



GREENWOOD STAR
Income and Growth Trust

PRIVATE PERPETUAL-LIFE REIT

Designed for RIAs and Family Offices



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INVESTMENT SUMMARY



Our Sponsor

Greenwood Star Holdings, Inc. (“Greenwood Star”) is a vertically integrated real estate company specializing in the acquisition, management, and disposition of multifamily properties. Founded in 2013 by Lisa Li and Dawson Lee and headquartered in Atlanta, Georgia, Greenwood Star and its affiliated companies have owned and managed more than 40 multifamily properties with over 8,200 apartment units valued in excess of \$820 million across the Southern United States. Greenwood Star has completed 30 full cycle multifamily transactions.¹

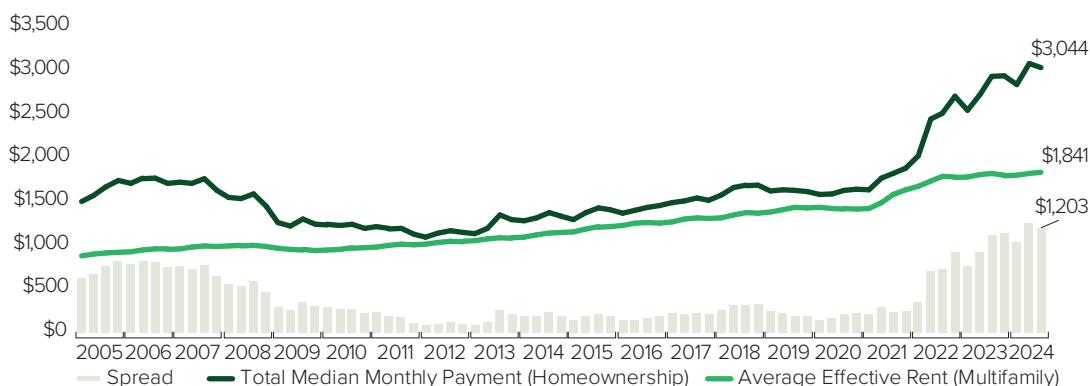
Investment Strategy

Our primary focus is to acquire higher quality income producing multifamily assets that have the potential for increased income and appreciation through enhanced property management. To a lesser extent, we may acquire multifamily assets that have the potential for increased income and appreciation through capital improvements. In isolated situations we may originate loans on multifamily assets that meet our acquisition criteria. We will primarily focus on acquisitions located in metropolitan and surrounding areas within the Southern United States.

Investment Objectives

Preserve & Protect Invested Capital	Provide Reliable, Predictable Cash Distributions	Realize Appreciation in our Stabilized Asset Value ²
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Renting Versus Owning



Newmark Research, Atlanta Federal Reserve (10/17/24). RealPage

1. As of September 2025.

2. We cannot assure investors that we will achieve our investment objectives.

The Market Opportunity

- Renting continues to be an affordable option when compared to homeownership.
- Household formation, regional migration, and high mortgage rates all favor multifamily.
- Multifamily continues to show resiliency and produce reliable cash flows.
- Low in-place mortgage rates are discouraging homeowners from selling their homes, keeping prices elevated.
- Current, higher mortgage rates present an affordability hurdle for buyers.
- Multifamily has historically been an effective hedge against inflation.

Structure and Terms

Type of Offering	Private REIT	Preferred Return	6% per year
Life of the Fund	Open Ended	Distributions	Monthly
Type of Assets	Higher Quality Multifamily	Distribution Reinvestment Plan	Yes
Sponsor	Greenwood Star Holdings, Inc.	Valuations	Quarterly
Suitability	Accredited	Share Repurchase Program	Quarterly
Subscriptions	Monthly	Tax Reporting	1099-DIV
Minimum Investment	\$100,000	Management Fee	1.5%
Initial Holding Period	1 Year	Performance Participation Allocation	80%/20% after 6%

Contact Us

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