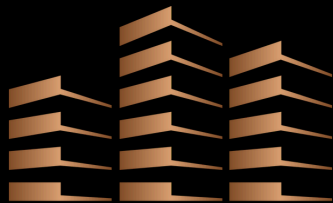


5501 N. 19TH AVENUE | PHOENIX, AZ



GOULD
CAPITAL

UPTOWN MEDICAL CENTER

CURRENTLY PARKWOOD PROFESSIONAL PLAZA

CONFIDENTIAL MEMORANDUM | DISCLOSURE

This presentation (the “Confidential Overview”) is intended solely for the recipient’s limited use in evaluating a potential investment interest in the Uptown Medical Center project located in Phoenix, Arizona (the “Project”). The Project is sponsored by The Streamline Companies (the “Sponsor”). Gould Capital, LLC (“Gould”) is serving as a strategic advisor to the Sponsor in connection with this opportunity. Gould is not a registered broker-dealer, placement agent, or investment adviser and is not offering or selling any security.

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INVESTMENT OVERVIEW



Executive Summary

Gould Capital is partnered with the Streamline Companies on the acquisition and repositioning of Uptown Medical Center (currently known as the Parkwood Professional Plaza), a four-story, 73,532 square foot multi-tenant medical and office building located on 19th Avenue in Phoenix, Arizona. The asset is directly adjacent to the Metro Light Rail and benefits from proximity to the Abrazo Central Medical Campus, Christown Spectrum Mall, and Grand Canyon University.

The sponsor has secured a purchase price of \$7.75 million and is seeking \$3.75 million in LP or co-GP/JV equity to complete the capital stack. The business plan includes strategic lease-up of currently vacant space, conversion of legacy gross leases to NNN structures, and modest interior improvements. The projected hold period is five years, with a targeted Year 5 disposition.

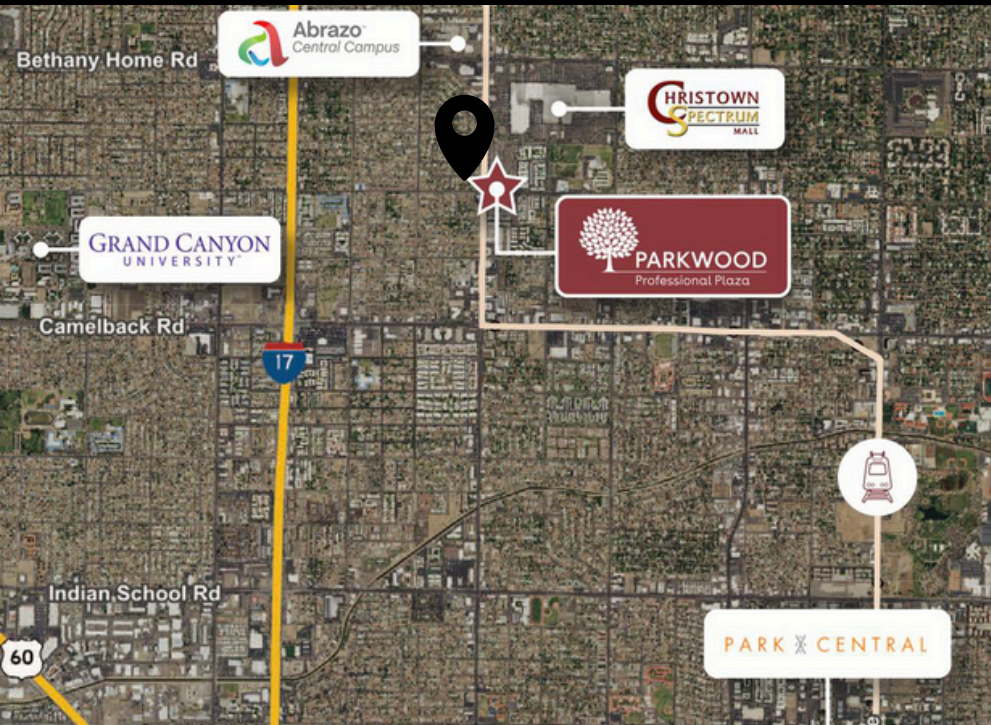
Streamline brings hands-on operating experience and direct control of property and asset management. With current occupancy of approximately 45% and a strong infill location near transit and healthcare infrastructure, the Uptown Medical Center is positioned as a value add medical office acquisition and repositioning in the Phoenix MSA.



