partner companies to introduce amenities that attract people to our properties and encourage them to stay longer.

- Unique lifestyle features increase lease rates
- Rich brand stories promote interest and loyalty
- Elevated experiences capture regional attention
- Intentional amenities that foster real community
- Tenant pride reduces maintenance costs
- Resident satisfaction reduces vacancy rates
- Premium real estate assets maximize property value



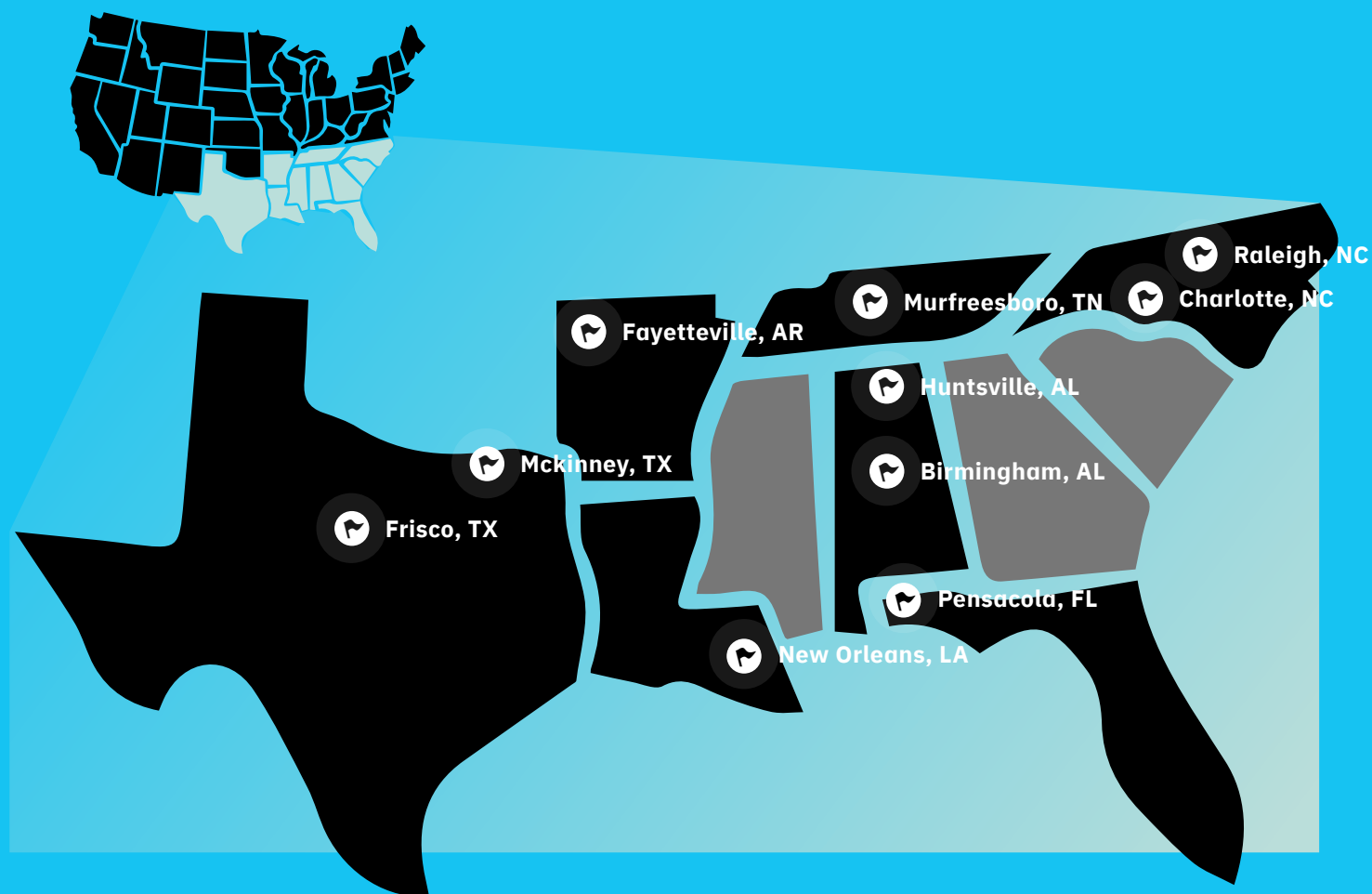
RETAIN ASSETS

Rather than seek assets that we intend to "flip" for profit, we hold assets for the long term until their value has increased to a level where a disposition provides indisputable benefit to our investors.

- Stable real estate portfolios provide predictable cash flow
- Retained assets enable financing of new projects
- Depreciation offsets the cost of improvements to properties
- Asset appreciation builds generational wealth
- Cash flow improves over time as we pay down debt and rents escalate
- Investors gain a reliable hedge against inflation and volatility in the securities market

Approach to Growth

Premium Property Trust started with eight properties in the Birmingham, AL area. Our growth strategy is centered on identifying target markets, establishing a foothold with an initial project, then expanding within the area by replicating processes proved successful in our initial phases.



IDENTIFY MARKETS

We identify new target markets using a blend of metrics identified on the facing page focused on the blend of renters, the demographics of the community, and the demand for mixed used projects.

ESTABLISH FOOTHOLD

When entering a new area, we identify a single, meaningful mixed-use project to establish our brand and provide a foothold for future developments and the acquisition of new talent.

EXPAND IN THE AREA

With our talent in place, we implement our methodology, our processes, and our vision to expand our footprint to other mixed-use and opportunistic projects in the surrounding region.

How We Identify Markets

Premium Property Trust's target markets share similar job and population growth qualities, important demographic metrics, and strong affordability characteristics. Our primary new urbanism target markets, currently focused in the Southeast region, typically exhibit the following characteristics:

- Economic growth over the past five years
- Population growth with net in-migration
- Healthy job markets versus the broader United States
- Business friendly governance with lower taxes and regulations
- Overbuilt power centers and strip centers leading to traffic congestion

