



Oak Institutional Credit Solutions LLC Fund

Oak Real Estate Partners (the “Company” or “Oak REP”) manages a vertically integrated, small-balance credit solutions strategy that targets short-duration (12-18 months) commercial mortgage assets that are senior secured, in the first lien position and fully collateralized by high-quality income producing properties. These loans are typically provided on assets that are transitional or opportunistic in nature and used for the acquisition, renovation, or repositioning of commercial real estate. The Company utilizes an institutional approach in all facets of the business which includes comprehensive credit underwriting and analysis of the sponsor, asset, market, and borrower’s business plan.

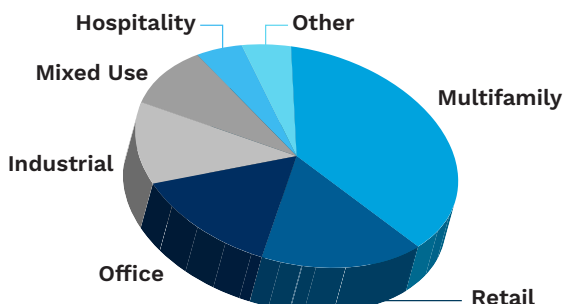
Oak REP’s management team has extensive lending, asset management and servicing and workout experience. Over the past three decades, the team has navigated through eight market cycles and successfully raised, deployed and exited over \$10 billion of capital encompassing numerous debt structures and transactions.

Investment Opportunity

Oak Real Estate Partners originates, analyzes, underwrites, closes, and services these assets in the creation of investor value. The investment strategy delivers an alternative return stream that enhances diversification and is uncorrelated to broader financial markets. The structuring and comprehensiveness of the underwriting process mitigates risk and protects against the permanent impairment of capital.

- **Sponsor Investment & Track Record:** Sponsors are seasoned real estate operators with a proven track record. Real equity in the property is a requirement.
- **Mitigating Factors:** Loans are fully funded with renovation/re-tenanting accounts, interest reserves, cash management accounts, springing lockboxes. All reserve accounts are 100% controlled by Oak REP.
- **Draw Requests:** All renovation draw requests are subject to a construction audit of completed work, timeline and budget adherence and lien waiver releases.
- **High-Quality Tenancy:** Tenants are generally long-standing successful businesses with a proven ability to execute across market and down cycles.
- **Primary, Secondary & Tertiary Markets:** Analysis and underwritten to validate growth trends, supply / demand, and current and future pricing trends.
- **Comprehensive Asset Underwriting:** Oak REP performs rigorous site-by-site underwriting including credit, location, tenancy, competition, market demographics and physical site inspections.

Target Portfolio Composition / Select Tenant List



Key Fund Terms

Target Fund Amount

\$500 million (up to 60% leverage via a corporate credit facility)

Target Fund Returns

- Series A – 8% | 6% Current Pay | 10~12% Investor Targeted Return
- Series B – 8.5% | 6% Current Pay | 11~14% Investor Targeted Return

Term*

Evergreen | Liquidity Starting Year 3

Managing Member Commitment

\$2.5 million+

Minimum Commitment

Series A: \$100,000

Series B: \$1,000,000

Distribution Priority

100% of available cash to investors, in proportion to each Member’s capital contribution

Waterfall Distribution Priority

- Return of 100% of investor capital, plus an 8.0% (Series A) 8.5% (Series B) net hurdle rate.
- Series A: 60% to investors and 40% to Oak Real Estate Partners until investors have received a 10% IRR; thereafter, 40% to investors.
- Series B: 80% to investors and 20% to Oak Real Estate Partners until investors have received a 12% IRR; thereafter, 40% to investors.

Cash Distributions

Quarterly

Annual Management Fee

0.75% of invested capital

* Redemptions/partial liquidity starting at year 3 with conditions.



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Investment Highlights

The Fund is designed to provide a tax-advantaged, diversified real estate portfolio with attractive current income and superior risk-adjusted returns for investors seeking safety, security and reliable cash flow.

- **Return Profile:** The Fund targets an IRR of 11% - 14%+ (8.0% - 8.5%+ preferred return) with significant current income;
- **Exceptional Diversification:** The Fund is expected to provide lending of approximately \$2,000,000 to \$20,000,000 on cash flowing commercial real estate assets that are well-diversified by geography, industry and sector, tenant mix, asset class, structure type, term and yield;
- **Alignment of Interest with Significant General Partner Co-Investment:** Oak Real Estate Partners will contribute between 1% - 5% of the total equity in the Fund up to \$5M;
- **Low Volatility and Market Correlation:** The strategy is designed to deliver stable, consistent cash flows over time with low volatility and returns that are uncorrelated to broader financial markets or other investment asset classes. The Fund offers an optimal investment alternative without the duration and interest rate sensitivity.
- **Risk Mitigation Factors:** The volume and velocity of high-quality deal flow allows us to be highly selective in the lending opportunities pursued. The low loan-to-value (60%-65%) provides investors with a high margin of safety against capital impairments. The diversification mitigates concentration risk across geographical regions, industries, sectors and property types. We require significant interest and cash reserves on all loans along with springing lock-boxes to provide an additional level of investor protection. The short-duration (12-18 months) mitigates market cycle risks while providing the ability to re-price as the interest rate environment changes.

Investment Strategy

Oak Real Estate Partners' investment strategy is to deliver diversified risk-efficient returns by exiting loans through a third-party take-out financing, typically from either a CMBS, life insurance company, or traditional banking channels. The objective is to maximize value for our underlying investors by delivering an 8.0%-8.5%+ net annualized preferred return without the market volatility while mitigating the credit risk through the structuring and institutional quality underwriting. Provided are some additional benefits of the strategy:

- Predictable income with upside potential
- Significant asset diversification
- Alternative returns are diversifying and uncorrelated to broader financial markets
- Senior position loans provide safety across market cycles
- Significant alignment between our partners and investors

Investment Target Profile

- Loan Amounts of \$2,000,000 to \$20,000,000
- Loan Term of 1 Year with 2 (1)-year extension option
- Interest Rates of 8.00% to 9.00% (interest only)
- Fully funded with holdback structure (no future funding obligations)
- Institutional credit underwriting and documentation

Service Providers

Independent Auditor / Tax

COHN REZNICK

Corporate Banking

PNC BANK

Legal Counsel

W T P Whiteford Taylor Preston

Independent Fund Administrator

TRIDENT FUND SERVICES

Contact Information

Raymond Davis
248.835.7535
rdavis@oakrepartners.com

Kevin P. Kennedy, CIMA
248.320.5583
kkennedy@redoakcapitalholdings.com

Brook Scardina
404.354.8888
bscardina@oakrepartners.com

www.oakrepartners.com