

Series A Cumulative Preferred Stock

CAPITALIZING ON INDUSTRIAL REAL ESTATE'S POWERFUL SYSTEMIC GROWTH DRIVING THE U.S. ECONOMY

▪ STRATEGY

Capitalize on the **long-term, dynamic, expanding trends of e-commerce** for retailers and their competitive need for direct-to-consumer fulfillment and consumers demand for faster delivery times **by investing in a portfolio of Class A and B industrial properties** including distribution centers, warehouses, logistics and light manufacturing industrial properties, **primarily in growth markets across the United States.**

▪ STRUCTURE

A private real estate investment trust (REIT).

▪ OFFERING OVERVIEW

Offering Size:	\$200,000,000
Price per Share:	\$25.00
Investment Minimum:	\$10,000
Additional Investment Increments:	\$5,000
Suitability:	Accredited Investors
Tax Reporting:	1099-DIV

▪ INVESTMENT OBJECTIVES

Our primary investment objectives include: (i) preserve and protect our stockholders' capital contributions; (ii) provide current income to our stockholders in the form of regular cash distributions; (iii) generate attractive risk-adjusted returns and capital appreciation through the aggregation of a well-diversified industrial portfolio; and (iv) begin the process of evaluating an initial public offering ("IPO") within two years of the commencement of this offering to provide a liquidity event to common stockholders. **There is no guarantee that we will achieve these investment objectives.**

Limited Liquidity²

Upon death or qualifying disability (see details below).

Company Redemption Option³

The Company may redeem preferred stock upon the earlier of two years from the commencement of the offering or a listing of the Company's stock on a national exchange, in the form of cash or common stock in the Company.

¹ Payment of Dividends is not guaranteed. Dividends may be paid from sources other than cash flow from operations. Dividends may represent a return of capital.

² In the event of death or qualifying disability shares of preferred stock may be redeemed at option of holder or its estate at a redemption price equal to 90% of the purchase price of \$25.00 per share, plus an amount equal to accrued but unpaid cash dividends thereon through and included the date of redemption; provided that the redemption date must be at least one year from the date of issuance. See Memorandum for additional details.

³ The Company, at its option, may redeem the Series A Preferred Stock beginning after two years following the commencement of the Offering or after entry by the Company into a definitive, binding agreement with respect to an initial public offering and concurrent listing of our common stock on a national securities exchange at a redemption price equal to 100% of the stated value, initially \$25.00 per share, plus an amount equal to any accrued but unpaid cash dividends on such shares, if any, to and including the redemption date.

⁴ In connection with the common stock offering, an entity associated with our senior management has invested approximately \$15 million to acquire a common limited partnership interest ("OP Units") in Bluerock Industrial Holdings, L.P.

▪ INVESTMENT FEATURES & BENEFITS

6.0% annual dividend;
paid monthly¹

Senior Position
to common stock

\$15 Million
committed sponsor investment⁴

▪ ABOUT BLUEROCK

Bluerock is a leading institutional alternative asset manager based in New York with regional offices across the United States. Bluerock principals have a collective 100+ years of investing experience with more than \$120 billion real estate and capital markets experience and manage multiple well-recognized real estate private and public company platforms. Today Bluerock has more than \$15 billion in acquired and managed assets and offers a complementary suite of public and private investment programs, with both short and long-term goals, to individual investors seeking solutions aimed at providing predictable income, capital growth, and tax benefits.

Bluerock Industrial Growth REIT, Inc ("BIGR") is a private REIT, which offers limited liquidity as compared to other products, such as publicly listed REITs. Investors in BIGR are not receiving publicly listed shares. Investing in shares of our common stock and preferred stock involves substantial risk. Investors should read and understand all of the risks before making a decision to invest. See "Risk Factors" section of the Private Placement Memorandum ("Memorandum") for a discussion of material risks related to an investment in our shares, which include the following:

- There is no assurance that we will be able to achieve our investment objectives.
- If we are unable to acquire suitable properties or investments, or suffer a delay in doing so, we may not have cash flow available for distribution to you as a stockholder.
- There is currently no public trading market for shares of our preferred stock, and one may never exist. As a result, our shares should be considered as having only limited liquidity and may be illiquid. If you sell your stock, it may be at a substantial discount.
- Other than investments disclosed in the Memorandum or in a supplement thereto prior to an investor's investment, investors will not have the opportunity to evaluate the economic or other merits of any of our investments prior to our making them.
- This is a "best efforts" offering and if we are unable to raise substantial funds, then we will be more limited in our investments.
- We may change our investment policies without stockholder notice or consent, which could result in investments that are different from those described in the Memorandum.
- Some of our executive officers, directors and other key personnel face conflicts of interest, including but not limited to conflicts arising from time constraints, allocation of investment opportunities among their affiliated entities and us, and the Manager's compensation arrangements with us and other programs advised by them.
- The amount of distributions we may make is uncertain. Distributions may be paid from sources other than cash flow from operations, including, without limitation, from borrowings, the sale of assets, or offering proceeds. The use of these sources for distributions may decrease the amount of cash we have available for new investments and other corporate purposes, and could reduce your overall return.
- We may fail to qualify as a REIT, which would adversely affect our operations and our ability to make distributions to our stockholders, and may have adverse tax consequences to you.
- Compensation paid to our Manager in connection with transactions involving the management of our investments will be payable regardless of the quality of the investments made or of the services rendered to us. This arrangement could influence our Manager to recommend riskier or unsuitable transactions to us.
- We will rely totally on our Manager to manage our business and assets.
- Our use of leverage, such as mortgage indebtedness and other borrowings, increases the risk of loss on our investments.

Summary of Fees and Expenses: Investors will be subject to the following Fees and Expenses as part of the Offering: selling commissions, placement fees, organization and offering expenses, asset management fees, property management fees, and subordinated incentive fees. Please see the Memorandum for a complete listing of all Fees and Expenses related to the Offering.



For more information, please contact your Financial Advisor or Bluerock Capital Markets, LLC at 877.826.BLUE (2583) or visit [bluerock.com](https://www.bluerock.com)

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