Continued Trend Towards Renting

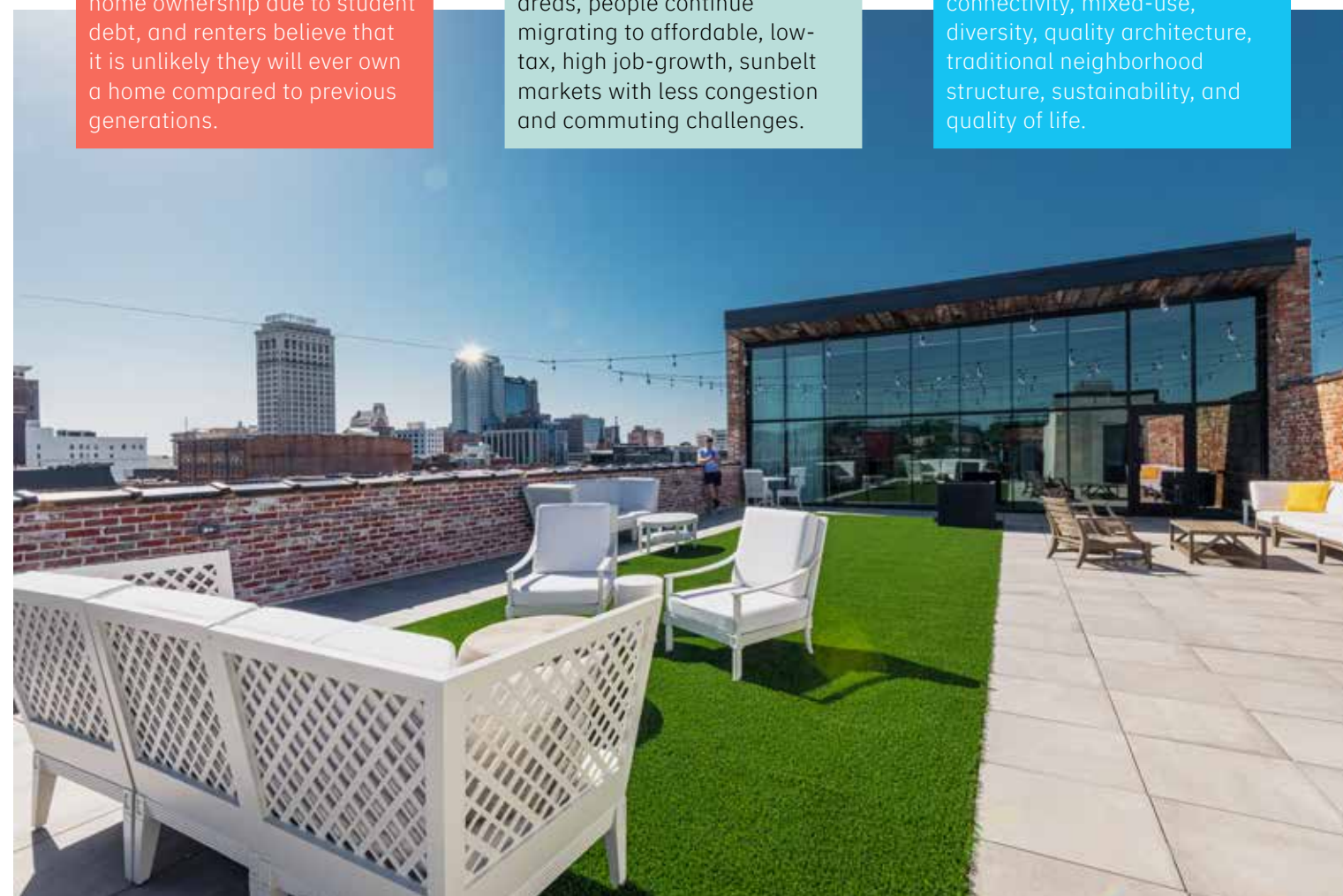
Home prices continue to outpace growth in rents and incomes, millions are delaying home ownership due to student debt, and renters believe that it is unlikely they will ever own a home compared to previous generations.

Desire for Low Congestion Migrations

As a natural phenomenon, but also as the result of COVID-19 on the largest metropolitan areas, people continue migrating to affordable, low-tax, high job-growth, sunbelt markets with less congestion and commuting challenges.


Growing Appeal of Mixed-Use Designs

Diverse demographics see the appeal of walkable neighborhoods that emphasize connectivity, mixed-use, diversity, quality architecture, traditional neighborhood structure, sustainability, and quality of life.




Market Support for Mixed-Use

More than ever, consumer trends and customer surveys validate that people of all demographics prefer the amenities, convenience, and community delivered by mixed-use development over the option of a car-dependent, suburban sprawl lifestyle.




Fewer than 10% of the Millennial and Boomer generations want to live in the suburbs, but **over 40% of them live there now.**

American Planning Association




Over 70% of Americans prefer walkable communities.

National Association of Realtors




Businesses are moving to walkable locations, to attract younger workers who **prefer a less car-dependent, more urban lifestyle.**

Joe Cartwright, City Observatory




Mixed-use mid-rise earns **25 to 59 times more revenue** per acre than its suburban counterparts.

Joe Minicozzi, Urban3



The number of people of **all ages** who have a driver's license is rapidly decreasing over time.

Transportation Research Institute



If a Walk Score increases from 60 to 80, that increased walkability translates into a **\$100K home price premium.**

