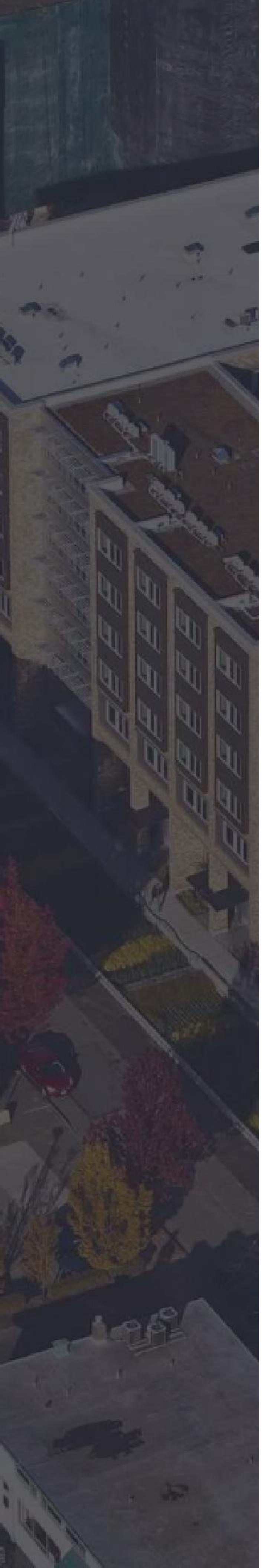
TIMBERLANE

Vista Ridge - Investment Summary

Issaquah, WA



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Vista Ridge – 91 Units | 1992 Vintage

TIMBERLANE

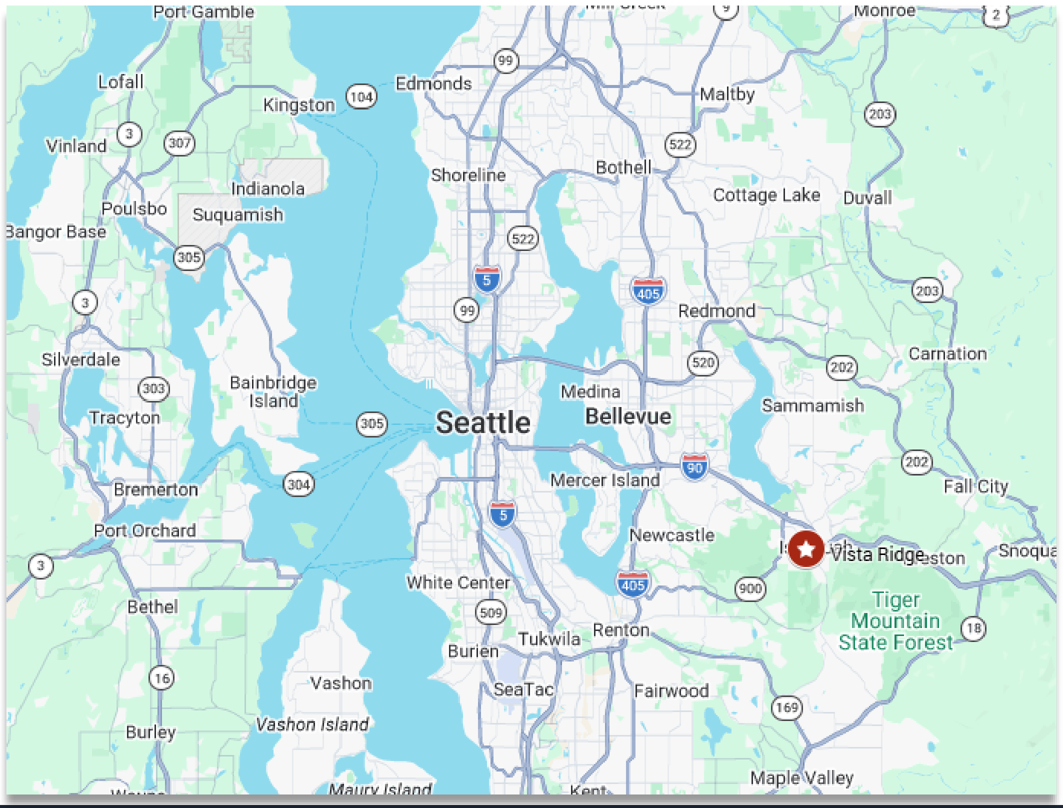
Vista Ridge represents the opportunity to invest in an untouched garden style community with large units in an affluent Eastside location with highly rated public schools and proximity to major technology employment and outdoor recreation. The transaction was secured off market through a long-term seller relationship and not broadly exposed to market resulting in a pricing discount to recent and pending sales comparables.

