

storybuilt.



CORPORATE NOTE INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

StoryBuilt is pleased to offer the opportunity for institutional and individual accredited investors to be a part of our urban growth story by investing in our newly established Corporate Note*

- 8% per annum, paid quarterly
- Additional 4% at repayment

*Full terms and details are listed in our Summary of Terms

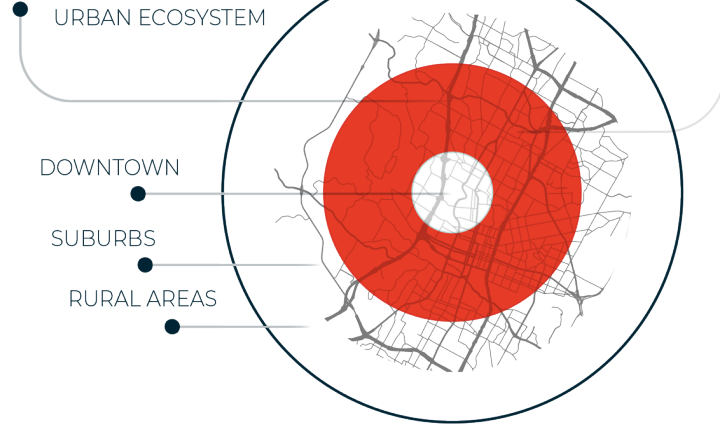
WHO WE ARE

StoryBuilt is a developer, builder, and management company based in Austin, Texas. We specialize in **urban infill**, and strive to work sustainably. We started in real estate investments in 2001 and began investing in Austin properties in 2006.

StoryBuilt now works in Austin, Dallas, San Antonio, Denver, and Seattle. We've grown to 200 professionals who specialize in collaborative creation as we continue to design, build, and manage energy efficient, green urban communities.

**URBAN INFILL
COMMUNITY DEVELOPMENT**
Within the "first ring of the city"

storybuilt.



Our Track Record

*as of 1/1/2022

20+ YEAR
development &
property management

50+
developments

\$800M+
total revenue from
our developments

18% EBITDA
margin over
the past 8 years

>3,000
residences
managed

HOW WE DO IT

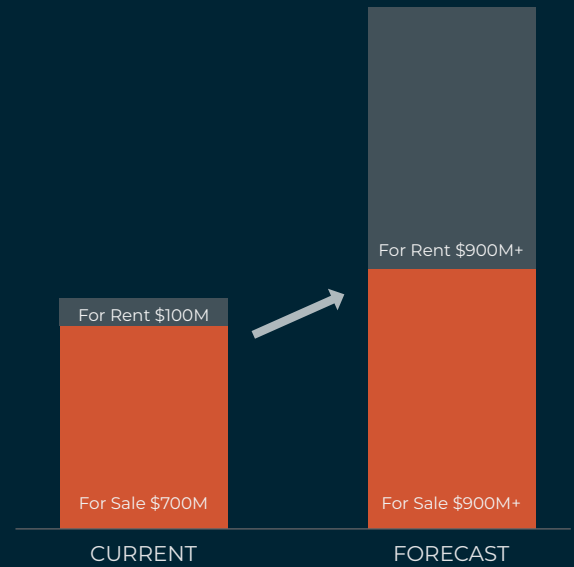
- Vertically Integrated Business Model to Include In House:
 - ▶ Smart Land Acquisitions
 - ▶ Measured & Intentional Design Development
 - ▶ Property Management
- Strategic Financial Partnerships
- Commitment to Building Thriving Communities in Desirable Cities



DEVELOPMENT MIX

StoryBuilt's \$1.85BN pipeline of owned/controlled land will continue to expand their offerings of for sale and for rent communities.

