

Our Mission

Cadre is a next-generation commercial real estate investing platform that expands access to expertly curated institutional-quality investments.

Our mission is to help make real estate more accessible, transparent and affordable to a greater number of investors, while strengthening the communities we invest in.

Our Backers

andreesen
horowitz

breyercapital

FORD
FOUNDATION

FOUNDERS FUND

GENERAL CATALYST

Goldman
Sachs

ISL GREEN
REALTY CORP.

khosla ventures

THRIVE CAPITAL

Technology Advantage

Led by a seasoned team of experienced institutional real estate investors, Cadre leverages data science, machine learning, and proprietary tools and systems to augment the three key components of the investment process:

Advanced Market Selection

Granular analytics help our investment professionals identify markets with a high potential for growth: The Cadre 15.¹

CADRE 15

Seamless Asset Acquisition

400 million data points help our acquisitions professionals underwrite deals more efficiently.

Optimized Asset Management

Proprietary software allows our Investments team to track asset performance and to process data at a faster pace than traditional asset managers.

Cadre's Track Record²

Strong underwriting and operating performance across national portfolio of properties

18.2%

Net IRR realizations to date²

8,215

Multifamily units, 5mm+ sq ft office, 505 hotel keys

1.5X+

Realized net equity multiple²

300+

National network of operating partner relationships

\$3B+

Owned transaction value across 20 states/territories in the U.S.³

95%

Average rent collection through COVID-19 across Cadre's portfolio in Q2 2020-Q2 2021

Our Investment Management Team

Deep institutional commercial real estate investment experience



Ryan Williams
Founder & CEO

Previously:
Blackstone,
Goldman Sachs



Michael Fascitelli
Investment
Committee Chair

Previously:
Goldman Sachs
Vornado Realty Trust



Dan Rosenbloom
Head of Investments

Previously:
GEM Realty, Fortress,
J.P. Morgan



Allen Smith
President

Previously:
Four Seasons Hotels
& Resorts, Prudential
Real Estate Investors

Investment Opportunities

We offer both individual assets and fund investments in commercial real estate. Additionally, the Cadre Secondary Market provides opportunities to sell out of or invest in deals further along the investment lifecycle.⁴

Cadre Direct Access Fund

Delivers a diversified portfolio of institutional-quality, defensive value-add commercial real estate investments to accredited investors.

Cadre Deal-by-Deal

Allows accredited investors to choose specific properties for direct investment.

Cadre Secondary Market

Provides the potential for liquidity by matching sellers looking to exit their positions with interested buyers of commercial real estate investments.⁴

Commitment to Positive Social Impact

While transforming the real estate investing world, we recognize an opportunity to strengthen the communities in which we invest — which we feel is critical to developing a thriving society. We are leveraging our platform to build stronger, more diverse communities by committing to:



Depositing

5% of Cadre cash holdings with leading minority depository institutions (“MDIs”)



Allocating

10% of future investment capital to operating partners owned by under-represented minorities.



Partnering

with MDIs to submit bids and participate in the financing of transactions on Cadre’s platform



Maintaining

the number of reasonably priced rental units available to tenants within our workforce and affordable multifamily assets

Investment Track Record

Four fully realized investments have generated a blended net IRR / equity multiple of 18.2% / 1.5x, outperforming underwritten targets

Astoria Multifamily Portfolio

143-unit multifamily asset in Queens, NYC



\$48mm
Purchase price

15.1%
Underwritten Net IRR

\$70mm
Sale price

16.2%
Realized Net IRR

Jan 2015
Acquired

Apr 2017
Sold

Atlanta Multifamily

268-unit multifamily asset in Suburban Atlanta



\$31mm
Purchase price

13.3%
Underwritten Net IRR

\$44mm
Sale price

27.4%
Realized Net IRR

Apr 2017
Acquired

Sep 2019
Sold

Chicago Multifamily

364-unit multifamily asset in Suburban Chicago



\$51mm
Purchase price

12.0%
Underwritten Net IRR

\$65mm
Sale price

15.0%
Realized Net IRR

Nov 2016
Acquired

Sep 2019
Sold

Salt Lake City Multifamily

400-unit multifamily asset in Salt Lake City



\$68mm
Purchase price

11.0%
Underwritten Net IRR

N/A*
Sale price

16.8%
Realized Net IRR

Aug 2017
Acquired

Dec 2019
Sold

Asset photos used throughout this presentation are samples as of the date taken and are for illustrative purposes only. Past performance does not guarantee future results, and the likelihood of investment outcomes are hypothetical in nature. *Asset is located in a “non-disclosure state” for tax purposes. Therefore, Cadre excludes sale price for presentation purposes.

Disclosures

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¹ The Cadre 15 is a list of metropolitan statistical areas periodically identified by Cadre as commercial real estate markets with strong potential for risk-adjusted returns. The Cadre 15 is developed through a combination of quantitative and qualitative analysis, including predictive analytics and on-the-ground intel. Quantitative analysis involves forecasting two-year growth projections for each market and asset class based on various variables known to drive market appreciation including but not limited to population growth, employment, rent growth, new construction, and occupancy. Qualitative analysis involves a review of quantitative data by our industry experts. There is no guarantee that an investment in a Cadre 15 market will be successful.

² IRR calculation represents an equity-weighted average annualized internal rate of return (IRR) for realized real estate investments of offerings by Cadre since the formation of our Investment Committee through to the date of calculation, after deduction of fees and expenses. Equity multiple represents the investment multiple on equity, which is calculated by dividing the aggregate realized proceeds for the applicable investment after deduction of fees and expenses. For recently realized investments, an estimate of proceeds to vehicles managed by Cadre may be used. The use of a different methodology may result in a materially different return metric. Our realized investments consist of: (1) Avida, 421-unit multifamily project, located in Salt Lake City UT, acquired August 2017, realized net IRR of 16.8% and realized net equity multiple of 1.4x, (2) Skyridge Apartments, a 364-unit multifamily asset in suburban Chicago, realized net IRR of 15.0% and net equity multiple of 1.4x, (3) Sugarloaf trails, a 268-unit multifamily asset in Suburban Atlanta, realized net IRR of 27.4% and net equity multiple of 1.8x, (4) Astoria Portfolio, a 143-unit multifamily asset in Queens, NYC with a realized net IRR of 15.1% and a net equity multiple of 1.4x.

³ Owned Transaction Value represents the underwritten peak All-in Cost of real estate investments included in offerings by Cadre since the formation of our Investment Committee (including realized investments).

⁴ Liquidity Not Guaranteed: Liquidity will be based on a number of factors, including buyer demand. Investments offered by Cadre are illiquid and there is never any guarantee that you will be able to exit your investments on the Secondary Market or at what price an exit (if any) will be achieved. The Cadre Secondary Market is NOT a stock exchange or public securities exchange, there is no guarantee of liquidity and no guarantee that the Cadre Secondary Market will continue to operate or remain available to investors.

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