Investment / Strategy Highlights

- Location: Issaquah location adjacent to the Costco, T-Mobile, and Microsoft campuses, directly serving roughly 65,000 high-income tech jobs, with quick access to the outdoors (Snoqualmie Pass; Lake Sammamish; Tiger and Cougar Mountains). The submarket draws young families, with area schools rated 8, 8, and 10 (elementary, middle, high). Vista Ridge's micro-location is exceptional: one of the few communities walkable to Front Street retail in Olde Town Issaquah.

- Property: Garden-style community with 2-, and 3-bed units (1,106 SF) with roommate and family-friendly layouts, well positioned to attract families seeking high-quality schools and young tech professionals with roommates. Unit interiors are in untouched, classic condition, presenting the opportunity to execute a value-add business plan, upgrading units on turnover to achieve a $675 premium over in-place rents representing over a 26% yield on cost. The property has a robust amenity set including pool/spa, fitness center, clubhouse, and covered carport parking spaces.

- Opportunity: Timberlane identified Vista Ridge off-market through brokerage relationships (IPA) and existing relationships with the seller. With multiple Issaquah/Eastside assets marketed throughout the spring/summer, Timberlane underwrote and tracked all available opportunities and was able to secure Vista Ridge at a discount to pending transactions and historical comparables.



Key Metrics

Purchase Price:	$37,000,000
Price per Unit / per Foot:	$406,593 / $368
Going-in Cap Rate:	4.82%
Untrended Proforma YOC:	6.05%
Exit Cap Rate:	5.00%
3 Year Returns	
Levered IRR:	23.44%
Equity Multiple:	1.85x
Equity Required	$15.16M

Vista Ridge
INVESTMENT MERITS

Vista Ridge is a 1992-built, 91-unit garden-style apartment community in Issaquah, WA. Timberlane Partners is pursuing it as a strategic value-add investment based on the primary merits below.

Highly Rated Submarket & Strong Demographics

Issaquah is a desirable Eastside suburb with schools rated 8/8/10 (Elementary/Middle/High) and an “A++” Green Street submarket grade. Median household incomes within 3 miles are $179,600 (~5x underwritten proforma rents). Trailing six-month median single family home price of $1.4M produces a significant mortgage to rent spread.

8/8/10	$179.6K	$1.4M	2.9x
School Ratings (Elem/Middle/ High)	Median HH Income	Median SFH Price	Mortgage to Rent

Proximity to Major Employers

Within a short drive of 80-bed Swedish Hospital (2 mi), Costco HQ with 7,000 jobs (2 mi), T-Mobile HQ with 6,200 employees on I-90 (9 mi), and Microsoft’s Redmond campus with ~50,000 employees (11 mi via back roads, bypassing the I-405 bottleneck). Downtown Bellevue—160,000 jobs and growing (AI Boom) —is 11 miles out, Seattle (17 miles), Kirkland (16 miles)

SWEDISH	COSTCO WHOLESALE	T	Microsoft	amazon
2 mi	2 mi	9 mi	11 mi	11 mi

Amenity-Centric Walkable Location

One of only five 50-unit+ market-rate properties walkable to the restaurants, bars, and boutiques of Olde Town Issaquah (no 100-unit+ walkable comps exist). The 325,000 SF Grand Ridge Shopping Center—60+ stores and restaurants—is 2 miles away in the Issaquah Highlands. Strong proximity to outdoor-recreation draws including Snoqualmie Pass skiing (30 min) and Lake Sammamish.



Garden Product with Renovation Upside

Positioned prominently on Mountain Park Blvd SW amid significant trees and greenery. Compelling family-oriented unit mix: 64 two-bedroom/two-bathroom homes and 27 three-bedroom/two-bathroom homes averaging 1,106 SF, with dual primary-bath sinks and split roommate-friendly layouts in 32 of the two-bedrooms. Well-maintained exterior; interiors in classic condition present a full renovation opportunity, including clubhouse FF&E upgrades.



