



# TEI DIVERSIFIED INCOME & OPPORTUNITY FUND VI, LLC

SPONSORED BY TIME EQUITIES, INC.

TIME EQUITIES, INC., 55 FIFTH AVENUE, NEW YORK NY 10003 | (212) 206-6176 | WWW.TIMEEQUITIES.COM

## PARADISE VILLAGE OFFICE PARK

- CLOSED MAY 2022



11811 N TATUM BLVD, PHOENIX, AZ 85028

### PROPERTY DESCRIPTION:

- A five-story, Class A office building located in Paradise Valley (Phoenix), Arizona, comprised of 268,516 SF of leasable space of and 945 parking spaces.
- Constructed in 1986 and renovated between 2015-2019, the Property includes amenities ranging from a yoga/fitness center, five-story sky-lit atrium, and luxury tenant suites.
- The Property is situated within the affluent Paradise Valley neighborhood, in close proximity to retail and lifestyle developments with access to nearby four and five-star hotels.

- Located within walking distance to a planned 6.5 million SF redevelopment, Paradise Valley Mall, which will include a mix of high-end retail shops, restaurants, entertainment venues, and approximately 2,500 residential units.
- Accessible by an array of transportation options, the Property is within 2 miles of the full diamond interchange with the SR-51 Freeway and Cactus Road and less than 5 miles south of the Loop 101. In addition, the Property is a 15-minute drive from Phoenix Sky Harbor International Airport.
- Paradise Valley has the highest median income, net worth, and home values in the Phoenix metropolitan area.

### ACQUISITION DETAILS:

- Purchase price of \$43,000,000 (\$160.14 PSF), with a \$29,000,000 non-recourse loan and an additional \$9,000,000 draw loan to be utilized post-closing as needed to fund capital improvements and leasing costs.
- Going-in capitalization rate of 5.91% before reserves (and 5.73% post-reserves) at approximately 75% occupancy.
- TEI Diversified Income & Opportunity Fund VI acquired a 6.1294% membership interest.

### BUSINESS PLAN:

- Implement a renovation and rebranding of the building. This includes updating and activating the atrium for tenants to utilize, refreshing the corridors, bathrooms, lighting, fitness center, and vacant spaces.
- Aggressively market vacancies and renew tenants at market rates as leases expire.
- Projections include closing on the Property with short term debt to fund lease up and CapEx costs, then look to refinance the Property with long-term debt, estimated to occur in year 4 of operations. These results are not guaranteed.

For more information, see Project Supplement No. 1 or contact:

Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)

Jack Goldberg at 212.206.6035 or [jgoldberg@timeequities.com](mailto:jgoldberg@timeequities.com)

TEI Diversified Income & Opportunity Fund VI, LLC (TEI DIOF VI) seeks to provide a minimum annual distribution rate of 6% (paid quarterly) in addition to year-end performance bonus distributions with the objective of returning 100% of investor's capital through a combination of earnings, refinances and/or sales over a 10 year period. It is also anticipated, after all invested capital has been returned, that each investor shall continue to own their pro-rata share of TEI DIOF VI and be entitled to additional ongoing distributions made and future refinance proceeds until all the properties owned by TEI DIOF VI have been sold. We cannot assure these objectives will be met. Time Equities Inc. and Time Equities Securities LLC are affiliates under common ownership and control. An investment in this offering is illiquid and speculative and risks include the entire loss of your investment. **Securities offered through Time Equities Securities LLC, a member of FINRA.**



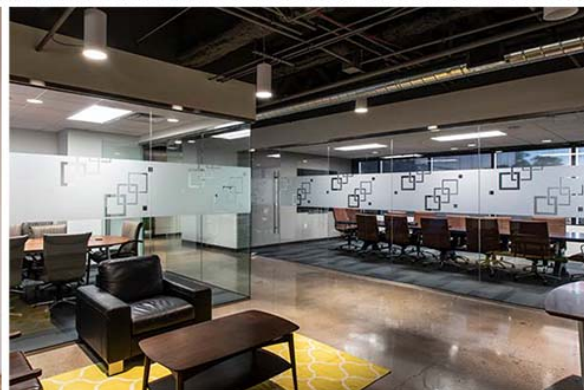
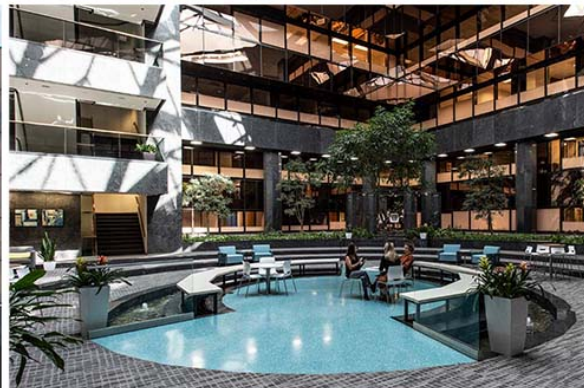
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No public market exists for the investment units (shares) and it is highly unlikely that any such market will ever develop;

