AS OF: 7/15/25

LEGACY WEALTH MANAGEMENT

CEDARst QOZ Fund

SPONSOR OVERVIEW

CEDARst and its affiliates have invested in more than $800MM in real estate assets since 2009, predominantly through single-asset deals and, to a lesser extent, 4 multi-asset funds. They have completed 27 full-cycle assets with an aggregate sales price of $183MM and a median IRR of approximately 22%. They have managed more than $4B across 65 multifamily development projects consisting of approximately 7,500 units.

FUND OVERVIEW

The CEDARst QOZ Fund target markets include high-density urban markets or desirable suburban locations with proximity to universities or hospitals or other growing markets. The Company's primary focus will be to develop new properties in QO Zones in diverse geographic markets throughout the US (West Coast and South Florida so far). The Company may acquire assets directly or indirectly through joint ventures. The GP will rely on the Sponsor's and its affiliates' core competencies of sourcing, assessing, acquiring, developing and actively managing real estate assets. The SP is targeting an initial portfolio leverage ratio of approximately 65%.

LWM COMMENTARY

CEDARst has demonstrated considerable success in previous investments and has significant backing from large institutional investors alongside the Fund. The Fund receives pro rata interest and the distribution waterfall is favorable to investors such that no promote is paid by the Fund, however, the Fund receives a portion of the Manager's promote. Given CEDARst's track record of taking multifamily investments full cycle, there is increased confidence in their ability to exit according to their pro forma projections.

FUND TERMS

Minimum	$100,000
RIA Gross Up	None
Close Date	~ 12/2025
Investor	Accredited
Preferred Rate	N/A
Target Total Ret.	16% – 20%
Target Dist.	N/A
Current Dist.	N/A
Dist. Frequency	N/A
DRIP Available	N/A
Tax Efficiency (Approx.)	High
Anticipated Lock	12 years
Redemption Freq.	None
Exit	12 years
Tax Form	K-1
UBTI	No
401k Friendly	N/A
Fee Structure	2%/0%

Catch Up	No
Fund Management Fee	2%
Marketing Fee	1%
Managing B/D Fee	1%
Wholesaling Commissions	2%
O&O (Approximate)	2%
Acquisition Fee	N/A
Asset Management Fee	NA
Operator Management Fee	NA
Development Fee	5%
Disposition Fee	NA