Vista Ridge

INVESTMENT SUMMARY

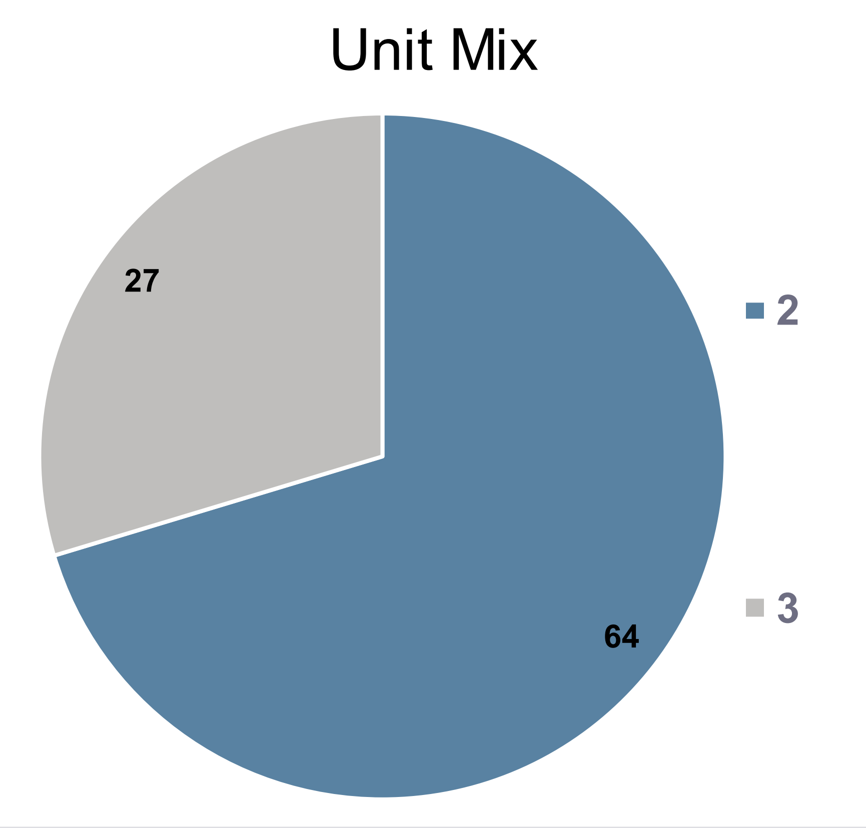
VISTA RIDGE	Timberlane Partners
Issaquah, WA	Analysis Start Aug 2026

General Property Information

Name:		Vista Ridge
Address:		201 Mountain Park Blvd SW, Issaquah, WA 98027
Year Built		1992
Units:		91 units
Avg. Unit Size:		1,106
NRA (SF):		100,621
Land Area (SF / Acres):	305,791	7.02
Building(s):		1 Bldg(s)
Height:		3-Story
Parking Spaces:		171
Parking Ratio:		1.88/Unit

Unit Mix Summary

Unit Type	# Units	Avg. SF	$ RPU	$RPSF
2 BR	64	1,063	2,450	2.30
3 BR	27	1,207	2,778	2.30
Totals/Avg.	**91**	**1,106**	**2,547**	**2.30**



Purchase Assumptions/Metrics

Purchase Price:	**$37,000,000**
Price Per Unit:	*$406,593*
Price Per SF:	*$368*
All In Costs (Incl. Capitalized Costs):	**$42,162,283**
ALL IN Price Per Unit:	*$463,322*
ALL IN Price Per SF:	*$419*
Cap Rates:	
T3/T12:	4.82%
T12:	4.88%
T3/Yr-1:	4.68%
Untrended | Trended YOC:	6.05% | 6.70%

Residual Assumptions

Hold Period (Years):	3.0 yrs
Residual NOI:	$ 2,790,989
Residual Cap Rate:	5.00%
Residual Sales Price:	$ 55,819,779
Per Unit:	$ 613,404
Per SF:	$ 555
Sale Cost: 0.63%	$ (350,000)
Transfer Tax:	$ (1,922,767)
Total Sales Proceeds:	$ 53,547,012
Unlevered IRR:	14.52%
Levered IRR:	23.44%
Avg. Annual Return:	28.44%
Equity Multiple:	1.85x
Total Cash from Operations	1,552,244
Total Cash from Disposition	26,547,012
Levered Cash Flow/ Profit	**$ 12,936,973**