Redfin

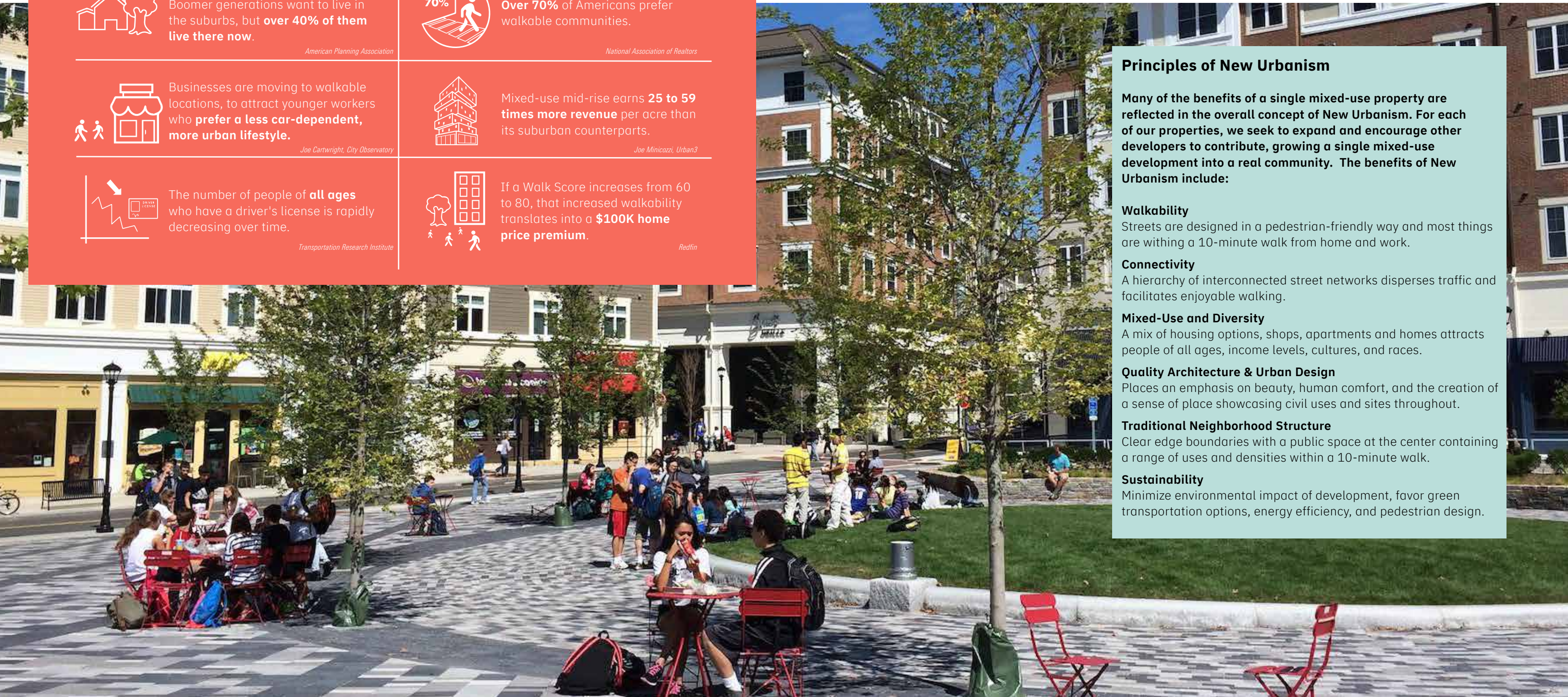
Our Vision for Mixed-Use

While we focus on mixed-use developments, our vision goes beyond single properties. We are proponents of New Urbanism, a planning and development approach that focuses on walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. Mixed-use is an important aspect of New Urbanism, but our vision sees mixed-use developments as a starting point for a surrounding New Urbanism community.

Principles of New Urbanism

Many of the benefits of a single mixed-use property are reflected in the overall concept of New Urbanism. For each of our properties, we seek to expand and encourage other developers to contribute, growing a single mixed-use development into a real community. The benefits of New Urbanism include:

- Walkability**
Streets are designed in a pedestrian-friendly way and most things are within a 10-minute walk from home and work.
- Connectivity**
A hierarchy of interconnected street networks disperses traffic and facilitates enjoyable walking.
- Mixed-Use and Diversity**
A mix of housing options, shops, apartments and homes attracts people of all ages, income levels, cultures, and races.
- Quality Architecture & Urban Design**
Places an emphasis on beauty, human comfort, and the creation of a sense of place showcasing civil uses and sites throughout.
- Traditional Neighborhood Structure**
Clear edge boundaries with a public space at the center containing a range of uses and densities within a 10-minute walk.
- Sustainability**
Minimize environmental impact of development, favor green transportation options, energy efficiency, and pedestrian design.



Example of Value-Add

2601 Highland Ave S

We discovered this property and quickly assessed its potential value. It is strategically located in a growth district and adjacent to high-end demographics. Within two weeks, we were able to place an offer and secure a contract before back-up offers were submitted. The redevelopment strategy included a design which increased the usable square footage by over 4,000 square feet. We created an exterior courtyard and daylighted an area of the building that was previously subterranean. This single move enhanced the aesthetic, created a functional outdoor area, and increased the leasable internal space by almost 30%. The completed property has garnered regional design recognition, media buzz, and a secure long-term, high-value tenant.

One of the challenges with this property was a subterranean basement that caused the lower level to be practicably unleaseable. By excavating the hillside and cutting through the lower wall, we were able to introduce daylight into the lower level, significantly increasing rentable square footage of the property.



Planting trees, introducing a gravel landscape, and placing scaling vines on the new enclosing wall provides a serene view from the new downstairs offices. This previously unleaseable space now provides income at \$26/sf. Plus, the stadium seating is an amenity for the entire building where teams often hold meetings.



The existing narrow back patio provided little seating area and the exterior walls, with few windows, prevented sunlight from entering the building. Prior to our value-add renovation, this area was used infrequently and offered little amenity to the building.

We realized that we could widen this area without surrendering any usable land by simply shortening the length of the hill behind the retaining wall.



Moving the retaining wall approximately 15 feet allowed us to greatly expand the outdoor area, where we used landscape pavers both outside and inside to create a feeling of continuity between indoor and outdoor spaces. Planted trees break up the space and diffuses lighting. We performed major cuts in the exterior walls and added floor to ceiling pivot doors that can be fully opened during the temperate seasons. We have added a fountain feature and have planned an outdoor fireplace to improve this amenity for all seasons.



2601 Highland Ave S - Interior Spaces



As stated previously, one of our design goals with the value-add of this property was to bring additional daylighting into the downstairs space. The lower conference room had an art deco style metal grating over the windows. We removed that to bring clearer view of the outside into the conference room.

The flooring was replaced with the pavers used throughout the interior and exterior of the building. By selecting white, we immediately brightened the downstairs area. We then removed the near wall separating the conference room from the hallway.

By introducing a steel and glass wall, a visual sight line was created from the hallway to the outdoors, daylighting a previously dark and depressing walkway to the rear of the building.

Modern recessed lighting provides ample light for working at all hours. And the large-filament incandescent bulbs in the hanging fixture provide a timeless sophistication to the conference room and highlight a gorgeous marble table atop a custom brass base.



Upstairs, the interior walls blocked all the windows and the dark carpet and drop ceilings created a cave-like effect and prevented natural light from reaching most areas of the office. Much of the wide hallway was unusable space with little value.



With natural hardwood flooring both below and above, we added height by removing the drop ceilings. The new open floor plan brought daylight from the exposed windows into interior offices with steel and glass storefronts.

Results of Value Add

For this property, we were able to quickly acquire a structure that had outlived its valuable life and introduce significant architectural and interior changes to create a Premium Property. Since listing, this property has been fully leased 100% of the time with a \$26/ft triple net lease, generating over twenty-six thousand dollars of rent per month.

Financial Performance

Initial Acquisition

\$1,500,000

Development Costs

\$2,300,000

Fair Market Value Today

\$5,250,000

Estimated IRR













18-20% on a 10-year hold

Investing in Premium Property Trust

Premium Property Trust provides an alternative framework for deploying capital that combines the stability and inflation security of real estate, the cash flow of an existing fund, and the long-term upside of a potential securities offering.