Substantial restrictions exist upon the transfer of shares;

Lack of liquidity;

Use of leverage, uncertainty as to the amount and type of leverage to be used, and a lack of any binding financing commitments;

The Fund may only have limited diversification as to the type of property it owns;

Risks associated with investing in commercial real estate, including potential environmental risks;

Potentially complex tax consequences;

The manager is a newly formed entity. The managing members of the manager are Francis Greenburger and Robert Kantor;

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## B-NOTE: THE STELLAR AT EMERALD HILLS

- CLOSED SEPTEMBER 2022



5480 LAKE SHORE DRIVE, DANIA BEACH, FL 33312

### PROPERTY DESCRIPTION:

- A 49% participation interest (\$5,880,000) in a \$12,000,000 B Note permitted by a co-lending agreement on a \$55,000,000 first mortgage loan (the "Loan") between BankUnited N.A as the A Note Holder and Dwight Mortgage Trust LLC as the B Note Holder.
- Stellar Communities (the "Borrower") commenced construction of three, Class A multi-family residential buildings consisting of 197 units in August 2019. Construction was completed and TCO's were obtained to commence leasing by April 25th, 2022. By August 31st, 2022 the project was 70% occupied.
- Stellar Communities is a real estate development company based out of Dania Beach, FL and has developed over 3,100 homes since 2009 focusing on eco-construction initiatives for residential communities.

### ACQUISITION DETAILS:

- TEI Diversified Income and Opportunity Fund VI acquired a 16.52% membership interest. The general managers of the B Piece Lender are Francis Greenburger and Robert Kantor (the "Managers").
- The other member of the B Piece Lender is Dwight Mortgage Trust LLC, a New York City based debt fund with over \$2.8 billion of originated loans across its multi-strategy platform. Dwight is also one of the nation's largest HUD lenders that created a bridge-to-HUD lending platform to serve as a feeder for HUD refinancings.

### DISTRIBUTIONS TO FUND VI FROM LOAN PAYMENTS AND MAJOR DECISIONS:

- Interest payments (see below) to each party shall be pro-rata and parri passu on each participants percentage interest.
- Dwight must send its recommendations to TEI and request approval from TEI with respect to all Major Decisions.

### TERM OF THE LOAN:

- Loan Term: 24 months, with two six-month extension options
- Interest rate is SOFR plus 3.95%. The interest rate may be reduced to SOFR plus 3.50% upon the Property achieving two consecutive months of economic occupancy of at least 85% and an annualized NOI of \$3,200,000 for the Property.
- Monthly payments of interest only, guaranteed by 2 individuals of the Borrower subject to guarantor's covenants including a minimum net worth of \$27,500,000 and minimum liquidity of \$5,000,000.
- The Loan is pre-payable at any time, provided, however, borrower has paid in full all accrued interest, fees and other amounts then due and payable to lender.
- The Borrower has to pay an Exit Fee equal to \$275,000.

### BUSINESS PLAN:

- It is projected by the Borrower that such lease-up and stabilization will take approximately 24 months to reach an occupancy of 95%. Upon stabilization, the debt service coverage ratio will be 1.0X with an estimated NOI of approximately \$3,600,000. It is anticipated that upon the expiration of the loan it will be refinanced via a HUD loan from Dwight Capital or via a sale of the property.
- Lease up the last remaining vacancy and to renew current tenants upon lease expiration at increased market rents.