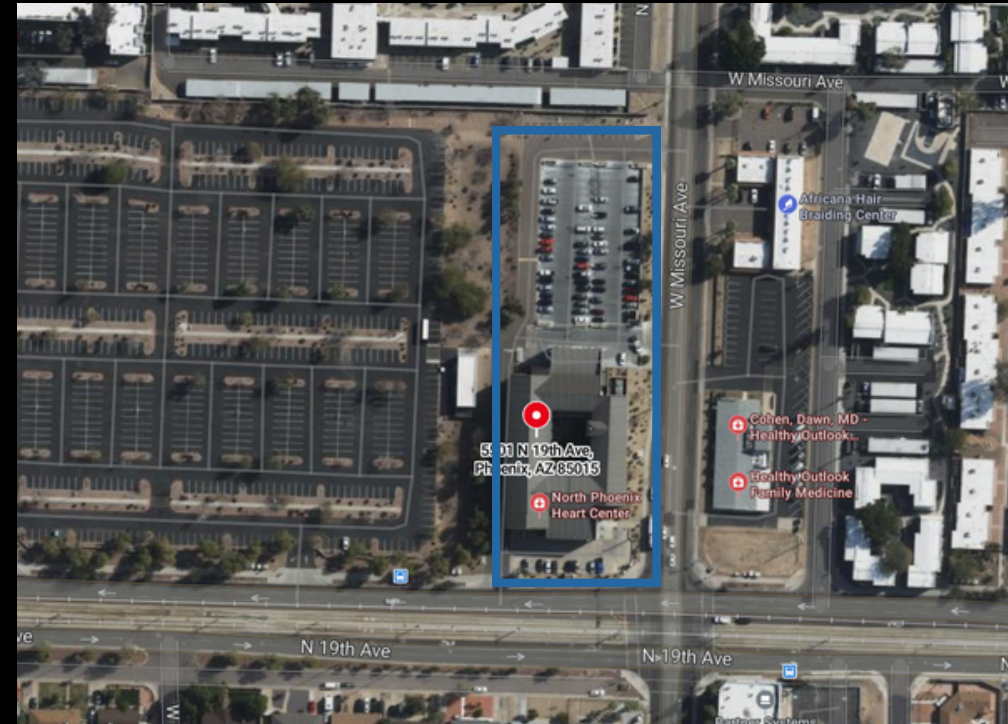
BELOW ARE THE REQUESTED DEAL TERMS:

Equity Sought	\$3,750,000
Hold Period	5 years
Projected Sale Price	\$14,499,996
Cost Basis (All-In)	\$10,000,000
Projected YoC	9.5-11%
Preferred Return	8%
Projected IRR	15-17%

PROPERTY LOCATION & AERIAL VIEW



MAP DISPLAYING THE PROPERTY AND SURROUNDING REGION. THE BLACK MARKER REPRESENTS THE SUBJECT PROPERTY.



AERIAL VIEW OF SUBJECT PROPERTY. THE BLUE SHADED REGION REPRESENTS THE EXTENT OF THE PROPERTY.

5501 N. 19TH AVE | PHOENIX | AZ

SURROUNDING AREA



HIGHLIGHTS



Christown Spectrum Mall

- Phoenix's oldest operating mall
- Currently undergoing redevelopment
- Phase I includes 760 new apartment units