Trended Analysis

	In-Place	Stabilized	Sale
EGR	2,870,441	4,051,256	4,142,614
OpEx	(1,082,311)	(1,226,491)	(1,351,625)
NOI	1,788,130	2,824,766	2,790,989
Reserves	(63,700)	(63,700)	(63,700)
NOI After Reserves	1,724,430	2,761,066	2,727,289
Debt Service	(1,555,941)	(1,753,413)	(1,713,915)
Cash Flow after Financing	**168,489**	**1,007,653**	**1,013,374**

Sources & Uses

Sources	
Equity	15,162,283
Debt	27,000,000
Total Sources	**42,162,283**
Uses	
Purchase Price	37,000,000
Acquisition Fee & Other Closing Costs	780,000
Hard Costs	3,498,297
Soft Costs	174,915
Lender/Operating Shortfall Reserves	18,071
Rate Cap Purchase	298,000
Timberlane Financing Fee	-
Lender/Broker Origination Fee	393,000
Total Uses	**42,162,283**

Debt Summary

Senior Loan Proceeds	$27,000,000
Rate	Floating
LTC	64.0%
Assumed	No
Supplemental	0
Loan Paydown at Sale	$ (27,000,000)

In-Place & Renovation Summary

Units Renovated:	91 units
Total Interior Cost:	$ 2,748,397
Avg. Renovation Cost Per Unit:	$ 30,202
In-Place Rent Today	$2,547 / $2.30
Avg. Premium Per Unit / Per SF	$675 / $0.61
Post Renovation Rent	$3,223 / $2.91
Renovation Time Period	30 months
Units Renovated Per Month	3 units per mo

Income & Expense Assumptions

	Year 1	Year 2	Year 3+
Rental Income	2.0%	4.0%	4.0%
Other Income	3.0%	3.0%	3.0%
OpEx	3.0%	3.0%	3.0%
Property Tax	3.0%	3.0%	3.0%

Vista Ridge Rent Comps

13% MARK TO MARKET OPPORTUNITY; PROFORMA RENTS 20% BELOW NEW CONSTRUCTION

Rent Comparables

Subject	Rent Comp 1	Rent Comp 2	Rent Comp 3	Rent Comp 4	Rent Comp 5
					
Vista Ridge 201 Mountain Park Blvd SW Issaquah, WA 98027 Year Built: 1992 Units: 91 Owner: Belkorp Manager: Thrive	**Windsong** 600 Front Street South Issaquah, WA 98027 Year Built: 1990 Units: 90 Owner: Weidner Manager: Owner	**Wildwood** 660 Wildwood Blvd SW Issaquah, WA 9802 Year Built: 1978 Units: 85 Owner: Rowley Properties Manager: Owner	**Chopaka** 145 Newport Way NW Issaquah, WA 98027 Year Built: 1989 Units: 90 Owner: John Hashim Manager: Precision Mgmt	**Estates at Cougar Mountain** 2128 NW Shy Bear Way Issaquah, WA 98027 Year Built: 2003 Units: 247 Owner: GID Manager: Windsor	**Vale Issaquah** 995 7th Ave NW Issaquah, WA 98027 Year Built: 2019 Units: 110 Owner: SeaLevel Manager: Thrive

Unit Count	Unit Type	Square Feet	In-Place Rents	Proforma Rents	Asking Rents	Asking Rents	Asking Rents	Asking Rents	Asking Rents
32	**2x2**	**1,038**	**2,417**	$2,975	$2755, 885SF	$2740, 1250SF	$2785, 960SF	$3174, 1133SF	$3675, 1130SF
32	**2x2 Large**	**1,088**	**2,483**	$3,025	$2755, 885SF	$2740, 1250SF	$2785, 960SF	$3174, 1133SF	$3675, 1130SF
27	**3x2**	**1,207**	**2,778**	$3,750	$3467, 1125SF	$3050, 1200SF (3+1.5)	$3495, 1300SF	$3907, 1438SF	$4685, 1149SF (2+2 Den)
Occupancy				95.0%	96.7%	98.8%	98.9%	96.8%	97.3%
Notes									

SUBJECTIVE RATINGS

Comp is "__________" to Subject, Post Renovation

	Rent Comp 1	Rent Comp 2	Rent Comp 3	Rent Comp 4	Rent Comp 5
Location	Comparable	Inferior	Comparable	Comparable	Comparable
Appearance	Inferior	Inferior	Inferior	Superior	Inferior
Unit Interiors	Inferior	Inferior	Inferior	Comparable	Comparable

