Peachtree Group




# PG *Wesley Chapel DST*

## Confidential

DST Interests are speculative and involve a high degree of risk. A prospective investor should be able to bear a complete loss of his, her or its investment. The Interests are illiquid and should be considered a long-term investment.

This material does not constitute an offer to buy securities and is authorized for use only when accompanied by the Confidential Private Placement Memorandum ("Memorandum") of PG Wesley Chapel DST dated July 29, 2024. Before investing, prospective investors must review the entire Memorandum, including the "Risk Factors" beginning on page 63 and "A Warning About Forward Looking Statements" on page vii, prior to investing. No person will be permitted to invest without acknowledging that they received the Memorandum and completed their review. This Offering is being distributed by Peachtree PC Investors, LLC, member: FINRA/SIPC.

Investments are only suitable for accredited investors. Each prospective Investor should consult with his, her or its own tax advisor regarding an investment in the Interests and the qualification of his, her or its transaction under Section 1031 for his, her or its specific circumstances. The contents of this material should not be construed as legal or tax advice or as an investment recommendation.

All photos in this brochure are of the subject property.

**For Accredited Investor Use Only**

## Summary of Risk Factors

Investing in PG Wesley Chapel DST, a Delaware statutory trust ("Trust") is speculative, illiquid, and involves a high degree of risk, including the loss of principal invested. You should carefully review the Risk Factors section of the Private Placement Memorandum (the "Memorandum") relating to the offer of interests (the "Interests") in the Trust. Some of the risks relating to an investment in the Trust include:

- Investors have limited control over the Trust.
- The Trustees have limited duties to Investors, and limited authority.
- The Property is subject to a ground lease. A default on this lease would adversely affect the value of the investment.
- There are inherent risks with real estate investments generally.
- The Property is operated as a hotel, and hotels and hospitality projects have certain unique risks. Adverse trends in the hospitality industry may negatively affect the Trust's revenues.
- The success of the Hotel depends, to a large extent, on the ability of the Brand, one of the Hilton Worldwide brands, to shape and stimulate consumer tastes and demands.
- The Trust will depend on the Master Tenant for revenue, and the Master Tenant will depend on the Hotel's occupancy and room revenue and any default by the Master Tenant will adversely affect the operations of the Trust.
- The Property has been designed for its particular use, which could result in substantial re-leasing costs or a lower sale price.
- If the Franchisor terminates the Franchise Agreement due to a default by the Master Tenant, or upon any early termination of the Franchise Agreement (except for certain early terminations specified in the Franchise Agreement), the Master Tenant will owe substantial liquidated damages to the Franchisor pursuant to the Franchise Agreement.
- If the Master Tenant pays liquidated damages, its ability to pay the rent and satisfy its other obligations under the Master Lease will be adversely impacted, and this will adversely affect the Trust's operations.
- The Trust and the Master Tenant depend on the Property Manager to operate the Property.
- A deterioration in global financial, economic and social conditions could adversely impact the Master Tenant's operations and the Trust's financial results.
- The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Master Tenant.
- There are certain risks to the Master Lease structure, including that the Master Tenant is an affiliate of the Sponsor that will have limited capital and may not pay rent or perform its other obligations under the Master Lease.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- There is, and will be, no public market for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.
- Future legislative or regulatory action impacting Section 1031 could significantly change the tax aspects of an investment in an Interest.
- The Investors could suffer adverse consequences from the exercise of rights of the Bridge Lender with respect to the Bridge Loan made to the Depositor in connection with the acquisition of the Property.

This information may be superseded by, and is qualified in its entirety by, reference to the Memorandum, which contains more detailed information about a prospective investment in the Trust. To the extent that there is any inconsistency between this document and the Memorandum, the provisions of the Offering Documents control.

In connection with the Offering, the Trust has entered into an exclusive managing broker-dealer agreement with Peachtree PC Investors, LLC, an affiliate of Peachtree Hotel Group II, LLC ("Sponsor"), who will receive selling commissions, a managing broker-dealer fee, a marketing reallowance fee and/or placement agent fees in connection with this Offering. As managing broker-dealer, Peachtree PC Investors, LLC has certain obligations under the federal securities laws to undertake a due diligence investigation with respect to the parties involved in this Offering, including the Sponsor. Peachtree PC Investors, LLC's affiliation with the Sponsor will cause a conflict of interest for Peachtree PC Investors, LLC in carrying out its due diligence obligations. The absence of an independent due diligence review by Peachtree PC Investors, LLC will increase the risk and uncertainty investors face as a potential purchasers of Interests in the Trust. Also, there is a conflict of interest between the Trust, the Sponsor and its affiliates, including Peachtree PC Investors, LLC, as dealer manager since the agreements for services, including the dealer manager agreement, are not arm's length agreements and will not be as favorable to investors as if the parties were operating at arm's length. Finally, the Sponsor is the indirect owner of Peachtree PC Investors, LLC. As a result, Peachtree PC Investors, LLC's operation and management will be influenced or affected by conflicts.