For more information, see Project Supplement No. 2 or contact:

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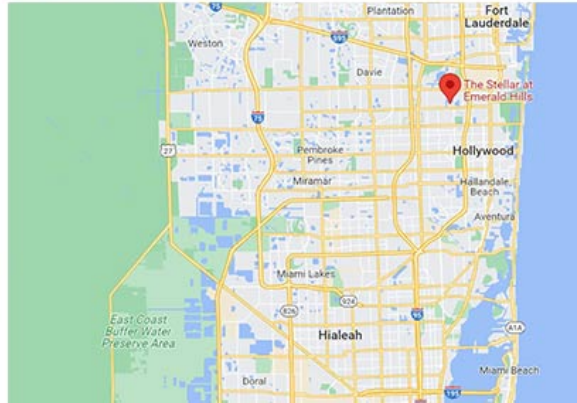
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## ARLINGTON TOWN SQUARE

- CLOSED NOVEMBER 2022



3-51 & 55-89 EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL  
40-88 ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL

### PROPERTY DESCRIPTION:

- A 102,533 SF mixed-use transit-oriented portfolio consisting five buildings on a 3.57 acre site located two blocks from the 5th business suburban METRA train stop in Chicago, IL. The site also benefits from vehicular traffic of 37,000 vehicles per day.
- Arlington Heights, IL is an affluent village located in Cook County (5th largest municipality in Illinois). The diverse economy includes healthcare, retail, entertainment and hospitality. The largest employers in the village are Northwest Community Healthcare, Clearbrook, Lutheran Home, Paddock Publications, Alexian Brothers Health System and Kroeschell, Inc.

- The Property is currently 98% occupied with 32 tenants leasing ground floor retail, first and second floor office space with 366 parking spaces.

### ACQUISITION DETAILS:

- The purchase price is \$16,983,898 (\$166/SF ) with a loan amount up to \$10,350,000. Ten year term, interest only at 6.2% interest rate based on the sum of 240 basis points and 10 year SOFR (6.25% per annum).
- Going in capitalization rate is 8.8% before reserves (8.1% after reserves), and, however, 8.37% cash on cash.
- TEI Diversified Income and Opportunity Fund VI acquired a 13.75% membership interest.

### BUSINESS PLAN:

- Lease up the last remaining vacancy and to renew current tenants upon lease expiration at increased market rents.

For more information, see Project Supplement No. 3 or contact:

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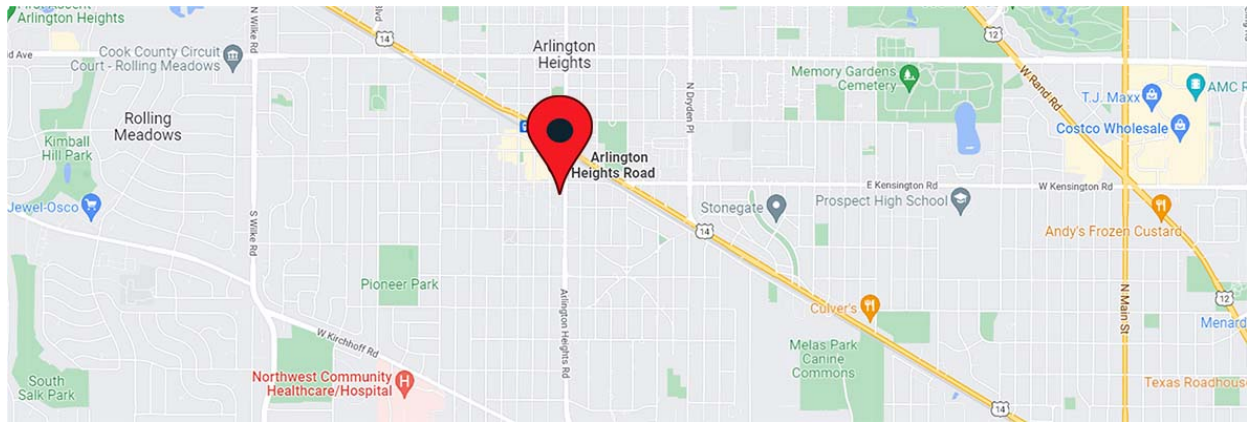
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## SERITAGE PORTFOLIO

- CLOSED DECEMBER 2022



3801 CLEMSON BOULEVARD, ANDERSON, SC



1302 BRIDFORD PARKWAY, GREENSBORO, NC

### PROPERTY DESCRIPTION:

- **Landmark Center** - A 178,483 SF, Class A, power-center that is 94.3% occupied by four national tenants (Floor & Decor, Gabe's, Advance Auto, and Mavis) located on a highly trafficked commercial intersection in Greensboro, North Carolina, the third-most populous city in North Carolina.
- **Boulevard Market Fair** - A 117,119 SF, Class A, Publix shadow-anchored, power-center that is 100% occupied by three national tenants (Burlington Coat Factory, Sportsman's Warehouse, and Gold's Gym). The Property is located in Anderson, South Carolina, which is part of the largest metropolitan statistical area in South Carolina.