Phoenix Sky Harbor Airport

- Major international hub
- 3 miles from downtown Phoenix



Abrazo Medical Central Campus

- 206-bed acute care hospital
- Home to Midwestern University's Care Clinic



Phoenix Children's Hospital

- 484-bed freestanding pediatric hospital
- One of the largest in the Southwest



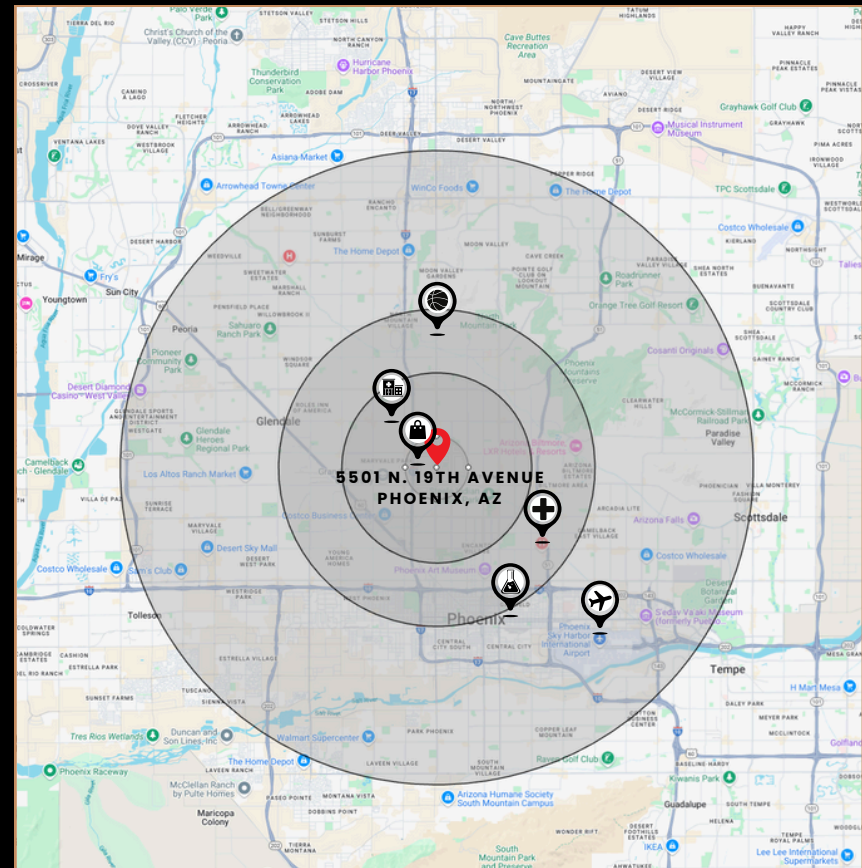
Arizona Science Center

- 140,000 sq ft of interactive exhibits
- Popular for families, school groups, and tourists



Washington Activity Center

- 140,000 sq ft of interactive exhibits
- Gym, 7 activity rooms, auditorium



(3-MILE RADIUS)

RETAIL OVERVIEW & ACCESSIBILITY



~200,600
POPULATION



~76,600
NUMBER OF HOUSEHOLDS



\$417,000
MEDIAN HOME VALUE



\$~\$106.8K
AVG HOUSEHOLD INCOME

SURROUNDED BY NATIONAL RETAILERS AND SERVICES WITH STRONG HOUSEHOLD INCOME, HIGH TRAFFIC VOLUME, AND TOP-TIER DEVELOPMENT ANCHORS.

MARKET OVERVIEW:

CLASS B COMMERCIAL REAL ESTATE IS HOME TO 99.9% OF ALL U.S. SMALL BUSINESSES

STRONG LEASING MOMENTUM

COLLIERS, AUGUST 2024 — BISNOW

"OFFICE LEASING IN THE AMERICAS SPIKED 32%, SIGNALING A STRONG RETURN-TO-OFFICE TREND."

HIGH DEMAND IN ARIZONA

AZ BIG MEDIA, JULY 2024

"ROBUST ACTIVITY FOR CLASS B SPACES, ESPECIALLY IN SOUTHEAST VALLEY - IDEAL FOR SMALL AND MOVE-IN-READY OFFICES."

PHOENIX MARKET OUTPERFORMING

COMMERCIAL PROPERTY EXECUTIVE, DEC 2024

"PHOENIX REMAINS A TOP 10 MARKET FOR OFFICE INVESTMENT. THE VALLEY OF THE SUN IS GAINING INVESTOR CONFIDENCE."

POST-PANDEMIC RECOVERY TREND

JLL, Q4 2024

"LEASING VOLUME HIT 92% OF PRE-PANDEMIC LEVELS, MARKING THE THIRD CONSECUTIVE STRONG QUARTER."



KEY TAKEAWAY

CLASS B ASSETS, ESPECIALLY IN GROWING METRO MARKETS LIKE PHOENIX, ARE SEEING A SURGE IN DEMAND, STRONG LEASE-UP TRENDS, AND INVESTOR-TAILORED RETURNS.

BUILDING HIGHLIGHTS

73,532 SF | 4-STORY

PRIME PHOENIX LOCATION
SUBTERRANEAN & SURFACE
PARKING

STRATEGICALLY LOCATED ON
PHOENIX
METRO LIGHT RAIL



\$2.5M IN CAPITAL IMPROVEMENTS COMPLETED

- FULLY MOVE-IN-READY SPEC SUITES (MEDICAL, DENTAL, OFFICE)
- NEW XERISCAPE LANDSCAPING & MODERN SIGNAGE (LED MONUMENT & DIRECTORY)
- LED LIGHTING UPGRADES - INTERIOR & EXTERIOR
- COMPLETE PARKING LOT MEMBRANE OVERLAY & ADA SPACE REDESIGN
- NEW STOREFRONT ENTRIES: 35 GLASS DOORS WITH ADA COMPLIANCE
- UPDATED COURTYARD: EPOXY SIDEWALKS, NEW TILE, GLASS ENTRY
- ELEVATOR REMODEL WITH STAINLESS FINISHES