"A man complained that on his way home to dinner he had every day to walk through that long field of his neighbor's. I advised him to buy it, and it would never seem long again."
Ralph Waldo Emerson

Representative Investors

 Investment Banker \$250,000	 Insurance Broker \$250,000	 Financial Advisor \$250,000
 Financial Advisor \$100,000	 Retired Couple \$250,000	 Business Owner \$250,000
 Family Trust \$375,000	 Dermatologist \$100,000	 Professional Athlete \$500,000
 Retired Executive \$150,000	 International Investor \$250,000	 Investor IRA \$100,000

Investment Goals

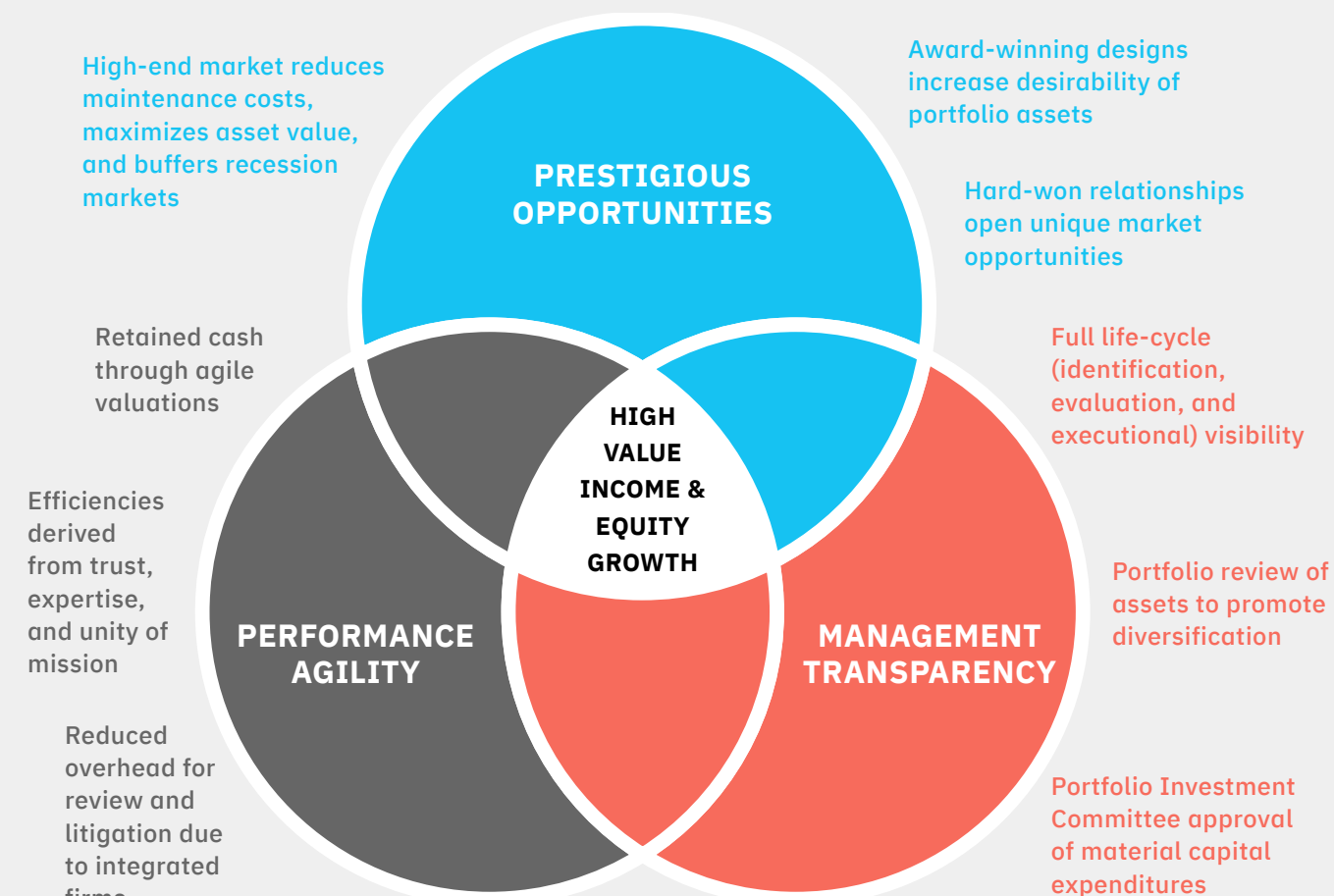
Our investors seek opportunities that they can be proud of, that stand the test of time, and that outperform both their peer real-estate platforms and other investment classes.

They seek to protect their immediate capital but build generational wealth with long term earnings for themselves and their families.

And our investors wish to leave behind a collection of properties that positively impact communities and improve the way that people live, work, and play.

Investment Vision

Premium Property Trust develops new properties and **identifies under-performing real estate assets** in competitive markets. We capitalize on the strengths of our vertically integrated businesses, which **introduce efficiencies through trust**, expertise, and unity of mission. We provide our investors with **timely and accurate reporting** for the business decisions intended to create shareholder value.



2019-2021

Inception and Cash Flow

- Establish business operations
- Raise initial capital from friends and family
- Contribute existing properties to establish operational cash flow
- Identify and retain world-class legal and accounting representation with extensive REIT experience

2022-2023

Stability and Raise

- Expand capital raise to include broader network of private investors
- Demonstrate operational stability and reporting
- Develop candidate relationships with institutional investors
- Launch "teed" up projects, such as Alta Marriott Tribute Hotel and Alta Residences

2024-2028

REIT Election and Growth

- Achieve REIT qualifications and elect REIT status from IRS
- Engage institutional investor for rapidly expanded capitalization
- Execute real estate acquisitions to accelerate growth and returns
- Develop candidate relationships with investment banks