### ACQUISITION DETAILS:

- Portfolio purchase price of \$23,500,000 (\$79.50/SF) with a \$15,000,000 non-recourse acquisition loan from Morgan Stanley; 10-year term, interest-only at the interest rate of 6.734%.
- Going in capitalization rate of 8.92% before reserves (7.3% after reserves).
- TEI Diversified Income and Opportunity Fund VI acquired a 7.377% interest in the Landmark Center and a 16.7% interest in Boulevard Market Fair.

### BUSINESS PLAN:

- Renew tenants at lease expiration at prevailing market rents at the time of renewal.

For more information, see Project Supplement No. 4 or contact:

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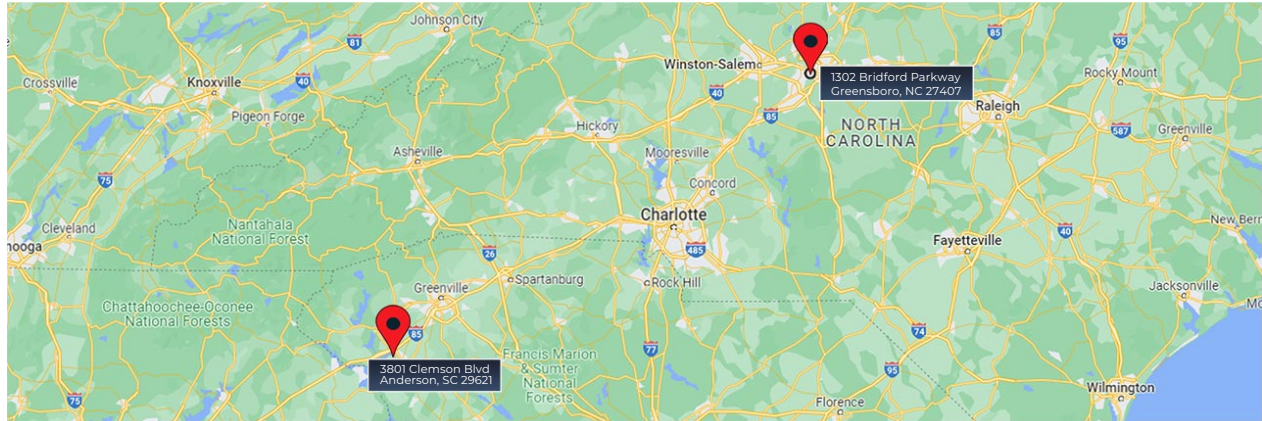
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## B-NOTE: THE RIDGE at WVU - CLOSED MARCH 2023



350 WEDGEWOOD DRIVE, MORGANTOWN, WEST VIRGINIA 26505

### PROPERTY DESCRIPTION:

- A \$2,000,000 B-Piece interest in an \$11,660,000 first mortgage loan (the "Loan") originated by A-10 Capital, LLC ("A-10"), a middle-market commercial mortgage lender with over \$5 billion of originated loans. The B Piece interest is subordinate to A-10's \$9,660,000 A Piece portion of the loan.
- The borrower ("Borrower") is an affiliate of Versity Investments, LLC ("Versity"). Versity is an Orange County, California based real estate company that specializes in student housing and multi-family properties in the U.S. The borrower used the loan proceeds to pay off their prior mortgage and to fund future repairs and capital improvements at the property known as The Ridge at WVU.

- The Ridge at WVU is a 640-bed primarily student housing property located at 350 Wedgewood Drive, Morgantown, West Virginia. Built in 2002, the Property sits on 34.5 acres, totals approximately 200,000 square feet, and is located less than one mile from the main campus of West Virginia University ("WVU"). The property offers a variety of unit types, each with in-unit washer/dryers and balconies, and has two private shuttles that regularly transport students between the property and WVU. The Ridge at WVU also includes various modern amenities including a swimming pool, hot tub, volleyball and basketball courts, a club house, gaming area, and fitness center, and was approximately 82.5% leased at the closing of the Loan.

### ACQUISITION DETAILS:

- TEI Diversified Income and Opportunity Fund VI acquired a 50% membership interest in TEI A10 WVU LLC, the owner of the B-Piece. The Fund's total capital contribution in TEI A10 WVU LLC was \$1,025,000.