HVAC & BUILDING SYSTEMS

- 64 NEW WATER SOURCE HEAT PUMPS
- REFURBISHED 250-TON COOLING TOWER + NEW HYDROFLOW SYSTEM
- UPGRADED SECURITY: 19-CAMERA MONITORING SYSTEM
- NEW GLASS FRAMING & REINFORCED SECURITY DOORS
- ADDITIONAL TENANT STORAGE SPACE IN GARAGE



STRATEGIC MEDICAL HUB LOCATION

- 1 MILE FROM ABRAZO MEDICAL CENTRAL CAMPUS
- EXCELLENT OPPORTUNITY FOR RENT GROWTH & VACANCY LEASE-UPS
- STRONG DEMAND FOR MEDICAL/DENTAL OFFICE SPACE ENSURES STABLE CASH FLOW AND LONG-TERM VALUE

PROPERTY PHOTOS



SOURCES & USES | OVERVIEW



Sources of Capital		
SOURCE	AMOUNT	NOTES
First Mortgage (Est)	\$6,250,000	7.75% interest, 5-year term
Equity Required	\$3,750,000	Flexible Equity Structuring (LP/Pref/JV or CoGP)
TOTAL	\$10,000,000	
Uses of Capital		
USE	AMOUNT	
Purchase Price (Est)	\$7,750,000	
Capital Improvements (Est)	\$1,000,000	
Closing Costs	\$435,000	
Cash Reserves	\$815,000	
Total Project Cost	\$10,000,000	
Deal Metrics		
METRIC		VALUE
Building Size		73,532 SF
Cost per Square Foot (Est)		\$136.00
Stabilized Occupancy (Est)		90%
Current Occupancy		42%
Stabilized Net Operating Income (Est)		\$1,015,000
Stabilized Cap Rate (Est)		7%
Assumed Hold Period		5 Years
Anticipated Net Sales Price (Year 5)		\$13,049,996*

TOTAL PROJECT COST: **\$10,000,000**

Investor Returns	
Preferred Return	8%
Projected IRR	15-17%
Projected EM	1.7-1.9x
Stabilized YoC	9.5-11%



PROFORMA

Capital Outflows							Operating Expenses	
CATEGORY	YEAR 0	TOTAL					CATEGORY	TOTAL
Total Project Cost	\$6,250,000	7.75% interest, 5-year term					Real Estate Taxes	\$553,157
Operating Cash Flows							Property Management (5%)	\$258,389
CATEGORY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL	Insurance	\$263,492
Estimated Rental Income	\$1,255,191	\$1,066,214	\$1,108,863	\$1,153,217	\$1,199,346	\$5,782,830	Utilities	\$420,043
Tenant Reimbursements	–	\$587,888	\$606,058	\$735,671	\$644,115	\$2,573,732	Repairs & Maintenance	\$296,408
Potential Income	\$1,255,191	\$1,654,102	\$1,714,921	\$1,888,888	\$1,843,460	\$8,356,563	CAM	\$1,225,692
Vacancy Loss	(\$615,043)	(\$413,526)	(\$257,238)	(\$188,889)	(\$184,346)	–	Leasing	\$522,445
Effective Gross Income	\$640,147	\$1,240,577	\$1,457,683	\$1,700,000	\$1,659,114	\$6,697,521	Total OpEx	\$3,539,626
	Net Operating Income						Other Cash Flows	
	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL	ITEM	TOTAL
	(\$64,524)	\$502,343	\$740,747	\$964,328	\$1,015,000	\$3,157,894	Debt Service	\$2,668,240
	Cash Flow From operations						Asset Mgmt Fee	\$48,336
	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL	Capital Fee	\$281,250
	(\$617,952)	(\$70,629)	\$77,736	\$293,117	\$343,846	\$26,118	Replacement Reserves (2%)	\$133,950
	Breakdown						Exit & Returns	
	Item		Value				Item	Value
	Preferred Return (8%)		\$1,500,000				Sale Proceeds (Year 5)	\$14,499,996
	Return of Capital		\$3,750,000				Net Sale Proceeds	\$13,049,996
	Profit Split (80%)		\$1,481,980				Loan Payoff	\$5,973,639
	Total LP Distributions		\$6,731,980				Equity Proceeds from Sale	\$7,076,357
							Total Distributable Funds	\$7,102,475

All projected figures, including IRR, equity multiple, yield on cost, and related financial metrics, are provided solely for illustrative purposes and do not constitute guarantees or representations of actual results. These projections are based on forward-looking assumptions provided by or on behalf of the sponsor and are inherently subject to change based on market conditions, operational performance, and other factors beyond the control of Gould Capital.