The Trust will not be registered under the Investment Company Act of 1940, as amended. Neither the Securities and Exchange Commission nor any other U.S. or Non-U.S. securities regulatory authority has passed upon the accuracy or adequacy of this document or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense. Neither the Attorney General of the State of New York nor any other state regulator have passed on or endorsed the merits of this Offering. The Interests will be subject to restrictions on transferability and resale, and you will not be able to transfer or resell Interests or any beneficial interest therein unless the Interests are registered pursuant to or exempted from such registration requirements.

THIS OFFERING CONTAINS REGISTERED TRADEMARKS, INCLUDING MARRIOTT® AND RESIDENCE INN BY MARRIOTT, THAT ARE THE EXCLUSIVE PROPERTY OF MARRIOTT INTERNATIONAL, INC. AND ITS SUBSIDIARIES AND AFFILIATES. NONE OF MARRIOTT INTERNATIONAL, INC., ITS PARENTS, SUBSIDIARIES OR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, MEMBERS, MANAGERS, STOCKHOLDERS, OWNERS, AGENTS OR EMPLOYEES, WHICH THE COMPANY REFERS TO COLLECTIVELY AS THE "MARRIOTT PARTIES," IS AN ISSUER OR UNDERWRITER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, PLAYS (OR WILL PLAY) ANY ROLE IN THE OFFER OR SALE OF THE UNITS, OR HAS ANY RESPONSIBILITY FOR THE CREATION OR CONTENTS OF THIS OFFERING. IN ADDITION, NONE OF THE MARRIOTT PARTIES HAS OR WILL HAVE ANY LIABILITY OR RESPONSIBILITY WHATSOEVER ARISING OUT OF OR RELATED TO THE SALE OR OFFER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY FINANCIAL STATEMENTS, PROJECTIONS, FORECASTS OR OTHER FINANCIAL INFORMATION OR OTHER INFORMATION CONTAINED IN THIS OFFERING OR OTHERWISE DISSEMINATED IN CONNECTION WITH THE OFFER OR SALE OF THE SECURITIES OFFERED BY THIS OFFERING. YOU MUST UNDERSTAND THAT, IF YOU PURCHASE SECURITIES IN THIS OFFERING, YOUR SOLE RECOURSE FOR ANY ALLEGED OR ACTUAL IMPROPRIETY RELATING TO THE OFFER AND SALE OF THE SECURITIES AND THE OPERATION OF THE COMPANY'S BUSINESS WILL BE AGAINST THE COMPANY AND IN NO EVENT MAY YOU SEEK TO IMPOSE LIABILITY ARISING FROM OR RELATED TO SUCH ACTIVITY, DIRECTLY OR INDIRECTLY, UPON ANY OF THE MARRIOTT PARTIES.

## Forward-Looking Statements

This material contains statements about operating and financial plans, terms and performance of the Property and other targets of future results. The "forward-looking" statements are based on various assumptions, for example, the growth and expansion of the economy, projected financing environment and real property market value trends, and these assumptions may prove to be incorrect. Accordingly, these forward-looking statements might not accurately predict future events or the actual performance of an investment in the Interests. In addition, Investors must disregard any projections and representations, written or oral, which do not conform to those contained in the Memorandum.



# PG *Wesley Chapel DST*

PG Wesley Chapel DST, a newly formed Delaware statutory trust (the "Trust") and an affiliate of Peachtree Hotel Group II, LLC ("Sponsor"), is offering (the "Offering") to sell to certain qualified, accredited investors (the "Investors") pursuant to the Confidential Private Placement Memorandum up to 100% of the beneficial interests (the "Interests") in the Trust.

The Trust owns the 128-key Residence Inn, an upscale, extended-stay hotel located in Wesley Chapel, Florida. The Offering is designed for, but not limited to, Investors seeking to participate in a Section 1031 Exchange.

The Sponsor is a private equity firm focusing on opportunistically deploying capital across its distinct operating and real estate divisions, including hospitality, commercial real estate lending, development, and capital markets.

**Offering overview**

$34,034,270
*beneficial interests*

0%
*loan-to-offering price ratio*[1]

$100,000
*minimum purchase (1031 exchange)*

$34,034,270
*offering price*

$0
*loan proceeds*

$100,000
*minimum purchase (cash)*

[1] The loan-to-offering price ratio compares the amount of a property's mortgage loan to the total capitalization of the offering.