### DISTRIBUTIONS TO TEI DIOF VI FROM LOAN PAYMENTS:

- The Fund is owed interest payments from the Borrower in the amount of 16.25% per annum for the term of the Loan and a 1% exit fee.

### TERM OF THE LOAN:

- 36-month Loan term with an initial maturity date of April 1, 2026.
- The Loan is pre-payable at any time prior to the maturity date, however, in the event all or any portion of the Loan is prepaid on or before October 1, 2024, the Borrower shall pay interest through October 1, 2024.

### PRIMARY BUSINESS PLAN:

- The primary business plan is to hold the note through the term of the Loan, collecting monthly interest payments from the Borrower until the maturity of the Loan or a payoff from the borrower.

For more information, see Project Supplement No. 5 or contact:

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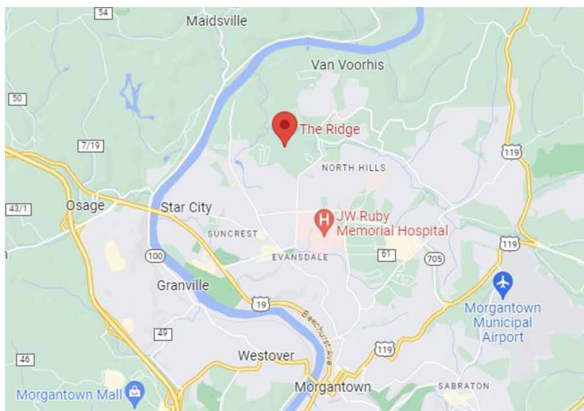
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## MIRABELLA APARTMENTS

- CLOSED NOVEMBER 2023



4250 AURORA AVE N, SEATTLE, WA

### PROPERTY DESCRIPTION:

- A two-building, 44-unit multi-family apartment complex with 5,100 square feet of ground floor retail. The property consists of 19 one bed/one bath units, 13 two bed/one bath units, and 12 two bed/one-and-a-half bath units and a 53-space covered parking garage located in Seattle, Washington.
- Originally built in 1997, the Property was 95% occupied at acquisition but is in need of exterior, facade, and interior unit renovations.
- Located in the Wallingford neighborhood of Seattle, the Property and its residents benefit from walking proximity to premium grocers, parks, restaurants, bars, and recreation centers such as climbing wall gyms, yoga studios, and live performance venues.
- The Property was acquired as a joint venture with Gordian Knot Investments, a Seattle based real estate investment firm that focuses on value-add multi-family investments. This is Time Equities Inc.'s second joint venture investment in Seattle with Gordian Knot.

### ACQUISITION DETAILS:

- Purchase price of \$12,064,000 (\$274,782 per unit) with an \$11,500,000 Bridge Loan inclusive of a \$6,600,000 acquisition loan and a \$4,900,000 draw loan to fund property renovations and interest reserve; 3-year term; interest-only based on one-month SOFR plus 350 basis points. A 3-year SOFR rate cap was purchased at 5.5% at closing.
- Estimated to stabilize in Year-4 at a cash-on-cash return of 7.71% per annum post-reserves at 95% occupancy.
- TEI Diversified Income and Opportunity Fund VI acquired an 8.46% membership interest.

### BUSINESS PLAN:

- Undertake a staged renovation program of the building exterior, re-furbishing interior spaces, and roof deck amenities for tenant use over a 17-month period.
- Upon renovation, unit amenities will include quartz counter tops and an open island kitchen, under-mount sink and goose-neck faucets, stainless steel kitchen appliances, stainless-steel pull cabinets, neutral wood plank flooring, and upgraded lighting fixtures, and community amenities will include a rooftop kitchen/dining area, heat lamps/fire pit, lounge chairs and couches, and a synthetic lawn.
- Once renovated, the units will be marked to market and on average are anticipated to receive a premium of around 50% above current in-place rents, which is in line with the market.