Gould Capital is not making any representations regarding the accuracy, completeness, or achievability of the projections herein. Actual revenues may be materially lower, and expenses may be materially higher than those reflected. Investors should not rely on any estimated return or performance metric as a promise or assurance of future outcomes.

This material does not constitute an offer to sell or a solicitation of an offer to buy any security. Any such offer will be made only through a definitive offering document prepared and distributed by the sponsor and in accordance with applicable securities laws.





MEET THE STREAMLINE COMPANIES

MEET THE TEAM

DAVID J. HRIZAK

CHIEF EXECUTIVE OFFICER

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David J. Hrizak is a dynamic, versatile, and seasoned leader with extensive experience in real estate strategy formulation, implementation, and development. Demonstrating a history of creative deal-making, he has been involved in an array of transactions in the office, retail, industrial, medical, and residential sectors aggregating over \$400MM.

As an entrepreneur with a proven track record of developing multiple businesses and properties utilizing both personal and private investment capital, he has generated above average returns for partners on every project. David began a career in real estate in 1995 as a commercial real estate broker marketing cash flow producing assets such as office buildings, shopping centers and apartment buildings. After four years of success and tapping out the potential within a family-owned business, he launched his entrepreneurial career with creation of Investment Property Consultants, Inc., a licensed Illinois Real Estate Broker serving as broker and property manager of investment real estate totaling over \$150MM.

In 2001, he formed Burzak Investment Group, Inc., with the goal of locating and identifying real estate development opportunities, either as ground-up development or redevelopment of existing properties. Utilizing creative deal-making and strong negotiation skills, David directed the company's successful participation in the office, industrial, medical, retail, and residential sectors. Investments included buy, build, and hold for cash flow and buy, build, and sell projects.

In 2010 David founded Streamline Construction & Development Corp., a General Contracting firm, to further enhance investment returns by providing budget cost analysis and project management on development projects. Burzak and Streamline Construction & Development together have facilitated and executed investments totaling over \$100MM. David brings to Streamline Capital Group, LLC experience and expertise including identification and analysis of sites for investment or development, direct involvement in the entitlement process with various municipal bodies and officials, oversight of the construction process, and cultivation of financing relationships.

As a collaborative and community-minded project leader, David spends his time volunteering as Chairman of the Board of Oakwood Creative Care, a nonprofit serving those suffering with Alzheimer's disease and dementia. He lives with his family in Mesa, Arizona.

MEET THE TEAM

GANNON M. COFFMAN

DIRECTOR OF INVESTOR RELATIONS

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With over 11 years of experience in commercial real estate finance and equity placement, Gannon Coffman serves as the Director of Investor Relations & Capital Strategies at Streamline Capital Group. He plays a pivotal role in raising capital, structuring investment opportunities, and managing investor relations, ensuring that Streamline's partners benefit from strategic, high-yield real estate investments.

Gannon has successfully raised over \$80 million in private capital, working closely with high-net-worth and ultra-high-net-worth individuals, family offices, and institutional investors. His expertise spans multifamily, retail, and industrial acquisitions, as well as development financing and structured offerings under Regulation D 506(b) & 506(c). His ability to strategically match capital with high-performing assets has made him a trusted advisor to developers, syndicators, and wealth managers.

Before joining Streamline, Gannon served as Chief Operating Officer for a family office, overseeing a 4,000-unit multifamily portfolio. In this role, he gained hands-on experience in asset management, capital deployment, underwriting, and deal structuring, giving him a deep understanding of the full real estate investment lifecycle. His background in feasibility analysis, acquisition underwriting, and promote structure design enables him to structure investments that maximize returns while mitigating risk. A Certified Qualified Family Office Professional (QFOP), Gannon also achieved a Master's in Real Estate Development (MRED) at the University of Arizona. Beyond his professional achievements, he is a dedicated father of four and actively gives back to his community through coaching youth sports and mentorship. His passion for real estate investing, strategic partnerships, and wealth-building makes him a valuable leader in Streamline's mission to help investors build lasting, generational wealth.

