



**BLUEROCK**  
**Industrial**  
**Growth REIT™**

# Property Portfolio

Q3 2024



**Bluerock Industrial Growth REIT Property Portfolio**

**\$307 Million**  
asset value

**28**  
properties

**94%**  
occupancy<sup>1</sup>

**2.7 Million**  
square feet

Property	Location	Property Type	Purchase Price	Cap Rate	Occupancy	Year Built	Square Feet
<b>Operating Portfolio</b>							
Armacecell	900 Mattress Factory Road Mebane, NC 27302	Distribution	\$6,500,000	6.20%	100%	1974	92,500
West Marietta	1400 West Marietta Steet NW Atlanta, GA 30318	Last Mile	\$21,800,000	4.00%	100%	1980	119,823
1801 Portal Street	1801 Portal Street Baltimore, MD 21224	Last Mile	\$6,650,000	4.70%	100%	1988	57,534
1013 Oakwood St.	1013 Oakwood Street Mebane, NC 27302	Distribution	\$4,950,000	5.41%	100%	2001	87,500
JAX Lane - Bldg 1	2240 North Lane Avenue Jacksonville FL 32254	Last Mile	\$19,130,000	5.50%	100%	2023	160,000
JAX Lane - Bldg 2	2280 North Lane Avenue Jacksonville, FL 32254	Last Mile	\$18,200,000	6.30%	63%	2023	160,000
Pressley Road	801 Pressley Road Charlotte, NC 28217	Last Mile	\$9,100,000	6.20%	85%	1974	71,582
US Highway 301	1909 N. US Highway 301 Tampa, FL 33619	Last Mile	\$11,500,000	3.60%	77%	1985	90,037
Uceta Road	5035 Uceta Road Tampa, FL 33619	Last Mile	\$9,980,000	5.10%	100%	1974	63,490
5100 Hanna Ave.	5100 W. Hanna Avenue Tampa, FL 33634	Last Mile	\$9,900,000	5.40%	100%	1974	72,319
5104 Hanna Ave.	5104 W. Hanna Avenue Tampa, FL 33634	Last Mile	\$10,120,000	5.40%	100%	1974	69,984
Rex McLeod	5100 Rex McLeod Drive Sanford, NC 27330	Warehouse	\$7,760,000	6.3%	100% <sup>2</sup>	2004	100,800
<b>Noncontrolling Interests Portfolio<sup>3</sup></b>							
Cornatzer	2016 Cornatzer Road Advance, NC	Distribution	\$11,100,000	5.18%	100%	1967, Expanded 1985	210,000
6015 Enterprise	6015 Enterprise Park Drive Sanford, NC	Distribution	\$16,050,000	5.28%	100%	2021	117,659
6056 Enterprise	6056 Enterprise Park Drive Sanford, NC	Distribution	\$22,000,000	5.44%	100%	2021	117,625
Adam Aircraft	13202 E. Adam Aircraft Crcl Englewood, CO	Warehouse/ Outdoor Storage	\$14,900,000	4.05%	100%	2019	20,454
Tucker Street	3020 Tucker Street Burlington, NC	Distribution	\$7,140,000	4.80%	100%	1994, Renovated 2007	101,393
Pioneer Avenue	9415 Pioneer Avenue Charlotte, NC	Distribution Warehouse/ Manufacturing	\$26,200,000	5.23%	80%	1960	241,590
Scott Futrell Drive	1827 Scott Futrell Drive Charlotte, NC	Distribution Warehouse	\$6,200,000	5.22%	100%	1986	54,927
Dunn Road	1005 Dunn Road & 1030 Fort Worth Avenue Fayetteville, NC	Distribution Warehouse	\$12,100,000	4.55%	100%	1999, Renovated 2022	127,500
Ellis	1030 Ellis Road Jacksonville, FL	Warehouse / Manufacturing	\$12,600,000	5.45%	100%	1974, Renovated 1998	143,235
Woodside	121 S. Woodside Parkway West Columbia, SC	Warehouse / Distribution	\$4,100,000	6.16%	100%	1986	54,989
Lithonia	2211 Lithonia Industrial Blvd Lithonia, GA	Distribution	\$5,400,000	6.73%	100%	1973	59,333
Kelly	6820 Kelly Avenue Morrow, GA	Distribution	\$4,550,000	6.27%	100%	1977	50,085
Commerce Way	3020/3036 Commerce Way Hapeville, GA	Warehouse / Distribution Manufacturing	\$5,300,000	6.45%	100%	1965-1968	52,162
Ault Road	1429 Ault Road Knoxville, TN 37914	Light Industrial	\$4,630,000	4.60%	100%	1969, Expanded 1995	43,577
Dairy Drive	4607 Dairy Drive Greenville, SC 29607	Distribution	\$4,600,000	5.71%	100%	1998	38,465
Cooperative	2081 Cooperative Parkway Florence, SC	Last Mile Distribution	\$15,774,000	5.97%	100%	2023	118,284

<sup>1</sup> Excludes Jax-BLD 2 in lease-up. <sup>2</sup> Single tenant in default on lease payments, eviction and re-tenancing process commenced as of the date of this marketing piece.