# Investment *Opportunity*

### High-Growth Market

The property is located in Wesley Chapel, 22 miles north of downtown Tampa. Tampa's strong appeal as a tourism destination has fueled significant growth in the hotel sector since 2020 — reaching $1 billion in hotel revenue by 2022, three years ahead of the goal set by Visit Tampa.[2] Proximity to I-75 provides easy access for tourists staying in Wesley Chapel to enjoy all that the city has to offer. Additionally, attractive demographics and land availability have spurred robust residential and commercial development in Wesley Chapel and Pasco County — which was the fourth fastest-growing county in the U.S. in 2023[3] — positioning the property to capture a variety of customers beyond Tampa tourists.

### Destination Sports Center

The Wiregrass Ranch Sports Campus, a premier 98,000 square foot sports complex, is adjacent to the property. Activities and tournaments generate significant weekend business for the hotel, with the area's only rooftop bar and patio enabling participants and their families to enjoy a view of the fields below. Since Pasco County took over management of the property in October 2023, tournament bookings for 2024 have tripled — and a $14.9 million expansion project is underway to add more outdoor fields and amenities.[4]

### Growing Healthcare Hub

The property also benefits from the rapidly expanding medical industry in the area. Facilities like Advent Health Wesley Chapel, BayCare Hospital Wesley Chapel, and Moffit Cancer Center are conveniently located within three miles, attracting hospital staff and patients' families needing extended stays and creating new jobs. Also, three more hospitals in Pasco County are on the way, including Orlando Health Wiregrass Ranch Hospital, which will be the largest hospital in the area upon completion.[5]



### Experienced Hotel Management

With extensive experience in extended stay/select-service properties, Peachtree Hospitality Management, a division of Peachtree Group, sees opportunities for growth and expense management in the property that were not realized by the previous management company, which specializes in other types of lodging. In addition, the firm seeks to maximize financial performance and value, deliver efficiencies, and enable hotel teams to give guests an unforgettable customer experience. Peachtree Hospitality Management currently manages the performance of 81 hotels across 26 brands, with more than 10,000 rooms located in 22 states.

### Recognized Brand

Marriott International consists of 30 brands and 8,900 properties across 141 countries and territories.[6] The Residence Inn brand is designed for longer stays by offering all-suite guest rooms. The brand has more than 870 properties located in more than 19 countries and territories. The property will benefit from the Marriott Bonvoy program, with its over 160 million members. Residence Inn leverages Marriott's high performing reservation system and loyalty program to source a high volume of guests at favorable rates.

### Ground Lease

The property is located on land owned by Pasco County, Florida which leases the land to the Trust under favorable terms. The ground lease, including renewal options, does not terminate until the year 2100. The county also owns the adjacent sports complex. The private placement memorandum contains details on the ground lease.

[2] https://www.hvs.com/article/9580-tampa-bay-lodging-market-a-high-impact-destination

[3] https://www.bizjournals.com/tampabay/news/2024/03/25/polk-pasco-hillsborough-fastest-growing-counties.html

[4] Pasco County.

[5] https://www.tampabeacon.com/pasco_county/four-hospitals-not-too-many-for-wesley-chapel-panel-says/article_aa55bce6-d4c9-11ee-ac64-27f41b35d07d.html

[6] https://www.marriott.com/marriott/aboutmarriott.mi


SKYBOX
ROOFTOP BAR

# Peachtree Group is an investment firm driving growth with a *diverse portfolio of real estate assets.*

2021
*year opened*

—

128
*keys*

—

4
*stories*

—

128
*surface spaces*

## Residence Inn by Marriott
## *Wesley Chapel*

**Upscale, Extended Stay | Interior Corridor Hotel**
2867 Lajuana Boulevard
Wesley Chapel, Florida

The property is located in Wesley Chapel, approximately 22 miles north of downtown Tampa.

**Amenities:**

- Rooftop Bar
- Complimentary Buffet Breakfast
- Pet-Friendly Rooms
- Free Parking
- Kitchen Amenities
- Free Wi-Fi
- Accessible
- Outdoor Pool
- Fitness Center
- Meeting Rooms
- Business Center
- Picnic Area and Barbecue Grills

# Market *Overview*

Since 2020, the hotel sector in the greater Tampa Bay market has grown significantly, reaching $1 billion in hotel revenue by 2022, three years ahead of the goal set by Visit Tampa.[2] This growth is driven by Tampa's strong appeal as a global tourism destination, featuring a top-ranked international airport, an active cruise terminal, professional sports teams, and proximity to Gulf of Mexico beaches. Tampa International Airport (TPA), the busiest on Florida's west coast, offers more than 80 nonstop destinations and ranked as the 27th busiest U.S. airport in 2023,[7] with quick access to surrounding cities via I-75 and I-275. Tampa is also a premier sports city, home to the Buccaneers (NFL), Lightning (NHL), and Rays (MLB), all with recent championships, and will host major athletic events like the Men's and Women's NCAA March Madness tournaments in the next three years.