Vista Ridge Sale Comps

PRICING DISCOUNT SECURED VIA OFF MARKET SOURCING

	Subject		Sale Comp 1	Sale Comp 2	Sale Comp 3	Sale Comp 4	Sale Comp 5	Sale Comp 6
								
	Vista Ridge	AVERAGES	**Atlas**	**Boulder Creek**	**Langara**	**Anthology**	**Park Metro**	**Archstone Redmond Lakeview**
	201 Mountain Park Blvd SW Issaquah, WA		1036 7th Ave NW Issaquah, WA	4425 Issaquah-Pine Lake Rd SE Sammamish, WA	5105 Issaquah Pine Lake Rd SE Issaquah, WA	1610 Anthology Ave NW Issaquah, WA	11101 NE 12th St Bellevue, WA	4250 West LK Sammamish Pkwy NE Redmond, WA
	Actual	Averages	Actual	Actual	Actual	Actual	Actual	
Sale Date	TBD		On Market	Pending	Pending	Nov-25	Sep-25	Aug-25
Age	1992	2006	2016	2002	2001	2018	2014	1987
Units	91	221	344	204	134	398	78	166
Total SF	100,621	209,836	308,018	227,052	139,494	376,906	66,612	140,934
Average Unit Size	1,106	950	895	1,113	1,041	947	854	849
Price	$37,000,000	$99,824,833	$155,000,000	$100,600,000	$55,100,000	$191,999,000	$33,000,000	$63,250,000
Price Per Unit	$406,593	$440,237	$450,581	$493,137	$411,194	$482,410	$423,077	$381,024
PPSF	$368	$466	$503	$443	$395	$509	$495	$449
CAP Rate	4.88%	4.50%	4.59%	4.73%	4.43%	4.60%	4.00%	4.65%
Seller			Kennedy Wilson	Nuveen	JB Matteson	Pacific Life/Security Properties	Wilsey Bennett	AvalonBay
Buyer			TBD	TA Realty	Security Properties/RGA	Liberty Mutual/Security Properties	Sobrato	TruAmerica
Notes			Actively marketing. Guidance of $155M. Directly adjacent to drive through retail, active construction site, and derelict retail parcel.		Recent marketing; currently under contract. Pricing reflects estimated final trade price.	Recapitalization. Freeway adjacent.		Property had heavy deferred maintenance and required a full replacement of siding, roof replacement, full rebuild of balconies, and extensive parking lot repairs.
SUBJECTIVE RATINGS								
Comp is "__________" to Subject, Post Renovation								
Location			Inferior	Inferior	Inferior	Inferior	Superior	Superior
Appearance			Comparable	Comparable	Inferior	Superior	Comparable	Inferior
Unit Interiors			Comparable	Comparable	Inferior	Superior	Comparable	Inferior