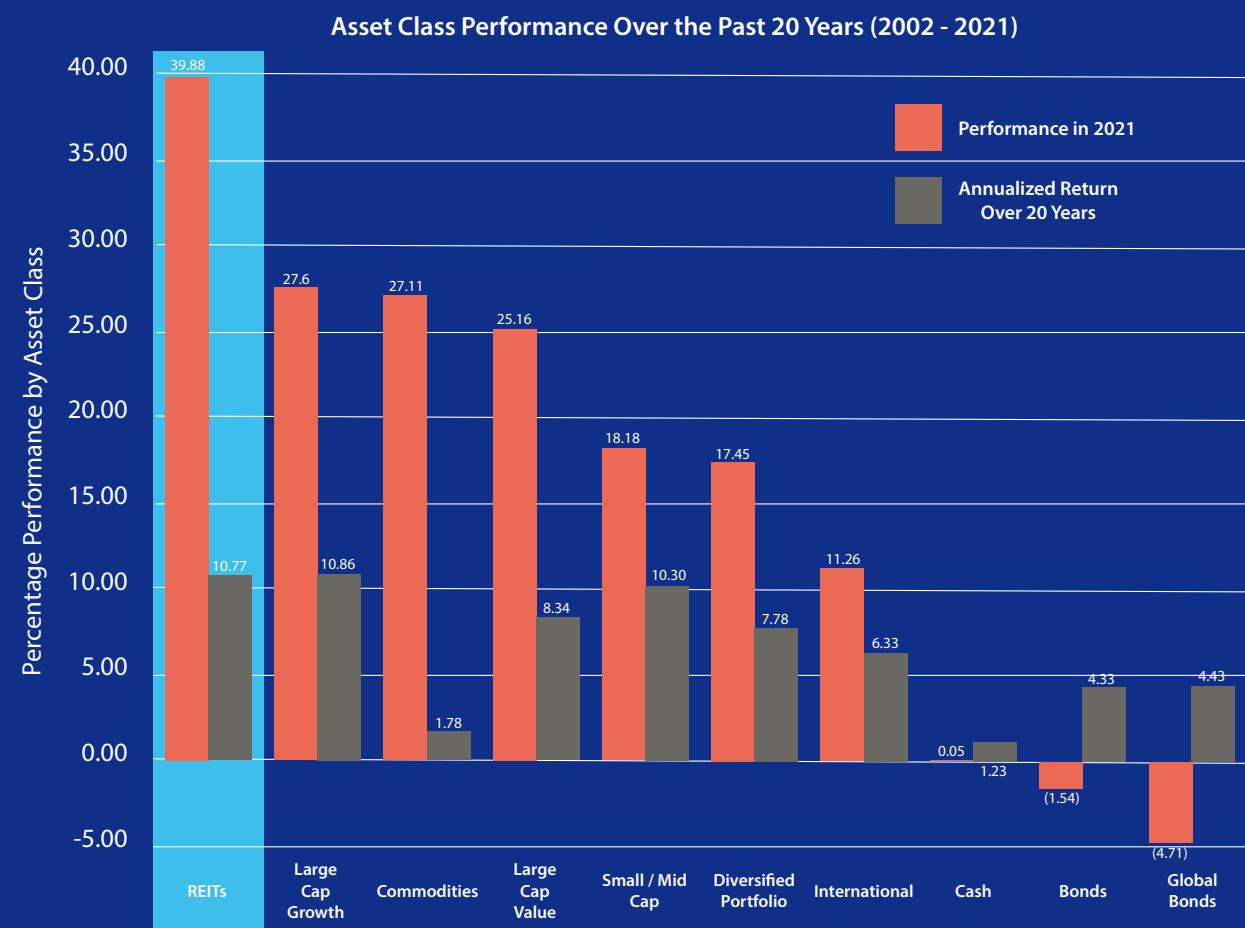
2029+

Public Offering

- Identify larger scale properties to acquire
- Select underwriter
- Finalize structure for moving into REIT
- File S-11 with SEC and respond to rounds of comments to achieve SEC listing approval
- Road show and price deal
- Commence and close the public offering

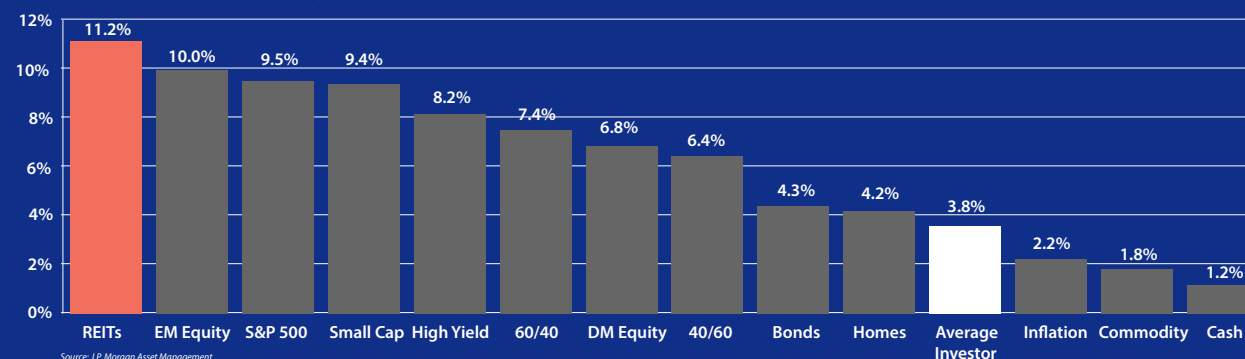
REITs as an Asset Class

REIT Investments provide competitive long-term performance, substantial dividend yields, improved investor transparency, and diversification of investment portfolios.



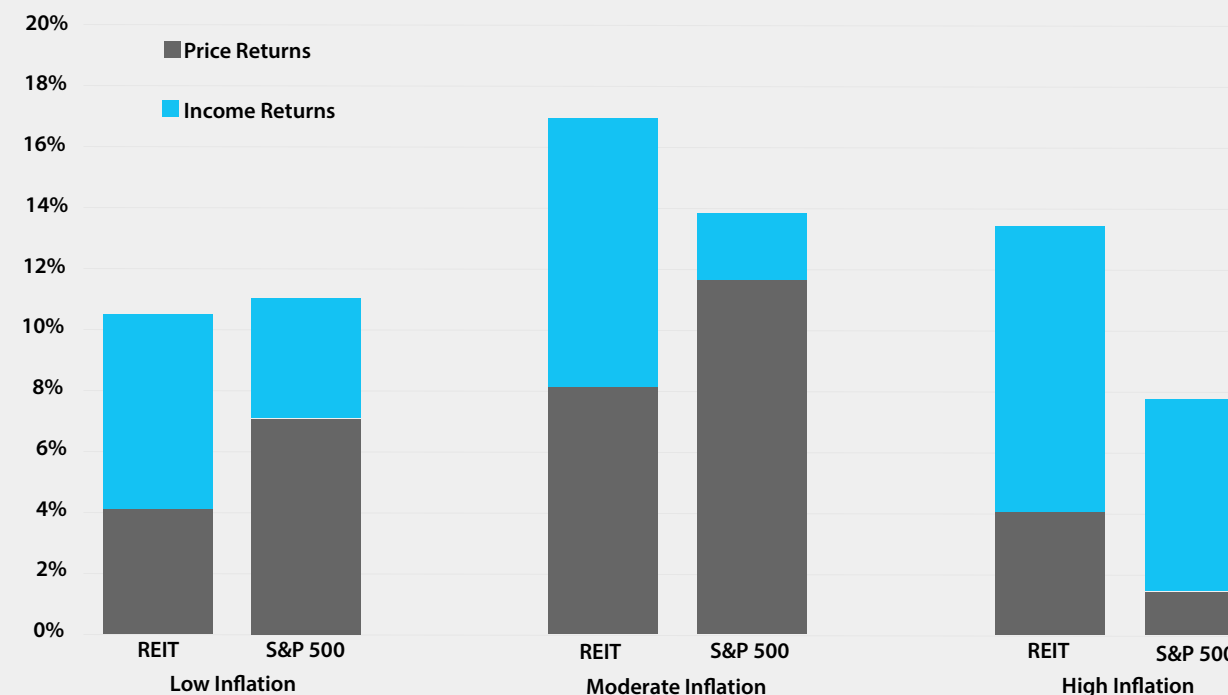
Source: Massachusetts Financial Services (MFS) https://www.mfs.com/content/dam/mfs-enterprise/mfscsm/sales-tools/sales-ideas/mfsp_20yrsa_fly.pdf

20-Year Annualized Returns by Asset Class (2002 - 2021)



Source: J.P. Morgan Asset Management

REIT Returns Compared to S&P 500 Returns During Different Inflation Periods



Note: Low inflation includes the years where inflation was 2.5% or lower, moderate inflation is between 2.5% and 7.0% (one standard deviation over the average), and high inflation is for years with inflation of 7% or higher.

