



The PIR 1031Funds Program[®]



Acquire. Renovate. Stabilize. Grow.

The PIR 1031Funds Program[®] is a Delaware Statutory Trust investment program designed for accredited investors seeking 1031 exchange opportunities. It offers beneficial interests in DSTs that qualify as replacement property for 1031 exchanges with the following features:

1. 5.0% annual preferred return paid monthly through master lease structure
2. 50% participation in property appreciation upon sale
3. Minimum investment of \$500,000 with \$100,000 increments thereafter
4. Targeted 5-7 year hold period
5. True equity ownership structure qualifying for 1031 exchange treatment

This investment involves risks. Prospective investors should carefully review the full offering documents, including the Master Private Placement Memorandum, and consult with their financial and tax advisors before making an investment decision. Our predictable quarterly closing schedule (January 15, April 15, July 15, and October 15) provides certainty for 1031 exchange timing. Offering made pursuant to Regulation D Rule 506(c). Available to Accredited Investors only.

About Us And Our Strategy

Phoenix Industrial Redevelopment, LLC (“PIR”) was founded in 2017. PIR buys, renovates, and holds value-add multi-tenant industrial properties in primary markets nationwide. Industrial properties of interest to PIR are typically 20,000 to 100,000 square feet and need moderate to substantial capital improvements to bring them to the standard of other similar industrial properties in their local submarket.

We identify and secure properties through standard purchase and sale transactions. For each quarterly closing (January 15, April 15, July 15, and October 15), we form a Delaware Statutory Trust (e.g., **PIR Main Street DST**) to acquire the property with a combination of 1031 exchange investor equity and permanent institutional financing. The DST then master leases the entire property to a PIR-affiliated operating entity (e.g., **PIR Main Street Operator, LLC**).

PIR’s strategy is to acquire each property, complete a campaign of renovation, and bring all tenants to market lease rates on multi-year triple net leases. The result is a renovated and stabilized industrial property with good cash flow, solid tenants, and substantially higher value.

We typically hold properties for 5-7 years before executing our exit strategy through a competitive marketing process and sale to a third-party buyer. The proceeds from the sale are distributed first as a return of capital to DST investors, with the remaining appreciation split 50% to DST investors and 50% to PIR.

Following the sale, DST investors will have the opportunity to:

- Exchange into other PIR DST offerings
- Execute their own 1031 exchanges
- Cash out (subject to tax consequences)

As of January 1, 2025, PIR, through its affiliate Phoenix Industrial Holdings, LLC (“PIH”), owns a portfolio of 19 industrial parks stretching coast-to-coast and valued at approximately \$140 million.



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Our goal is to acquire approximately one property each calendar quarter in the years ahead.

PIR 1031Funds Program® Objectives

We designed the PIR 1031Funds Program® to achieve the following objectives:

1031 Exchange Solution: Create a tax-advantaged investment vehicle that qualifies as replacement property for 1031 exchanges while maintaining PIR’s operational control through a master lease structure.

Reliable PIR Capital Source: Establish a reliable 1031-based capital source for PIR to fund the purchase, renovation, and stabilization of value-add multi-tenant industrial properties in our markets of interest.

Attractive Returns for Investors: Offer accredited 1031 exchange investors the opportunity to earn monthly preferred returns plus substantial participation in property appreciation through a tax-efficient, real estate-backed investment vehicle.

Enhanced Security: Provide 1031 exchange investors with direct real estate ownership through the DST structure, qualifying for 1031 exchange treatment under IRS Revenue Ruling 2004-86.

Operational Control: Maintain PIR’s ability to implement our value-add strategy through a master lease structure while complying with DST requirements.

Aligned Interests: Create an economic structure that rewards both 1031 exchange investors and PIR for successful property appreciation through a 50/50 appreciation sharing model.

PIR DST Program™ Mechanics

To help us achieve our investment objectives, the following entities work in coordination:

Phoenix Industrial Redevelopment, LLC

PIR is the public face of our property purchasing activities. PIR sources, analyzes, and secures control of properties through a short-term master lease with purchase option for the industrial acquisitions we complete when we employ the PIR 1031Funds Program®.

PIR “Property Name” DST

Each property is owned by a separate Delaware Statutory Trust formed specifically for that property. The DST acquires the property by exercising the purchase option, holds title to the property, and leases it to a master tenant entity.

Grid Property Management, LLC

GPM is our affiliated property management firm that acts as the operations and management team for our industrial property portfolio under contract with each master tenant.

Master Tenant PIR “Property Name” Operator, LLC

Each property has a PIR-affiliated master tenant entity that leases the entire property from the DST, handles all operations, implements the value-add business plan, and makes fixed lease payments to the DST.



If you'd like to know more about the PIR 1031Funds Program®, visit www.1031FundsProgram.com.

How Our Entities Work Together

For each property acquisition, we follow a 6-step process:

- 1 > PROPERTY SELECTION.** PIR finds, analyzes, and enters into a purchase agreement for an industrial property that meets our purchase criteria, timed for our quarterly closing schedule (January 15, April 15, July 15, or October 15). We begin the due diligence process and marketing to 1031 exchange investors.
- 2 > DST FORMATION.** We form a property-specific DST (e.g., PIR Main Street DST) and master tenant entity (e.g., PIR Main Street Operator, LLC). The DST will own the property and lease it to the master tenant through a long-term master lease agreement.
- 3 > PROPERTY ACQUISITION.** The DST acquires the property on one of our quarterly closing dates using a combination of 1031 exchange investor equity and permanent financing. This predictable closing schedule allows investors to plan their 1031 exchanges to align perfectly with our acquisition timeline.
- 4 > PROPERTY OPERATIONS.** The PIR “Property Name” Operator, LLC master tenant operates the property through GPM, making fixed monthly lease payments to the DST sufficient to cover debt service and investor 5% preferred returns.
- 5 > STABILIZATION.** The master tenant implements PIR’s value-add strategy to renovate the property and bring tenants to market lease rates, creating significant value through active management.
- 6 > EXIT.** At the appropriate time, typically 5-7 years after acquisition, PIR conducts a competitive marketing process and sells the property to a third-party buyer. The proceeds are distributed first as a return of capital to DST investors, with the remaining appreciation split 50% to DST investors and 50% to PIR.



