



# The PIR FlexFunds™ Debt Capital Program



## Lender Questionnaire

November 1, 2020



# Instructions

## STEP 1

Complete all sections of this Investor Questionnaire and sign where noted.

## STEP 2

Return the completed Investor Questionnaire

### VIA EMAIL

[stevek@phoenixindustrialredevelopment.com](mailto:stevek@phoenixindustrialredevelopment.com)

### VIA MAIL

Phoenix Industrial Redevelopment, LLC  
975 SE Sandy Blvd Suite 200  
Portland, OR 97214  
503-358-4567

## STEP 3

When we have received your completed Lender Questionnaire we will contact you to review the completed form and discuss your investment objectives and timeframes.

**NOTICE:** *All information that you provide to us will be treated as confidential information and will not be shared or distributed outside of our organization.*

## SECTION 1: Lenders

I am interested in exploring real estate lending opportunities with Phoenix Industrial Redevelopment, LLC. I understand that I must meet an income or net worth requirement and have significant investment, business and financial expertise to participate in the lending opportunities available through Phoenix Industrial Redevelopment, LLC.

<b>Lender:</b>	
<b>Organization:</b>	
<b>Email:</b>	
<b>Telephone:</b>	
<b>Fax:</b>	
<b>Street:</b>	
<b>City:</b>	
<b>State/Region:</b>	
<b>Country:</b>	
<b>Zip or Postal Code:</b>	

## SECTION 2: Purpose

<b>Check Only One:</b>	<input type="checkbox"/> I am responding to obtain information only about the following kinds of industrial property lending opportunities: PIR FlexFunds™ Program
	<input type="checkbox"/> I am responding to obtain information about all Phoenix Industrial Redevelopment, LLC's industrial property lending opportunities.

## SECTION 3: Accreditation

<b>Check All That Apply:</b>	<input type="checkbox"/> Lender is a bank, insurance company, registered investment company, business development company, or small business investment company.
	<input type="checkbox"/> Lender is an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment advisor makes the investment decisions, or if the plan has total assets in excess of \$5 million.
	<input type="checkbox"/> Lender is a charitable organization, corporation, or partnership with assets exceeding \$5 million.
	<input type="checkbox"/> Lender is a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year.
	<input type="checkbox"/> Lender is a trust with assets in excess of \$5 million, not formed specifically to acquire the securities offered.
	<input type="checkbox"/> Lender is a natural person who has individual net worth that exceeds \$1 million or joint net worth with a spouse that exceeds \$1 million (excluding value of primary residence).
	<input type="checkbox"/> Lender is a business in which all the equity owners are accredited investors.
	<input type="checkbox"/> Other:
	<input type="checkbox"/> None of the above.

## SECTION 4: Investment Experience

<b>Complete As Applicable:</b>	<input type="checkbox"/> Lender has the following investing experience (briefly describe):
	<input type="checkbox"/> Lender does not have experience investing.

## SECTION 5: Prior Relationship with Phoenix Industrial Redevelopment, LLC

<b>Complete As Applicable:</b>	<input type="checkbox"/> Lender has the following prior knowledge of or relationship with Phoenix Industrial Redevelopment, LLC and/or its Owners/Principals (briefly describe):
	<input type="checkbox"/> Lender does not have any prior relationships with PIR Owners/Principals.

## SECTION 6: Planned Loan Amount

<b>Minimum Loan:</b>	\$
<b>Maximum Loan:</b>	\$
<b>Capital Programs:</b>	<p>I am interested in placing funds into the following capital programs offered by Phoenix Industrial Redevelopment, LLC:</p> <input type="checkbox"/> The PIR FlexFunds™ Debt Capital Program. <input type="checkbox"/> I am not yet sure and need additional information to decide.
<b>Comments (Optional):</b>	

## SECTION 7: Confidentiality and Non-Interference

<b>Request:</b>	<p>Lender identified above is requesting that Phoenix Industrial Redevelopment, LLC provide Lender with investment information prepared by Phoenix Industrial Redevelopment, LLC. This information involves private exempt securities. All information and documents received by Lender from Phoenix Industrial Redevelopment, LLC are referred to herein, separately and in their entirety, as the “Lender Documents”.</p>
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<p><b>Confidentiality:</b></p>	<p>Lender agrees to maintain the confidentiality of the Lender Documents and not transmit or disclose them to any person or entity other than members of Lender’s immediate family and/or Lender’s attorney, accountant, financial advisor, partners, officers, directors, or management-level employees who are ordinarily involved in decisions regarding an investment. Any person or organization that receives the Lender Documents from Lender is referred to as a “Lender Recipient.” When Lender does transmit the Lender Documents, Lender will notify the Lender Recipient that the documents are confidential and that Lender has signed this confidentiality agreement. If Lender wants to transmit the Lender Documents to a person or entity not described or identified in this paragraph, Lender agrees to first obtain the written permission of Phoenix Industrial Redevelopment, LLC.</p>
<p><b>Non-Interference:</b></p>	<p>Lender is making this request solely because Lender is considering making a loan to an affiliate of Phoenix Industrial Redevelopment, LLC. Lender agrees not to interfere in any way with Phoenix Industrial Redevelopment, LLC’s activities related to this or any other loan. Lender will not contact or direct any person or entity to contact any person or entity identified in the Lender Documents without the written permission of Phoenix Industrial Redevelopment, LLC and will instruct any Lender Recipient of the Lender Documents to limit their activities in the same way. All questions or requests regarding the loan and the Lender Documents will be directed solely to Phoenix Industrial Redevelopment, LLC.</p>

**SIGNATURES**

I/we understand that this is not an offer to sell or a solicitation of an offer to purchase an investment or security.

This information relates to possible industrial property lending opportunities for qualified persons who have established an existing substantive relationship with the Owners/Principals of Phoenix Industrial Redevelopment, LLC.

I/we understand that interested persons may qualify as lenders by virtue of a pre-existing relationship with the Owners/Principals of Phoenix Industrial Redevelopment, LLC and by proof of business experience, income and net worth.

All statements made by me/us in this document are true and correct and I/we agree to and will abide by all of the provisions set forth in Section VII above.

<p><b>Lender Signature/Title:</b></p>	
<p><b>Date:</b></p>	
<p><b>Co-Lender Signature/Title:</b></p>	
<p><b>Date:</b></p>	