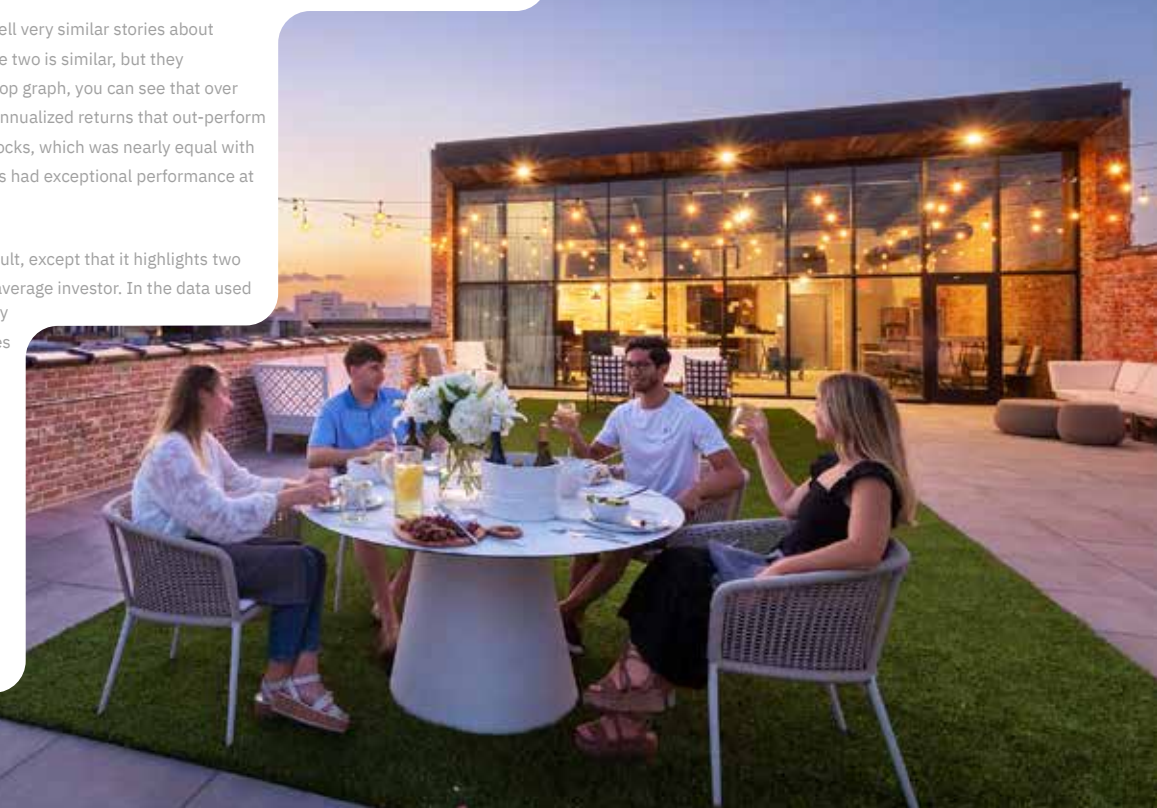
Source: Nareit analysis of prices for FTSE Nareit All Equity REIT Index and S&P 500 index; 1972-2021; inflation measured for all items, all urban consumers.

Asset Class Performance Considerations

The two bar graphs on the facing page tell very similar stories about investing in REITs. The data between the two is similar, but they emphasize different takeaways. In the top graph, you can see that over the past 20 years, REITs have average annualized returns that out-perform every class except Large Cap Growth stocks, which was nearly equal with only 9 more basis points. In 2021, REITs had exceptional performance at a nearly 40% return.


The lower bar graph shows a similar result, except that it highlights two areas, REIT investors compared to the average investor. In the data used for this graph, REITs outperformed every single asset class, and nearly three times as much as the average investor.

The graph above stacks the price performance and the income performance as measured over 50 years by different inflation categories. It demonstrates the near equal performance of REITs to the S&P 500 in low inflation periods and the significant better performance of REITs during moderate and high inflation periods.




Our Competitive Advantage


Vertical Integration and the Speed of Trust through our strategic partnerships


Premium Property Trust


Real Estate Investment Fund
 Raises and provides capital for real estate development projects. PPT realizes significant value from engaging with our strategic partners. However, each property is independently analysed to ensure that we partner with the appropriate companies to create maximum value.


CHRISTOPHER
ARCHITECTURE & INTERIORS


Architecture and Design Firm
 Award-winning architecture and design firm provides aesthetic vision.


blackstone
CONSTRUCTION

Construction Management
 Commercial and residential construction management for new and value-add builds.


Premium Property Management

Property Management
 Portfolio promotion and marketing, tenant services, and building management.


Premium Property Realty

Real Estate
 Listing, promoting, showing, and leasing commercial and residential properties.

Our vertical integration creates a **trust efficiency** that reduces both costs and delays and frees up additional capital to deploy towards revenue-generating real estate to provide the following advantages:

Confidence Advantage
 Trusted relationships reduce requirements for costly review of professional service deliverables.

Expertise Advantage
 Ability to identify under-valued properties and reduce revisions to plans with clearer communication.

Teamwork Advantage
 Quicker decisions, communications and resolutions to conflict.

STRATEGIC PARTNERS



Our Team



CHRIS REEBALS - Chairman
 Chris founded Premium Property Trust with the goal of joining like-minded investors into a collective pool to enhance their combined abilities to create capital value and residual income. Chris started investing in real estate the year he graduated from Auburn University in Architecture; and over the past 25 years he has acquired close to \$50 million in real estate assets. His ability to source undervalued projects combined with his award-winning design has created on average, a 15% annual return across his portfolio.

BURKE COX - Chief Executive Officer
 A lifelong friend of Chris, Burke's trust relationship is enhanced by his extensive experience with private capital placement and leading innovative high-value companies. Burke founded his first company in 1999 with a four-million dollar capital raise that exited with a global license agreement with Microsoft. He later led Platinum Solutions as COO from \$12 million in revenue to a cash sale of v\$90 million in three years. And most recently as President of Sevatec, he led the company from \$18 million to over \$120 million in revenue in four years.



JOHN GARRETT - Director of Finance & Investor Relations
 John joined Premium Property Trust following a successful career in corporate finance. After graduate school, he was recruited into the banking industry to work for one of the largest Regional Banks in the nation. While known for his ability to form relationships and effectively communicate complex topics, he also brought a diverse financial background with direct experience in FP&A, corporate development, and investor relations. John leads PPT's internal financial activities, acquisition analysis, and investor relations.