For more information, please see Project Supplement No. 7 or contact:

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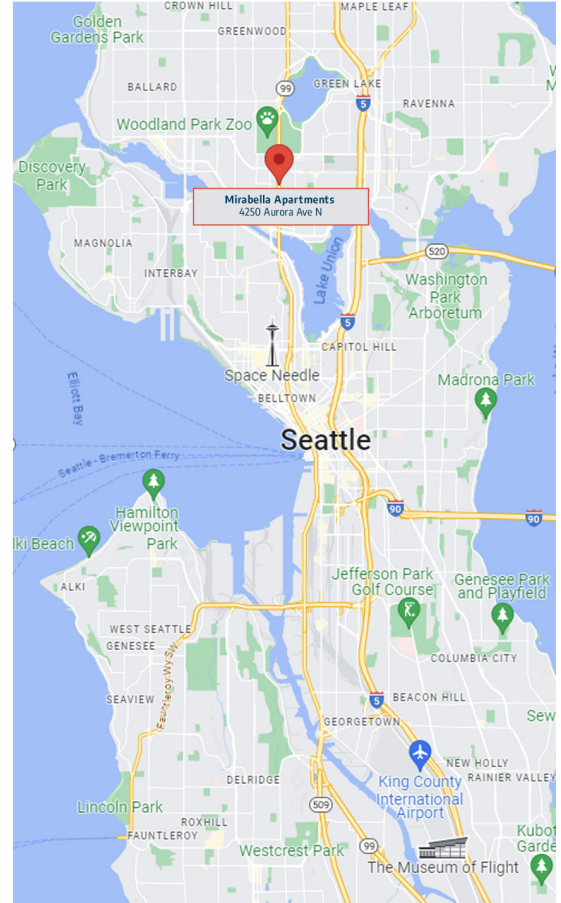
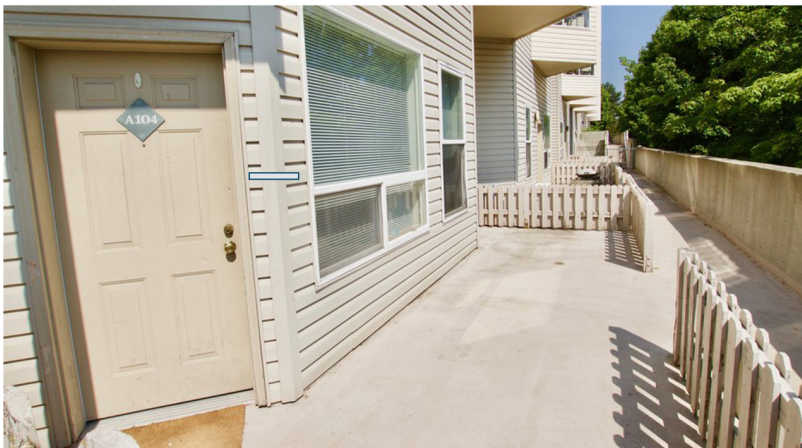
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For more information, please see Project Supplement No. 7 or contact:  
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Jack Goldberg at 212.206.6035 or [jgoldberg@timeequities.com](mailto:jgoldberg@timeequities.com)

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# TEI DIVERSIFIED INCOME & OPPORTUNITY FUND VI, LLC

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## BOULDER CROSSING

- CLOSED NOVEMBER 2023



5404-5526 BOULDER HIGHWAY, LAS VEGAS, NV

### PROPERTY DESCRIPTION:

- A 48,160 SF, shadow grocery-anchored open-air retail strip center consisting of inline and outparcel tenants and situated on 8.58 acres located roughly 8 miles from the Las Vegas strip.
- Shadow anchored by Albertson's (with a current lease until 2032), the Property is 91.77% occupied by a diverse mix of 15 tenants. The largest tenants are Planet Fitness (lease expiring 2032), Nevada Health Center (lease expiring 2026), Miz Lola (lease expiring 2033), and WingStop (lease expiring 2028).

- Located at the intersection of Boulder Highway and Tropicana Avenue with approximately 50,000 vehicles passing by daily, the Property is well situated for a steady flow of potential customers commuting from the surrounding employment hubs of Henderson (10 miles) and Paradise (5 miles) via Boulder Hwy and E Tropicana Ave.
- Per Costar, Las Vegas has demonstrated strong retail occupancy rates over the past several years, with an average occupancy rate of 94.8%. The Clark County population has grown approximately 21% since 2010 and continues to grow at 1.35% per year per Clarkcountynv.gov.

### ACQUISITION DETAILS:

- All-cash purchase price of \$10,375,000 (\$215 PSF)
- Going in capitalization rate of 7.98% before reserves (7.45% post-reserves) at 91.77% occupancy.
- TEI Diversified Income & Opportunity Fund VI acquired a 16.15% membership interest.