Wesley Chapel, a rapidly growing suburb 22 miles north of Downtown Tampa, is located in Pasco County, the fourth fastest-growing county in the U.S. in 2023, with a population of 632,996.[8] With a median income of $100,983 in 2022, significantly higher than the U.S. median,[9] its attractive demographics and strategic location along I-75 have spurred robust residential and commercial development, including popular shopping centers, health care and master-planned communities like Epperson, featuring a plan for 4,000 homes and Florida's first public man-made lagoon. Wesley Chapel has also outpaced the rest of the region for new multifamily construction over the past few years, with a 51.0% expansion in inventory from Q1 2019 to Q1 2024 compared to 16.4% expansion for the Tampa Bay MSA.[10]

### Growing Employment Options

Wesley Chapel's economy employs approximately 36,000 people, with health care, retail, and education being the three largest industries.[9] Pasco County Schools, Pasco County Government, and HCA Healthcare are the county's largest employers,[11] with numerous corporate offices driving job growth and economic stability. The Tampa Bay region boasts one of the state's most robust commercial property markets,[11] and Pasco County's strategic location along I-75 and proximity to Tampa makes it ideal for business relocation and expansion.

### Premier Athletic Complex Next Door

The Wiregrass Ranch Sports Campus is a premier 98,000 square foot sports facility featuring basketball and volleyball courts, specialized areas for indoor sports like dance and cheerleading, and two multipurpose outdoor fields. Activities and tournaments at the complex boost weekend business for the hotel, which has a rooftop patio and bar overlooking the adjacent campus. Pasco County has been promoting the complex as a tourism destination since assuming management of Wiregrass Ranch in October 2023. As a result, the number of tournaments scheduled for 2024 already triple those held in 2023, generating bookings for about 11,000 nights in Pasco hotels, with a forecast of 21,000 nights by year-end. Pasco County has also allocated $12 million toward a $14.9 million expansion project, currently underway, to add five more outdoor fields, other amenities, and infrastructure.[4] Other recreational facilities like AdventHealth Center Ice, the largest ice facility in the Southeast, contribute to the area's local sports and entertainment.

### Wiregrass Ranch

The hotel sits within the Wiregrass Ranch master-planned community which encompasses 5,142 acres. It has been thoughtfully developed with residential neighborhoods, commercial, retail and restaurants, healthcare, K-12 and college campuses, and recreational opportunities. The developer recently announced Legacy Wiregrass Ranch – a downtown for Wesley Chapel to be located half a mile from the hotel. Phase I, which is expected to cost $1.5 billion, includes retail, office, apartments, a 2,500-seat entertainment venue, and a food hall.

[7] https://www.faa.gov/sites/faa.gov/files/2024-06/cy23-commercial-service-enplanements-preliminary.pdf
[8] https://www.bizjournals.com/tampabay/news/2024/03/25/polk-pasco-hillsborough-fastest-growing-counties.html
[9] https://datausa.io/profile/geo/wesley-chapel-fl
[10] CoStar.
[11] https://pascoedc.com/largest-employers