KATHERINE HART – Senior Accountant & Financial Analyst
 Katherine joined the Premium Property Trust team as Senior Accountant and Financial Analyst. Over the last four years she has gained experience in commercial real estate working as a property accountant with local firms. She began her career in marketing and has experience in private equity investments and fund development. After making the decision to pursue a career in accounting she received her master's in accounting and is actively pursuing her CPA certification.



HARRISON JONES - Director of Business Development
 Harrison joined Premium Property Trust to lead it's efforts in business development and strategic outreach for new investment partners. Previously, he spent several years in a business development role for a boutique insurance firm focused on estate tax planning and liquidity solutions for high net worth clients. He thrives at building relationships and has always had a keen interest in real estate investing. A native of Memphis, TN, he attended University of Alabama where he played football for 4 years and received both his undergraduate degree and MBA.

Investment Returns

Highly Competitive Fee Structure

The Premium Property Trust Pre-REIT Private Investment Fund was founded and organized to be highly competitive regarding its fee structure and compensation. As our initial investors represented a network of family and friends, we aggressively reduced fees to maximize the return to our investors. The table below provides some comparable fee structures with other recent private offerings.

Fund Name and Description	Date	Offering Size	Minimum	Advisory Fees ¹	Incentive ²
Premium Property Trust <i>Premium Lifestyle Community Investments</i>	11/23/2020	50,000,000	100,000	2.00%	0.50%
Skybridge Opportunity REIT <i>Qualified Opportunity Zone Properties</i>	08/01/2020	No Maximum	100,000	2.28%	0.50%
Aerial RR Fund <i>Mobile Home, Self-Storage, and Apartments</i>	11/12/2018	50,000,000	50,000	2.30%	0.60%
Avistone Industrial II <i>Multi-Tenant Industrial and Commercial</i>	12/01/2019	50,000,000	50,000	3.23%	0.15%
Kobi Real Estate Fund 1 <i>Low Unit Residential Multi-Family Properties</i>	08/01/2019	10,000,000	20,000	2.00%	0.90%
Jamestown Invest 1 <i>Urban Infill in Anticipation of Growth</i>	09/10/2020	50,000,000	50,000	2.99%	1.80%
Smart Living Fund <i>Mobile Home Parks for 55 and Older</i>	05/20/2019	50,000,000	250,000	2.13%	0.75%
Urban Catalyst <i>Large Scale Opportunity Zone Properties</i>	02/24/2020	250,000,000	250,000	3.28%	0.20%

This table was developed through analysis of publicly available Private Placement Memoranda collected from Internet investment websites. The numbers shown in the table reflect best-faith efforts to capture complex financial matters presented in the documents. Some offerings provide multiple classes of shares with differing returns. Premium Property Trust maintains copies of these documents for your review and will gladly discuss the approach we took in the analysis and conclusions we arrived at regarding the offering information and fee structures.

¹ This calculation includes a commonly-applied formula that encapsulates various “hidden” fees (including Acquisition Fees, Construction Fees, Accounting Fees, Leasing Fees, Management Fees, Disposition Fees, and Sales Commissions), which are enumerated in the offerings. These cannot be exact calculations, but reflect the scale of additional fees between the offerings that are being assessed by the Manager of those offerings.

² This incentive fee is calculated assuming the managed fund achieved a 9% return on investment prior to calculating an incentive fee based on a waterfall structure.

Investor Returns

Premium Property Trust targets a **15% - 18%** IRR for all real estate assets. As the Manager, we receive an annual 2% fee, based on the Net Asset Value of the fund. Annually, at least **90%** of revenue will be distributed, according to REIT guidelines. Until the investors have received distributions in an amount equal to an annualized return on investment of **7%** per annum on their unreturned investment in Units, the investors receive 100% of those distributions. After the **7%** threshold has been achieved, the investors receive **75%** of remaining distributions and the Manager receives **25%** of those distributions.

Investment Overview

SUMMARY OF INVESTMENT

UNIT CLASS	MINIMUM INVESTMENT	DISCOUNT PER UNIT
CLASS A	\$100,000 ¹	--
CLASS A-1	\$250,000 - \$499,999 ¹	5%
CLASS A-2	\$500,000+ ¹	10%

¹ Numbers vary slightly as these thresholds must be crossed with whole unit purchases.

PREMIUM PROPERTY TRUST FEES

OPERATIONAL FEES: 2% annually of portfolio Net Asset Value (NAV)

Premium Property Trust does not charge any additional fees (including Acquisition Fees, Construction Fees, Accounting Fees, Leasing Fees, Management Fees, Disposition Fees, and Sales Commissions). We sometimes include a negotiated development fee as part of the development agreements.

DISTRIBUTION TARGETS

TARGETED ANNUAL RETURN: All projects to support a 7% preferred return.
(We target 15% - 18% IRR on a 10 year hold.)

After 7% return achieved, 75% of excess revenue is allocated to unit holders, 25% is allocated to the Manager.

Accredited Investor

Investment in the fund is limited to accredited investors. In order to be considered an accredited investor, one must have a net worth of at least \$1,000,000 excluding the value of one’s primary residence; or have income at least \$200,000 each year for the last two years (or \$300,000 combined income if married) and have the expectation to make the same amount this year.

Minimum Investment

The minimum investment for participation in the Premium Property Trust Pre-REIT Private Investment Fund is \$100,000.

Classes of Units

There currently exists a three classes of Units for investors: Class A, Class A-1, and Class A-2. These Units share equal rights with all previously offered Units. Class A-1 Units require a minimum \$100,000 investment and share all the rights of the other classes. Class A-1 Units require a minimum of \$250,000 and share all the rights of the other classes, but are subscribed with a 5% discount on the Unit price. Class A-2 Units require a minimum of \$500,000 and share all the rights of the other classes, but are subscribed with a 10% discount on the Unit price.

Targeted Rate of Return

The fund targets a net 15% to 18% annual compounded internal rate of return on our investments over a minimum ten year anticipated holding period, a portion of which is expected to be comprised of current income, after our payment of fees, expenses and the Incentive Management Fee paid to the Manager.

Our Process

A Disciplined Approach to Property and Land Asset Management

Premium Property Trust relies on a real estate development model with seven stages, but focuses our value creation around three active markets: **A** New Construction, **B** Value-Add, and **C** a Hybrid of the two. Additionally, our vertically integrated businesses occasionally enable **D** Opportunistic Agility where we can out-position the market and rapidly develop a land deal to enable our business strategy for a particular location.