<sup>3</sup> The Company's noncontrolling interest portfolio includes properties initially acquired and later contributed by the Company and syndicated as distinct DST programs to individual investors, including BR Diversified Industrial Portfolio I, II, III, IV DST programs. The Company's Operating Partnership holds an option to purchase these properties from investors exercising its FMV Option at fair market value beginning any time after 2 years from the date all investors in the distinct DST programs owned their fractional interests.



1400 WEST MARIETTA | ATLANTA, GA



ADAM AIRCRAFT | ENGLEWOOD, CO



COOPERATIVE PROPERTY | FLORENCE, SC



6056 ENTERPRISE | SANFORD, NC



6015 ENTERPRISE | SANFORD, NC

## TARGET MARKETS

following demographic trends

### Investment Strategy

#### Target Demographically Attractive Growth Markets<sup>4</sup>

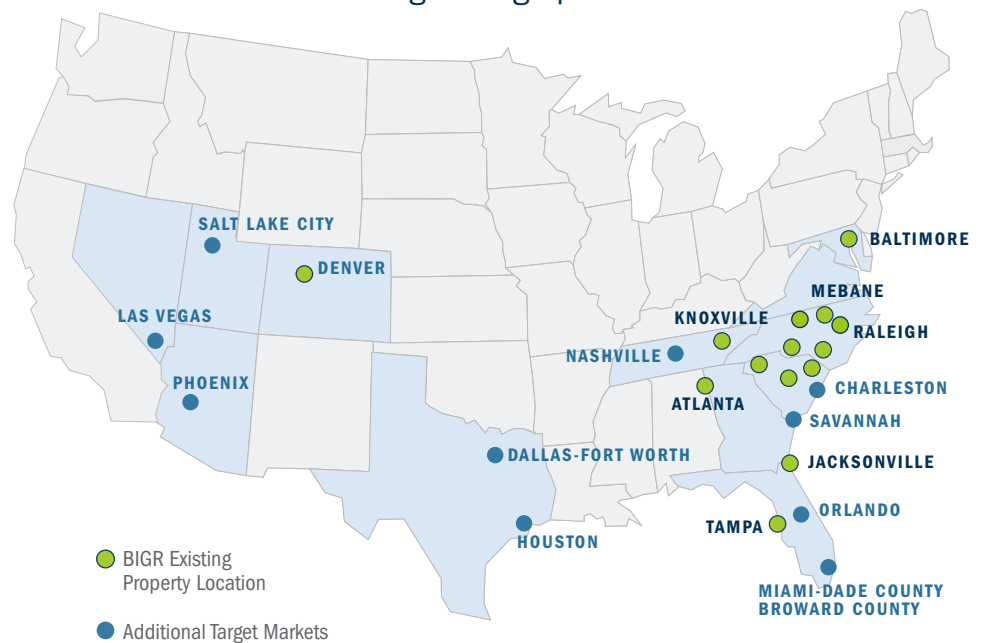
(Population and Job Growth)

#### Focus on the Expanding E-Commerce Industry

(Unprecedented Growth and Long-Term Growth Forecast)

#### Invest in a Portfolio of Class A & B Properties

(Last-Mile Distribution Hubs, Warehouses, Logistics Centers, and Light Manufacturing)



**Noncontrolling Interests Portfolio:** Defined as markets with positive demographic trends (i.e. population growth, decreasing unemployment rates, personal income growth and/or favorable tax climates), scarcity of available industrial space and favorable rental growth projections, which should help create increased long-term risk-adjusted returns.

<sup>4</sup> Defined as markets with positive demographic trends (i.e. population growth, decreasing unemployment rates, personal income growth and/or favorable tax climates), scarcity of available industrial space and favorable rental growth projections, which should help create increased long-term risk-adjusted returns.

## Risk Disclosures

**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 decisions 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.
- We are a newly-formed entity. If we are unable to acquire additional 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 stock, and one may never exist. Our board of directors does anticipate evaluating plans to list our shares for trading on a national securities exchange or otherwise pursue a liquidity event, but we cannot guarantee that a liquidity event will occur. 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.
- The offering price of our shares of common stock has been set arbitrarily. This price is not based on the book value or net asset value of our shares or our expected operating income and may not accurately represent the value of our assets at any given time, and the actual value of your investment may be substantially less. In addition, the transaction price may not represent our enterprise value and may not accurately reflect the actual prices at which our assets could be liquidated on any given day, the value a third party would pay for all or substantially all of our shares, or the price at which our shares would trade on a national securities exchange.
- 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.

An investment in BIGR is subject to fees and expenses, please see the Memorandum for a complete listing. There is no guarantee of distributions.

All photos represent properties owned by BIGR or under LOI or contract to be purchased by BIGR.



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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