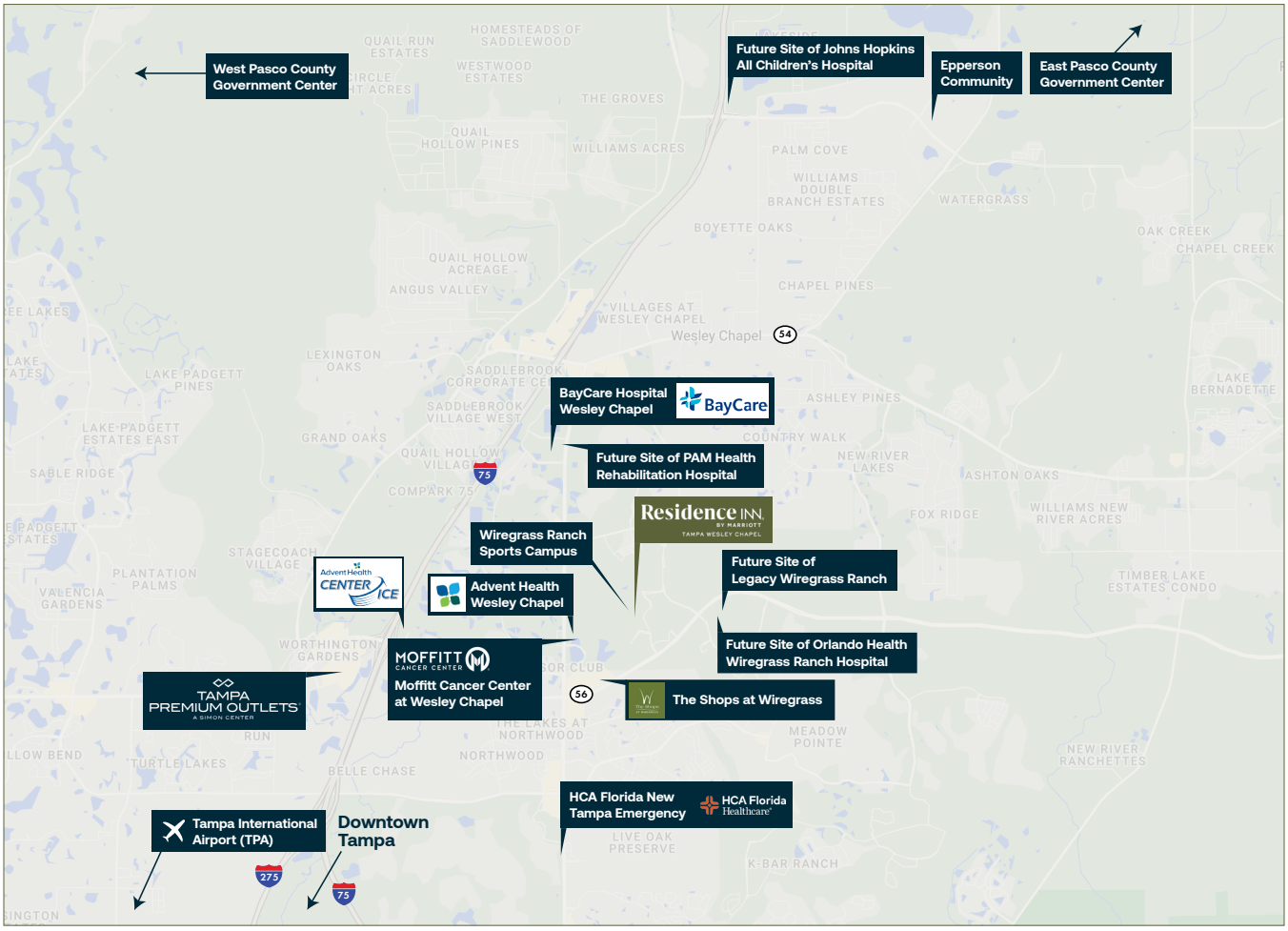
### Thriving Medical Industry

Wesley Chapel's medical industry is rapidly expanding. Within three miles of the hotel, Advent Health Wesley Chapel and BayCare Hospital Wesley Chapel offer comprehensive hospital care and medical office complexes, while Moffit Cancer Center offers specialty services. The upcoming Orlando Health Wiregrass Ranch Hospital will be the area's largest, featuring surgical centers, outpatient care, radiology, and cardiology services. This facility will be located one mile from the hotel. Additionally, Johns Hopkins All Children's Hospital and PAM Health Rehabilitation Hospital are under development.[12] These facilities will create new jobs and attract hospital staff and families of patients needing extended stays.

### Vibrant Retail and Dining Options

Wesley Chapel offers a vibrant retail and dining scene, including the Shops at Wiregrass and Tampa Premium Outlets mall, which features options ranging from locally owned boutiques and eateries to nationally recognized brands.

# Wesley Chapel, Florida *Location Overview*




[12] https://www.tampabeacon.com/pasco_county/four-hospitals-not-too-many-for-wesley-chapel-panel-says/article_aa55bce6-d4c9-11ee-ac64-27f41b35d07d.html













# Brand *Overview*

Residence INN BY MARRIOTT
TAMPA WESLEY CHAPEL

## Brand Overview

Marriott International consists of 30 brands and 8,900 properties across 141 countries and territories.[13] Residence Inn by Marriott is the global leader in the extended-stay lodging segment. Designed for long stays, the brand offers spacious suites with separate living, working, and sleeping zones that provide guests with the space and freedom to travel the way they like to live. With fully functional kitchens, complimentary grocery delivery service, 24-hour markets and complimentary breakfast, guests can maximize their time and thrive while they travel.

Residence Inn's guests enjoy being empowered to make the most of each day, on their own terms and without constraints. Additionally, Residence Inn encourages socializing among guests. The RI Mix evening events afford guests the opportunity to socialize and connect with the local community at select properties. Each Residence Inn also offers free Wi-Fi in both public and guests' spaces to ensure continuous connectivity while on the road and make their stay that much more convenient. The Residence Inn brand includes 895 hotels comprising 110,424 rooms.[13]

[13] https://www.marriott.com/marriott/aboutmarriott.mi

# Hospitality *Sector*

### Potential Advantages of Hotel Properties in a DST

Hotel properties in DSTs are well-positioned to offer investors several advantages. First, hotels can thrive in inflationary environments as they are able to increase prices for room rates daily. Other assets classes typically have long-term leases, ranging from one year for multifamily to up to 20 years for net lease properties. These longer-term leases do not provide the owner the ability to raise rental rates for an extended period.