Property Asset Management			
Design / Build	Operations	Renovation	Redevelopment
A New Construction		B Value Add	
C Hybrid Development			
Acquire prepared land and perform vertical development by constructing buildings to improve value.	Lease up, manage and develop a property operating history to generate immediate revenue and provide an improved value for the late sale of the asset.	Cure deficiencies in declining property to reposition and remarket the building for new operations.	Tear down or repurpose a property with serious physical or functional deficiencies that prevent its continued use for the original intended purpose.
Includes hybrid opportunities where we renovate an existing structure and add value with new construction.	Indirectly served by our vertically integrated partner, Premium Property Management.	Our design-focused approach enables significant value creation and transforms under-performing assets into prime lease space.	These assets have a high return on investment, but require capital to be deployed for a longer time without generating any income.
Actively Pursue	Indirectly Pursue	Actively Pursue	Sometimes Pursue
Fully Constructed Building	Needs Renovation & Remarketing	Declined or Worn Out Property	Potentially Developable Land

Land Asset Management		
Banking	Packaging	Development
		D Opportunistic Agility
Acquire or hold undeveloped land in anticipation of future gains through general and broad market trends.	Purchase raw land from land bankers and improve value through conceptual land planning, zoning changes, financing schemes, or other “paper enhancements” like title insurance, accurate surveys or environmental studies.	Buy land with paper enhancements and physically improve it (horizontal development) to sell as finished pads to a building developer.
Add value by acquiring large lots of land with relatively low carrying costs and waiting for market conditions to favorably impact value.		Only considered by Premium Property Trust in the case where we would be the building developer.
Not Pursuing	Very Rarely Pursue	Rarely Pursue
Potentially Developable Land	Land with a Plan, Approvals, and Relevant Studies	Building, Lots, Pads, and Bays

Task Groups Relevant to Each Stage in Our Asset Management Model

- ACQUISITION** - *Should the project be acquired, and how?*
 - Feasibility Studies
 - Contract negotiations
 - Underwriting Requirements
 - Due Diligence Reviews
 - Closing Conditions
- FINANCING** - *Who should finance the project, and how?*
 - Financial Projections
 - Financial Management and Reporting
 - Capital Formation and Acquisitions
- MARKET STUDIES AND STRATEGIES** - *What are the market conditions and how can the market opportunities be exploited?*
 - Projected Market Conditions
 - Promotion and Advertising
 - Market Strategies
 - Site Level Strategies
- ENVIRONMENTAL TASKS** - *What are the environmental concerns and how should they be addressed?*
 - Phase I, II, and III Studies
 - Atmospheric, Surface, and Sub-Surface Conditions
 - Certifications
 - Cultural and Historic Conditions
- APPROVALS AND PERMITS** - *What approvals and permits are needed and how should they be obtained?*
 - Observe and Accept Tension of Parties
 - Communicate with Individuals and Agencies
 - Expect and Prepare for Delays
 - Evaluate Permits and Approvals at All Levels
- PHYSICAL IMPROVEMENTS** - *What are the required physical improvements and when and by whom should they be designed, engineered, constructed, and operated?*
 - Planning and Design
 - Engineering
 - Construction
 - Maintenance
- TRANSPORTATION AND ACCESSIBILITY** - *What are the transportation and accessibility issues and how should they be addressed?*
 - Offsite Transportation
 - Onsite Accessibility
 - On/Off-site Construction
 - On/Off-site Management
- SALES AND DISPOSITIONS** - *How should the value created in this stage be captured, sold, or rolled forward?*
 - Seller Due Diligence
 - Marketing
 - Sales Contract(s)
 - Agreements
 - Closing



Portfolio Characteristics

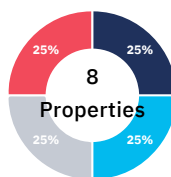
- Newly renovated with **luxury design** elements
- Contains **stable** and **diversified** tenant mix
- Possesses **attractive lease terms** with high probabilities of renewal
- Located in desired locations that support **top of market rental rates**
- All currently occupied and **producing consistent income**



All leases contain annual rent escalators.



All properties located in premier Birmingham submarkets.



Balanced and diverse portfolio.

- Medical
- Specialty Office
- Traditional Retail
- Office

*The **consistent performance** expected from these properties accelerates our ability to **acquire & develop** larger mixed-use projects in the coming years.*



Frequently Asked Questions

What is a REIT?

A REIT serves as a passive investment similar to a mutual fund except focused on the acquisition and operation of real estate assets. Technically speaking a REIT is an entity entitled to preferential tax treatment set forth under sub-chapter M of Chapter 1 of the Internal Revenue Code of 1986. A quick summary of the required elements for a REIT include:

- Centralized Management
- Transferable Shares
- A Domestic Corporation
- Not a Financial Institution or Insurance Company
- At least 100 Shareholders
- Not "Closely Held," that is, no five investors can hold more than 50% of the fund
- Satisfy Annual Income and Asset Tests
- Satisfy Distribution and Earnings and Profits Requirements
- Make a REIT election for Tax Purposes
- Operate on a Calendar Tax Year

Why is Premium Property Trust intending to be a REIT rather than a traditional real estate fund?

We felt that the REIT structure would give our investors some confidence in seeing actual returns because the REIT rules require at least 90% of earnings are returned to the investors annually. Our investor profile favors passive investors and the REIT structure allows them to subscribe to the entire portfolio rather than requiring selection of individual properties. The well-known structure of a REIT can attract large institutional investors to achieve the scalability we seek to enter the public markets with an IPO.

What type of properties to you invest in?

Our primary target market is mixed-use or "new urbanism." These are developed communities with a social, center entertainment area and housing available for a broad spectrum of income classes. A good mixed-use development enables people to work, live, and play in an area they can easily walk across in just several minutes.

Additionally, we target value-add projects on buildings with historic significance. We believe the best way for use to be "sustainable" is to protect the physical assets of the past. By taking older structures and arming them with the technologies and amenities of new properties, we protect the environment and preserve our history.

Do you think your strategy still works in today's economic environment?

Historically, REITs have performed well in inflationary markets. Pages 22-23 provide third-party data for the performance of REITs as an asset class in general, and during inflationary periods. Real estate, when property managed, has proven to be as recession resistant, especially in the types of mixed-use assets that Premium Property Trust specializes in. Because we focus at the "top" of the market, our tenants maintain capacity to remain in the market when the economy slows.

Can I reclaim my principle investment whenever I want?

Currently, we are deploying capital to non-liquid assets. It is our plan to elect as a REIT by 2025 and achieve a public offering of share around 2029 as shown on page 21. Once public, the sale of your shares will be very liquid. Until then, as a private fund, you would need to find a buyer yourself. We intend to establish a mechanism for the fund to repurchase shares, but no formal strategy for that currently exists. We encourage all investors to expect to hold their investment in Premium Property Trust for five to seven years.

What are your target returns for you development?

We hold our investments for long periods and target at least 15% - 18% IRR for all developments and across all real estate classes.