2016-2025	Actuals 2016-2020	Forecast 2021-2025
For Sale Development	\$300M	\$900M
For Rent Development	\$40M	\$800M
Commercial & Recurring Rev. (Rental Income, HOA services, etc.)	\$13M	\$300M
Total Revenue	\$353M	\$2,000M
EBITDA Consolidated	\$55M (15% rev.)	\$250M (17% rev.)
Shareholder Profit	\$40M (11% rev.)	\$160M (8% rev.)
Residential Deliveries	600	1,500
Average Home Price	\$500,000	\$600,000
Average Rent / SF	\$2.25	\$2.75



2022-2025



Additional Revenue Streams
2x Capital + Team
More Effective Capital



3X Pipeline



4X Revenue

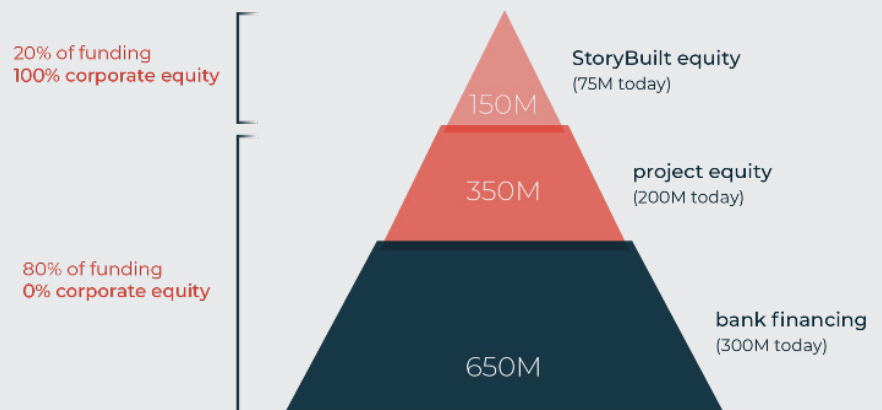


5X Shareholder Profit

CAPITALIZATION PLAN

StoryBuilt is expanding its activities across more markets and combining property management, services, technology with managing developments, and real estate investing. This requires both institutional capital and individual investment to fund our integrated business plan.

Strategically utilizing institutional capital for the intensive real estate development 'Project Equity' bolsters StoryBuilt's enterprise value and future exit opportunity for its Class A and B investors.



*+\$1B in funding = \$3-4B in pipeline value
Creating a company value of +\$2B*

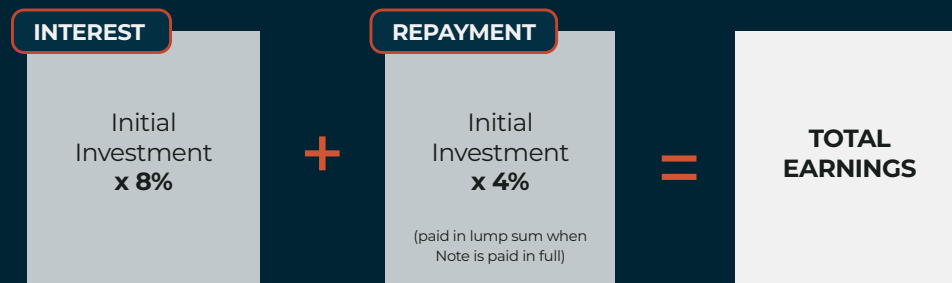
INTEREST + REPAYMENT PLAN

CORPORATE NOTE

8% INTEREST + 4% AT REPAYMENT

IRR return target of 12-16%* with a minimum investment of \$100,000.

2 YEAR INVESTMENT SUMMARY



Accrued interest will be paid on a quarterly basis beginning on the last day of the first full calendar quarter following the issuance date and continuing until the Note is paid in full.



FORWARD-LOOKING STATEMENT

Our presentation may include predictions, estimates or other information that might be considered forward-looking. While these forward-looking statements represent our current judgment on what the future holds, they are subject to risks and uncertainties that could cause actual results to differ materially. You are cautioned not to place undue reliance on these forward-looking statements, which reflect our opinions only as of the date of this presentation. Please keep in mind that we are not obligating ourselves to revise or publicly release the results of any revision to these forward-looking statements in light of new information or future events.

LEARN MORE

Investor Relations
512-812-7912
partners@storybuilt.com