Second, the hospitality sector is experiencing significant tailwinds. According to the World Travel & Tourism Council, global travel is expected to grow from $10 trillion in 2019 to $15.5 trillion by 2033, accounting for more than 11.6% of the global economy.[14] In the United States, demand for hotels is growing faster than new supply. Since 2020, construction costs have risen dramatically due to supply chain challenges and rapidly growing costs for materials and labor. That, combined with higher interest rates, has curtailed the construction of new hotels. In 2024, supply of new hotels is projected to grow by a mere 0.8% while demand is projected grow at 1.8%.[15]

Third, hotels sell at higher cap rates than most real estate asset classes, providing the opportunity for higher cash flows to investors. Cap rates are a reflection of investors' view of the risk associated with a particular asset class. Hotels are operating businesses which require a specific skill set to drive revenue growth, manage a workforce at the property level, and control operating expenses. This operational complexity creates risk for owners lacking the required expertise while providing opportunities to acquire high-quality assets that have been undermanaged at attractive prices.

Peachtree Group seeks to acquire select-service and extended-stay hotels for DSTs that meet certain criteria:

- Major brands to take advantage of name recognition, direct reservation systems, customer loyalty programs and a deeper pool of buyers at disposition
- Markets with robust population and job growth
- Strong, growing and diversified demand drivers to not be dependent on one source of business
- Opportunities to grow income by optimizing revenues, controlling expense and performing modest renovations

### Hotel Terms

***Keys:*** Industry term for rooms

***Occupancy:*** Percentage of rooms occupied for a given period of time

***ADR (Average Daily Rate):*** Total room revenue divided by the number of rooms occupied for a specific period of time

***RevPAR (Revenue Per Available Room):*** A key hotel operating metric which accounts for both rate and occupancy. RevPAR is calculated by multiplying ADR by occupancy.

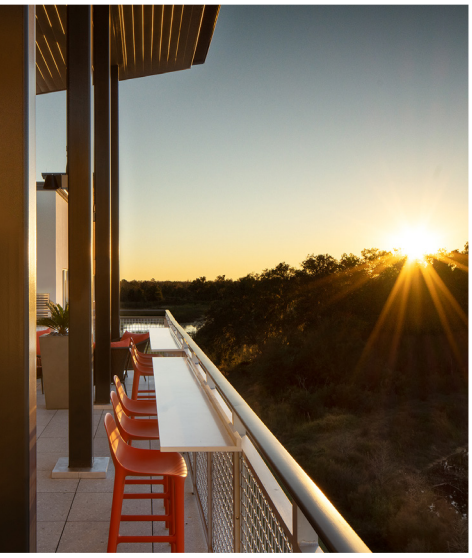
***Select-Service:*** A category of hotels that provides more amenities than limited-service properties but fewer amenities than full-service and luxury hotels. Select-service hotels have lower fixed costs than full-service hotels while providing higher operating margins. Branded select-service hotels can provide a consistent product, attractive rooms and adequate amenities (limited restaurant, gym/pool, meeting room) at an attractive price point for guests compared to full-service hotels.

***PIP (Property Improvement Plan):*** A hotel renovation designed to bring a hotel into compliance with the latest brand standards, with the goals of (1) helping brands maintain a consistent guest experience across properties and (2) improving the profitability of the property for the owners. Major brands require a PIP every seven years.

[14] https://www.bloomberg.com/news/articles/2023-08-21/global-travel-and-tourism-will-represent-a-15-5-trillion-economy-by-2033

[15] STR and CoStar – December 2023 Market Reports.