Vista Ridge

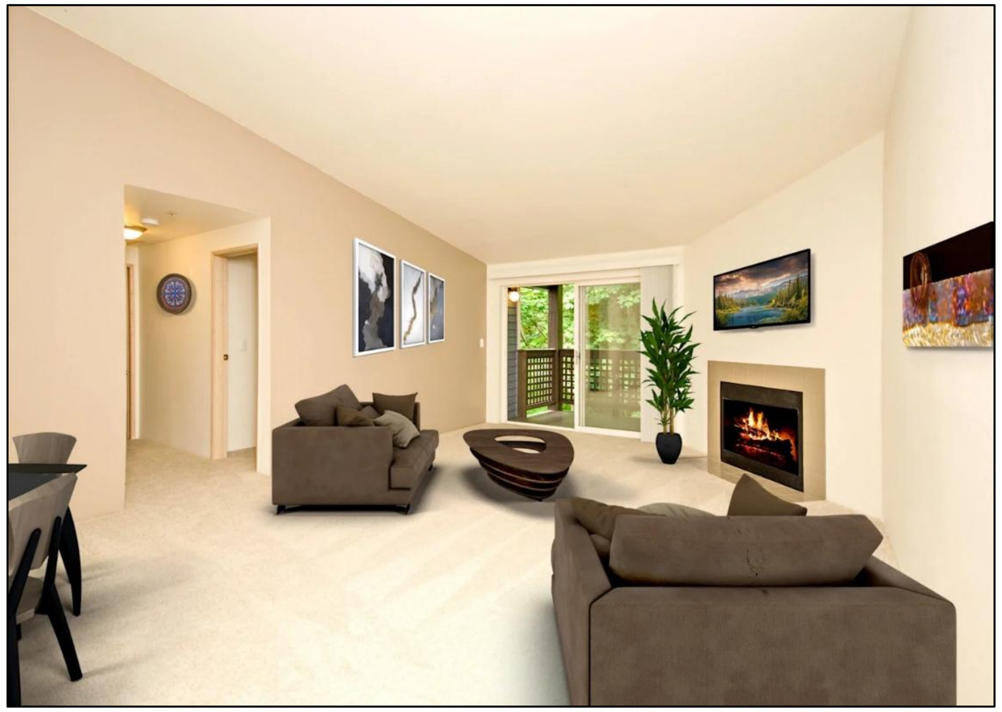
AMENITIES ARE COMPREHENSIVE FOR AN EARLY 90'S VINTAGE





Vista Ridge

EXISTING UNIT INTERIORS - $30K/UNIT RENOVATIONS PLANNED



About
TIMBERLANE PARTNERS

Founded in 2011 and headquartered in Seattle, WA, Timberlane Partners is a real estate investment management firm that specializes in multifamily acquisition and development primarily in WA, CO, and UT.

MSA Specialist

Direct relationships with owners, brokers, and vendors results in superior deal flow and asset execution in our target markets - Seattle, Denver, Salt Lake City - all deliberately selected through in-depth market research.

#1 Multifamily Buyer

The most active multifamily buyer in Washington over the past three years, deploying equity directly and alongside institutional JV partners into highly targeted and rigorously screened opportunities.

Vertically Integrated

Coordination across dedicated in-house teams spanning acquisitions, capital markets, development, and asset management results in extensive data and tighter control over underwriting, operations, and asset performance.

$1.9B+
Total Assets Under Management

$741M
Total Equity Deployed

6,062
Units Acquired, Developed or Under Development

48
Assets Acquired or Developed

23.0% IRR
Net IRR on 24 Realized Assets

1.9x MOIC
Net Equity Multiple on Realized Assets

5 Private Capital Funds | **32** Employees

Information as of 5/1/2026.

TIMBERLANE RECENT ACQUISITIONS – 1,143 UNITS ACQUIRED

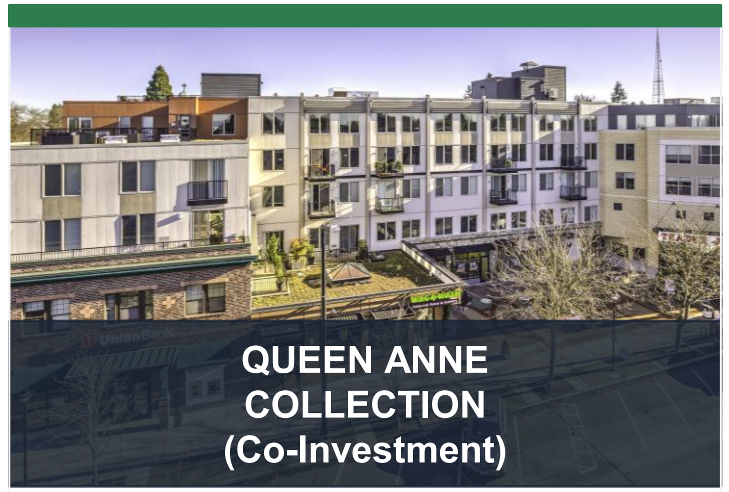
PARKER LANDING (Fund Direct)

Renton, WA

Garden Value-Add

Acquired 12/24

Purchase Price:	$70.7M
Unit Count:	325 Units
Year Built:	1985
Est. Disc. to Repl. Cost:	**NM**
Seller:	Citation Homes
Loan to Value %:	70.2%
Target Net Investor IRR:	**15.3%**



QUEEN ANNE COLLECTION (Co-Investment)

Seattle, WA

Core-Plus / Value-Add

Acquired 3/25

Purchase Price:	$138.5M
Unit Count:	245 Units
Year Built:	2006–14
Est. Disc. to Repl. Cost:	**37%**
Seller:	Deutsche Bank
Loan to Value %:	63.6%
Target Net Investor IRR:	**12.1%**

