



C-STAR SINGLE FAMILY RENTAL FUND III

C-STAR SFR ADVISORS MOVES AHEAD OF INSTITUTIONAL CAPITAL –

Firm was founded in 2018 by seeing the opportunity that single-family rental(SFR) homes can produce an attractive yield in the world of no yield and have great growth potential, while this asset type is not institutionalized because of individual asset size is very small. We found a gap between institutions seeking yield and few sizable SFR property portfolios for institutional buyers. By assembling and stabilizing the SFR portfolio, we can achieve an attractive portfolio premium on top of appreciation from market growth. We believe the current environment will provide exceptional, once-in-a-cycle real estate investment opportunities.



Fund I

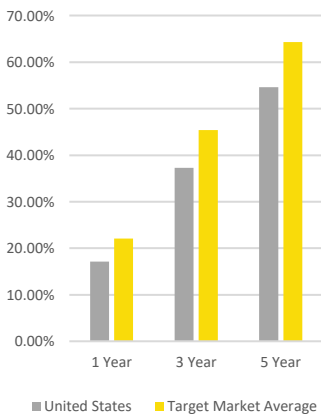


Fund II



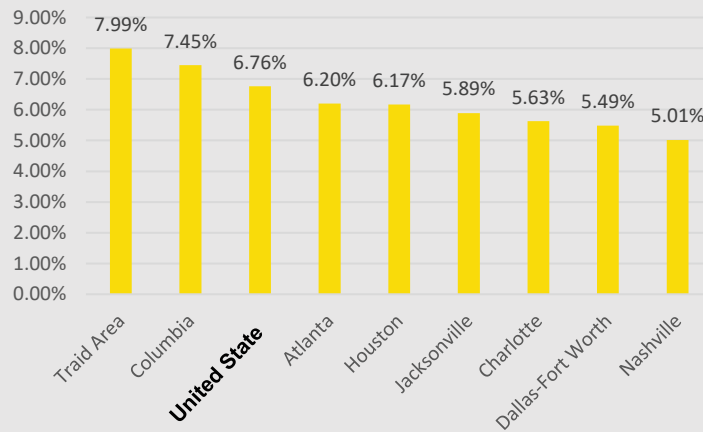
Fund III

FREDDIE MAC HPI GROWTH RATE



Data Source: Zillow Research

AVERAGE RENT YIELD OF TARGET MARKET ABOVE US AVERAGE



INVESTMENT STRATEGY

HIGH QUALITY ASSET

Hand-picked Class B/B+ assets in selective markets with certain level value add play and price appreciation

PORTFOLIO AGGREGATION

Enhance economies of scale and create potential for portfolio premium

CASH YIELD FOCUS

Pinpointing strong markets and quality assets, utilizing proprietary information to generate strong cash flow

RECESSION RESISTENT

Covid proof rent collection rate staying above 99% for continuously three years

\$50M

TARGET RAISE

18-20% GROSS

TARGET IRR

3+1+1

YEARS' TERM

5-7%

TARGET DISTRIBUTABLE YIELD

2018

FOUNDED

164

PROPERTIES

\$32M

AUM

MARKET

GA, NC, SC, FL

SUNBELT STATE

ESTABLISHED BY
INDUSTRY VETERANS
WITH AVERAGE
EXPERIENCE OVER

10 YEARS

FUND I
REALIZED RETURN

35.4%

GROSS IRR

3.0x

MULTIPLE

FUND II
2020 VINTAGE
FULL DEPLOYED

6.2%

AVERAGE DIVIDEND

For Investors:

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