3 FT 09 M
4 FT 1.2 M
4 FT 1.2 M
EXIT





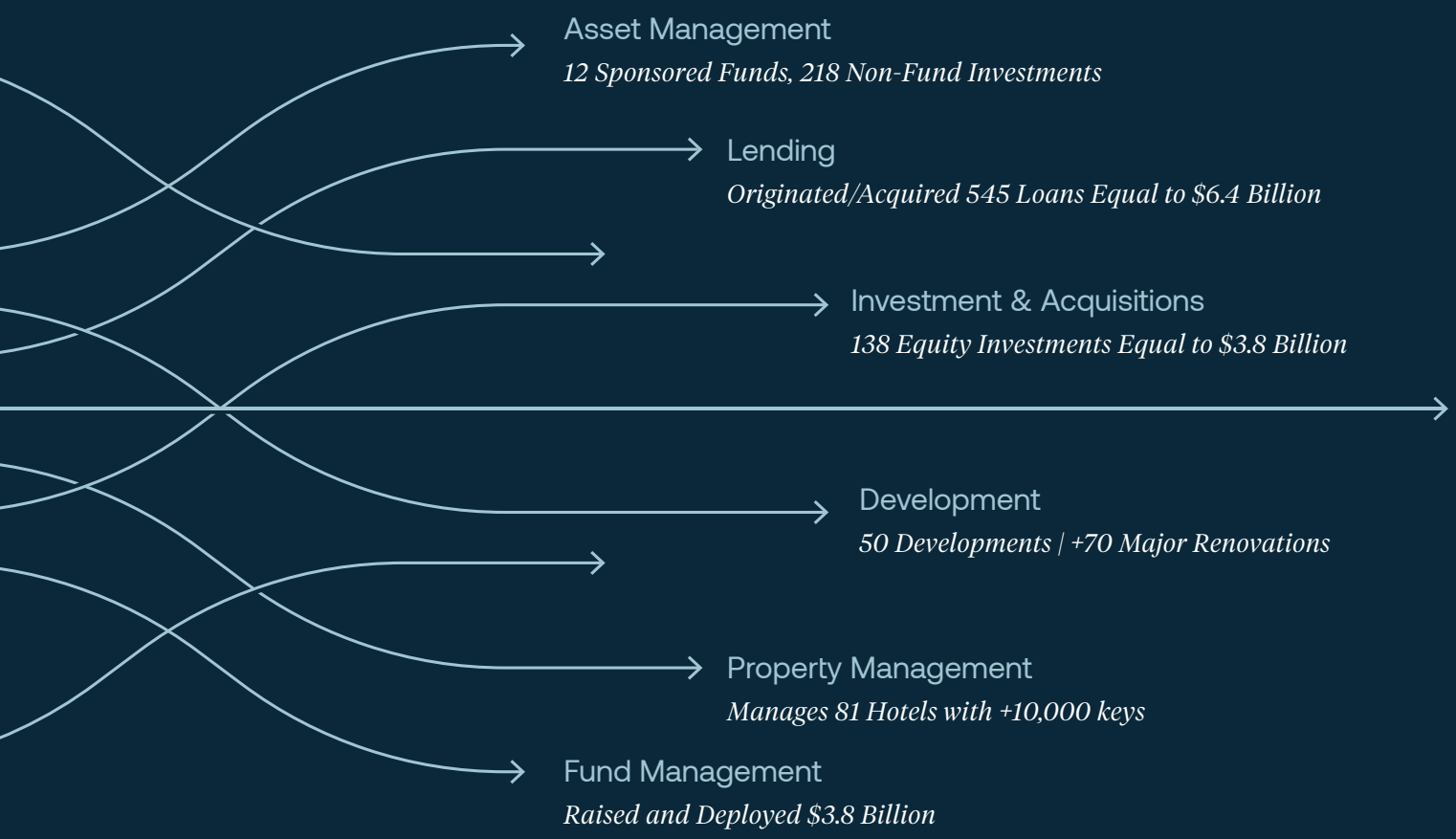




# About *Peachtree*

Peachtree Group is a privately held, fully-integrated real estate investment management, lending and servicing platform. The company owns, operates, manages and develops hotels, hotel- and other commercial real estate-related assets throughout the United States. Founded in 2008 as a family office, Peachtree has invested over $3.0 billion into real estate equity and fixed income transactions with a cost basis of more than $10.3 billion. The firm has approximately 250 employees outside hotel operations.

## Peachtree *Investment Platform*[16]






[16] As of March 2024.

# 683+ investments since inception, *seeking to deliver risk-adjusted asset level returns on investments*[17]

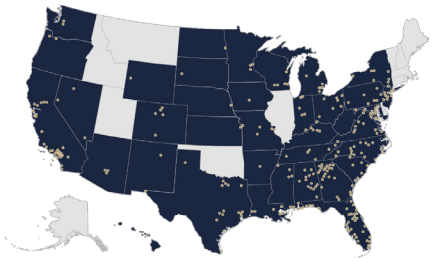
683+
*investments*[18]

$10.3B
*asset value*[19]

$100M+
*principal capital*[19]

72,000+
*keys*[19]

$3.6B+
*capital under management*[19]



## Hotel Operator *Peachtree Hospitality Management*

Peachtree Hospitality Management, a division of Peachtree Group, is an experienced hotel management company that creates loyalty across all stakeholders — associates, guests and owners.