JACKSON APARTMENTS (Joint Venture)

Seattle, WA

Mid-Rise Core-Plus

Acquired 12/25

Purchase Price:	$173.0M
Unit Count:	532 Units
Year Built:	2020
Est. Disc. to Repl. Cost:	**45%**
Seller:	Paul Allen Estate
Loan to Value %:	71.4%
Target Net Investor IRR:	**43.9%**

WONDERLAND CREEK (Fund Direct)

Boulder, CO

Townhome Core-Plus

Acquired 1/26

Purchase Price:	$23.2M
Unit Count:	41 Units
Year Built:	2017
Est. Disc. to Repl. Cost:	**65%***
Seller:	Family Owned
Loan to Value %:	60%
Target Net Investor IRR:	**23.7%**

*For Wonderland Creek Townhomes, the discount to replacement cost is represented as discount to sales comps for townhomes. (1) Base case scenario at closing.

Realized Portfolio
TIMBERLANE TRACK RECORD

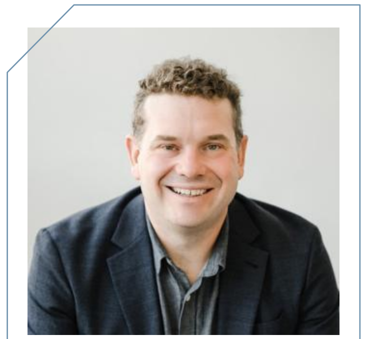
23.0% NET IRR ON SOLD ASSETS

Deal Name	State	City	Units	Vintage	Year Acquired	Acquisition Price + Upgrades (MM)	Year Sold	Exit Price (MM)	Investor Net IRR	Net Equity Multiple
Spinnaker & Regatta	WA	Des Moines	152	1983-1987	2011	$12.8	2014	$16.7	11.2%	1.4x
Marina	WA	Des Moines	77	1987	2012	$6.3	2014	$7.7	18.4%	1.5x
Oaktree & Baldwin	WA	Seattle	64	1976-1986	2013	$6.4	2014	$8.6	40.5%	1.6x
Sumner Sq.	WA	Sumner	21	2004	2011	$2.5	2015	$3.2	26.7%	2.4x
Sumner Sq. North	WA	Sumner	14	2007	2013	$2.0	2015	$2.3	13.4%	1.4x
City's Edge	WA	Burien	45	1994	2011	$3.9	2016	$7.7	42.7%	3.2x
Kenmore	CA	Los Angeles	31	1925	2015	$3.7	2017	$4.9	18.6%	1.5x
Stanton	WA	Seattle	26	1990	2013	$5.2	2018	$10.1	28.3%	2.4x
Maltman	CA	Los Angeles	18	1923-1938	2015	$4.8	2018	$6.0	7.1%	1.2x
Rowena	CA	Los Angeles	32	1934-1954	2014	$9.1	2018	$12.0	8.5%	1.3x
LA Fund	CA	Los Angeles	241	1908-1930	2015	$34.7	2019	$47.9	14.7%	1.4x
Mercer	UT	Salt Lake City	73	2012	2013	$12.8	2019	$18.6	15.9%	2.1x
The Hudson	WA	Seattle	127	1987	2014	$25.0	2019	$38.8	17.5%	2.0x
Avida	UT	Murray	400	2012	2017	$67.3	2019	$86.7	20.7%	1.5x
Morton Development	UT	Salt Lake City	137	2019	2015	$28.7	2020	$42.3	14.7%	1.6x
Quilceda	WA	Marysville	61	1985-1986	2013	$5.2	2021	$15.5	58.3%	7.5x
Essex	UT	Salt Lake City	181	2013	2017	$38.7	2021	$58.4	14.6%	1.8x
Pierpont	UT	Salt Lake City	47	1910	2015	$9.2	2021	$13.1	7.9%	1.5x
Morton Development – Recap	UT	Salt Lake City	137	2019	2020	$42.3	2021	$56.5	74.8%	1.7x
Park Capitol	UT	Salt Lake City	135	1974	2017	$26.7	2021	$37.2	16.4%	1.9x
Riverview West	WA	Seattle	54	1964	2019	$11.2	2022	$13.3	11.7%	1.4x
Ludlow	WA	Seattle	58	1910	2014	$13.0	2023	$10.1	2.3%	1.1x
Port Orchard Portfolio	WA	Port Orchard	92	1975-1978	2021	$15.2	2024	$18.4	12.4%	1.4x
Palihouse Santa Barbara	CA	Santa Barbara	24	2000	2020	$15.4	2026	$18.4	6.5%	1.2x
Total			**2,247** Units			**$401.6**		**$552.4**	**23.0%** Avg.	**1.9x**