Case Study of a Completed PIR Project

Dunbar Avenue Industrial Park

Address:	798 NW Dunbar Avenue, Troutdale, OR
Details:	6.1 Acres, 52,000 Square Feet, 19 Suites
Purchase Date:	July 2017
Purchase Price:	\$2,170,000 (\$42 per SqFt)
Renovation:	\$ 850,000 (\$16 per SqFt)
All-In Basis:	\$3,020,000 (\$58 per SqFt)
Status:	Stabilized
Leases:	BOMA, 1-3 Years, Yearly Escalations, Tenant Personal Guarantees
Current Value:	\$10,200,000 at 6.5% Cap on In-Place Lease Rates



Purchase Condition – 2017



Current Condition

Case Study of a Completed PIR Project

Frazier Street Industrial Park

Address:	1300 S Frazier Street, Conroe (Houston), TX
Details:	5.0 Acres, 101,000 SqFt, 92 Suites
Purchase Date:	September 2020
Purchase Price:	\$6,310,000 (\$62.50 per SqFt)
Renovation:	\$ 480,000 (\$4.75 per SqFt)
All-In Basis:	\$6,790,000 (\$67.25 per SqFt)
Status:	Stabilized
Leases:	BOMA, 1-3 Years, Yearly Escalations, Tenant Personal Guarantees
Current Value:	\$12,400,000 at 6.5% Cap on In-Place Lease Rates



Purchase Condition – 2020



Current Condition

Key Features of the PIR 1031Funds Program®

QUALIFIED FOR 1031 EXCHANGES

DST interests qualify as replacement property

APPRECIATION PARTICIPATION

50% share in property value growth

5% PREFERRED RETURN

Monthly payments throughout the hold period

MINIMUM INVESTMENT

\$500,000 Additional investments in \$100,000 increments

MASTER LEASE STRUCTURE

Ensures predictable income with appreciation upside

PROFESSIONAL MANAGEMENT

Full service through Grid Property Management

TRANSPARENCY

Investors review specific property information

PREDICTABLE CLOSING SCHEDULE

Quarterly closings (Jan 15, Apr 15, Jul 15, Oct 15) for reliable 1031 exchange planning

TAX EFFICIENCY

Structured for 1031 exchange qualification

INSTITUTIONAL QUALITY

Professional DST structure and management

ALIGNED INTERESTS

True equity participation for all stakeholders

How to Participate

If you are an accredited investor interested in participating in our PIR 1031Funds Program®, please contact us. We'll discuss the program in detail and ensure that all your questions are answered fully.

The investment process involves the following steps:

1. Review the Master Private Placement Memorandum (PPM)
2. Complete investor suitability verification
3. Select which quarterly closing date works for your 1031 exchange timeline (January 15, April 15, July 15, or October 15)
4. Review specific DST offering materials
5. Complete subscription documents
6. Coordinate 1031 exchange funding for your selected closing date

Our streamlined process and simplified equity structure—with a 5% preferred return and 50/50 appreciation split—creates genuine real estate ownership that qualifies for 1031 exchange treatment while providing meaningful upside potential.

We look forward to your participation and are happy to address any questions you may have.

The PIR Management Team

Steve Kreitzberg, President
Phoenix Industrial Redevelopment, LLC.
975 SE Sandy Blvd Suite 150
Portland, OR 97214

www.PhoenixIndustrialRedevelopment.com
503-358-4567



The PIR Management Team



Steve Kreitzberg, President of PIR

stevek@PhoenixIndustrialRedevelopment.com

Steve is the founder, owner, and President of The Phoenix Redevelopment Group of Companies. Steve has thirty-three years' experience in real estate redevelopment and investment after founding the first of the Phoenix-related companies in 1991. Steve has a Bachelor of Science in Mechanical Engineering '83 from the University of Washington and an MBA '88 from Santa Clara University. Steve is responsible for the overall acquisition strategy of the company and selects the properties that PIR acquires for its portfolio.



James Christensen, Vice President of PIR

jamesc@PhoenixIndustrialRedevelopment.com

James joined the Phoenix companies in 1995 and has twenty-nine years' experience in real estate redevelopment and investment. He has a Bachelor of Science in Accounting '97 from Portland State University. James is the CFO of the Phoenix Redevelopment Group of Companies.



Jon Laufenberg, Vice President of PIR

jonl@PhoenixIndustrialRedevelopment.com

Jon joined the Phoenix Redevelopment Group of Companies in 1996 and has twenty-eight years' experience in real estate redevelopment and investment. He has a Bachelor of Science in Marketing '92 from Boston College. Jon is responsible for developing and maintaining the flow of opportunities that PIR considers when sourcing each industrial property.



Kohle Kreitzberg, President of GPM

kohle@GridPropertyManagement.com

Kohle joined the Phoenix Redevelopment Group of Companies in 2012 and has thirteen years' experience in real estate redevelopment, investment, and management. He has a Bachelor of Science in Mechanical Engineering 2011 from Stanford University. Kohle is the President of Grid Property Management, LLC and is responsible for the redevelopment and operations of the properties that make up the PIR portfolio.



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