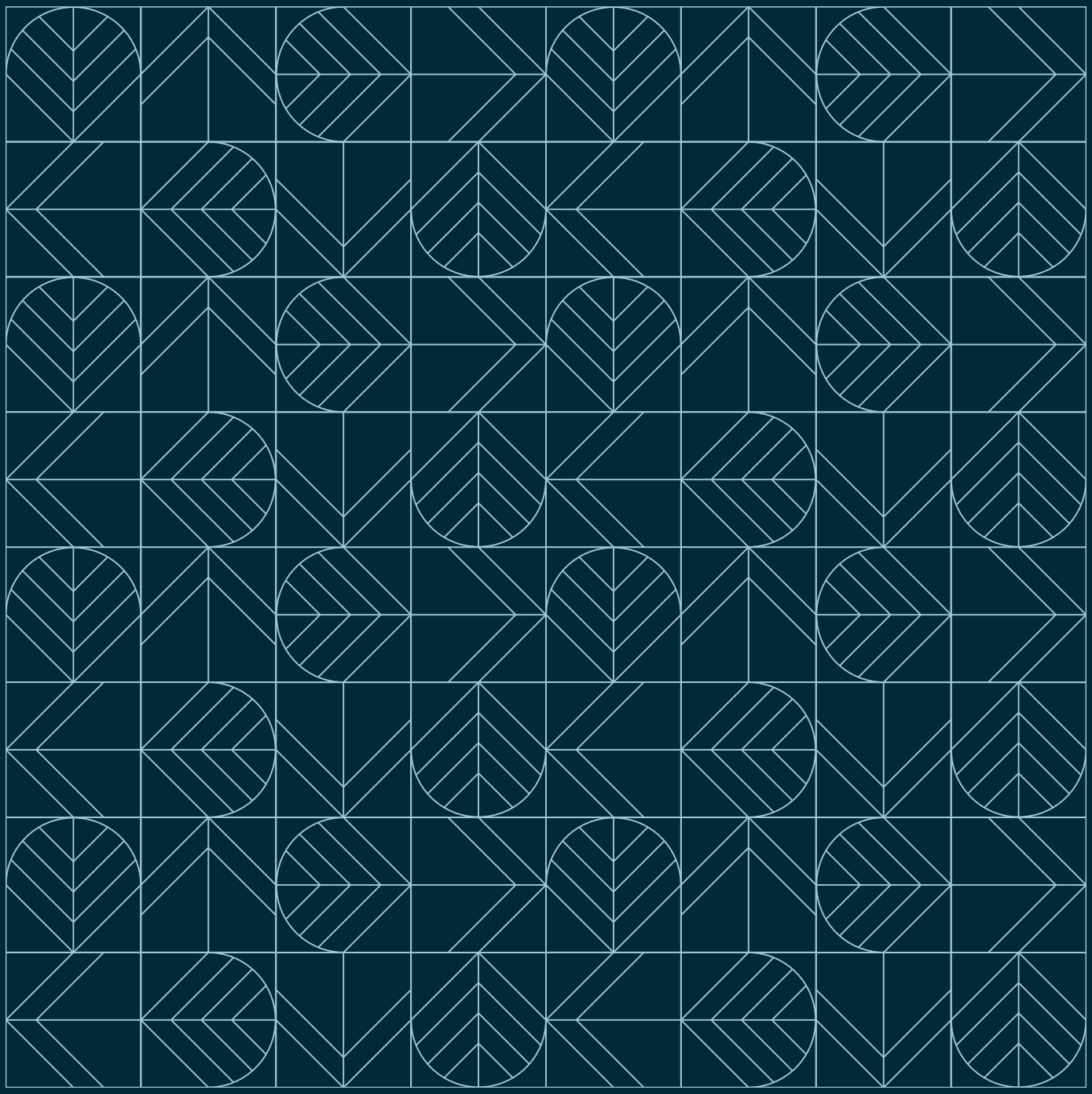
Peachtree Hospitality Management delivers dedicated hotel management services for Peachtree Group's own portfolio and extends that expertise to a growing number of owners as a third-party hotel manager. Their proprietary systems and processes seek to maximize financial performance and value of every asset, deliver efficiencies, and enable hotel teams to provide guests with an uncommon customer experience.

In 2020, Peachtree Hospitality Management ranked #40 on Hotel Business' top hotel management companies. Peachtree Hospitality Management currently manages the performance of 81 hotels comprising 26 brands with more than 10,000 keys located in 22 states.

*Peachtree Hospitality Services*

- Hotel Operations
- Sales Strategy & Execution
- Revenue Management
- Digital & Marketing
- People & Culture
- Food & Beverage
- Opening & Transition Services
- Accounting & Finance
- Asset Management
- Technology
- Development

[17] See Prior Performance Exhibit of the Memorandum for details.
[18] Active and realized investments.
[19] As of June 2024.



For more information, please contact your financial advisor.

Peachtree Group

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