Our Team
THE PEOPLE BEHIND THE PLATFORM

Our team of 32 professionals combines institutional-level expertise with the orientation of local experts, enabling us to make smart, informed decisions.

PRINCIPALS



Dave Enslow

Co-Founder and Chief Executive Officer

Dave has spent his entire professional career in multifamily and commercial real estate as an owner, operator, and contractor. In 2011, Dave expanded into third-party real estate investment and co-founded Timberlane Partners. Dave is responsible for driving Timberlane's growth strategy, focused on uncovering emerging markets, and fostering a best-in-class real estate team.

Dave is a lifelong Washington state resident and graduated from the University of Washington. He supports and serves various civic efforts including Path with Art, the Seattle Chamber and the Downtown Seattle Association.

John Chaffetz

Co-Founder and Chief Strategy Officer

John began his career at Morgan Stanley in New York, where he focused initially on distressed debt trading strategies, and then transitioned into fixed asset investments in the Commodities space (power, gas, renewables, shipping). John then moved to Seattle where he co-founded Timberlane Partners in 2011. Today, John oversees Timberlane's investing and underwriting disciplines and has driven the firm's commitment to institutional execution.

John is originally from New York, is a graduate of Harvard College, and resides with his wife and two children in Los Angeles, CA.

LEADERSHIP

Jon Hallgrimson

Partner

Focuses on acquisitions for Timberlane's fund vehicles. At CBRE, Jon closed 1,188 transactions comprising over 160,000 units with an aggregate value exceeding $27 billion. Awarded Top Investment Broker in Seattle by SIOR twice.

Tad Johnson

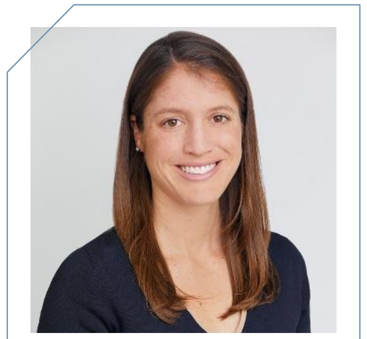
Managing Director, Acquisitions

Responsible for all acquisition functions for Timberlane's Fund vehicles. Has closed more than $7B in transactions. Prior to Timberlane, Tad spent six years at Security Properties and six years at BentallGreenOak.

Russell Benaroya

COO & MD, Private Capital

More than 25 years of experience as a Wall Street investment banker, private equity professional, and entrepreneur. Career started at Salomon Smith Barney. MBA from the Anderson School at UCLA. Author of One Life to Lead.



Brianna Rogers

Portfolio Manager

Oversees and optimizes investment strategies across the firm's diverse real asset portfolios. Prior to Timberlane, Brianna was an SVP at Artemis, a real estate investment manager with over $10 billion in AUM. BA from Brown University.

32 EMPLOYEES

ACQUISITIONS ■ DEVELOPMENT ■ ASSET MANAGEMENT ■ INVESTOR RELATIONS ■ FINANCE AND ACCOUNTING ■ OPERATIONS

KEY SERVICE PARTNERS

Timberlane is supported by a network of established institutional service providers across legal, audit,tax, and advisory functions.

FUND LEGAL COUNSEL

Dickinson Wright

Full-service law firm providing fund formation, securities, and regulatory counsel.

AUDIT

CohnReznick

Top-tier national accounting firm specializing in real estate fund audits.

TAX — FUND

BDO

Global professional services network providing deal-level tax advisory and compliance.

TAX — ENTITY

BMMS

Regional tax advisory firm supporting fund level tax structuring and reporting.

PROPERTY MANAGEMENT

Avenue5 Residential

Top 10 national third-party property management partner that works across our portfolio.

BANKING RELATIONSHIP

JP Morgan

Corporate and property accounts and treasury management

TIMBERLANE

THANK YOU

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