### BUSINESS PLAN:

- Lease up remaining vacancies and renew existing tenants at market rates as leases expire.

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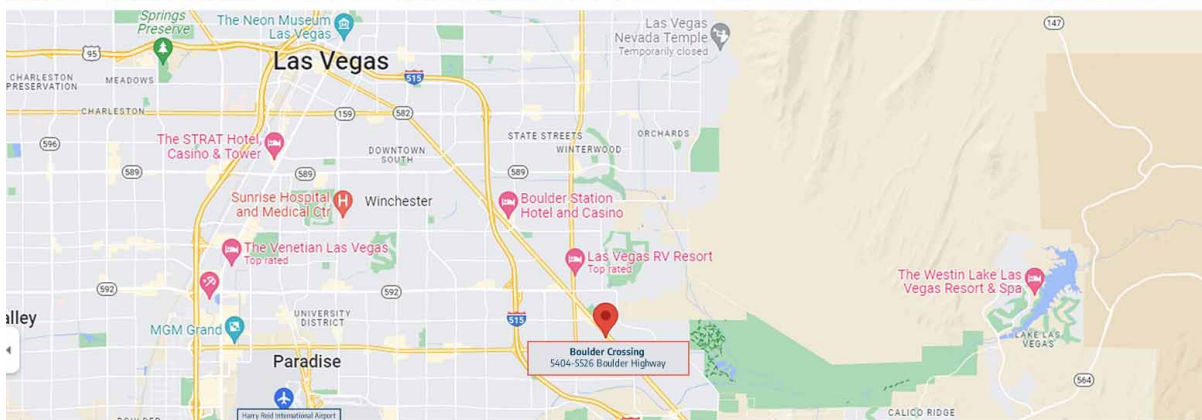
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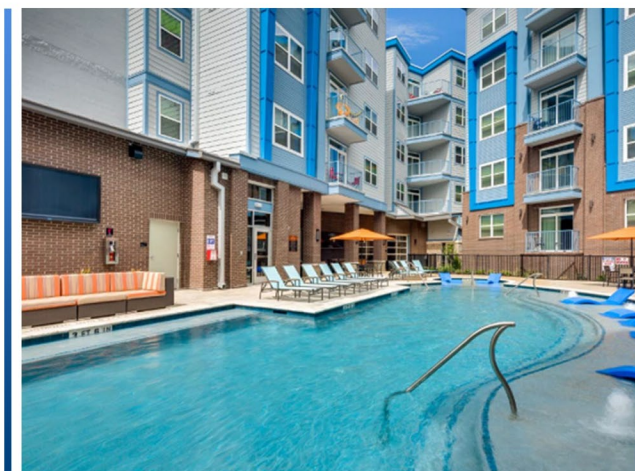


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## THE ARMORY - CLOSED APRIL 2024



2257 SAM HOUSTON AVENUE, HUNTSVILLE, TX

### PROPERTY DESCRIPTION:

- A 145-unit student housing Property set on 2.5 acres of land and located steps away from Sam Houston State University campus, which is the third-oldest public university in Texas.
- Built in 2018, the Property is 96% leased for the 2023/2024 school year, and property amenities include a rooftop deck, 10,000 SF clubhouse, resort-style pool, dog park, putting green, state-of-the-art fitness center, tanning beds and yoga room.
- Sam Houston State University has an in-state tuition cost which is 28% cheaper than the national average. Fall 2023 freshman enrollment is up 5% over Fall 2022 and the University recently released its 10-year master plan to expand the campus to accommodate its projected increase in enrollment over the next decade. They have started by adding additional degree programs in the Health & Science and Data Science areas.

- Students living at the Armory save monthly as compared to living on campus with the benefit of Class A unit and property amenities and 100% bed-to-bath parity.

### ACQUISITION DETAILS:

- Purchase price of \$25,750,000 (\$177,586 per unit / \$51,295 per bed) with a \$17,500,000 non-recourse acquisition loan from Bank of Montreal; 10-year term, interest-only at 6.57% interest per annum for the entire term.
- Going-in capitalization rate of 8.11% before reserves (7.21% post-reserves) at approximately 95% occupancy.
- TEI Diversified Income & Opportunity Fund VI acquired a 10.48% membership interest

### BUSINESS PLAN:

- Continue operating the Property at high occupancy levels, push rental rates year-over-year, introduce additional income generating services and explore operating efficiencies.

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Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)  
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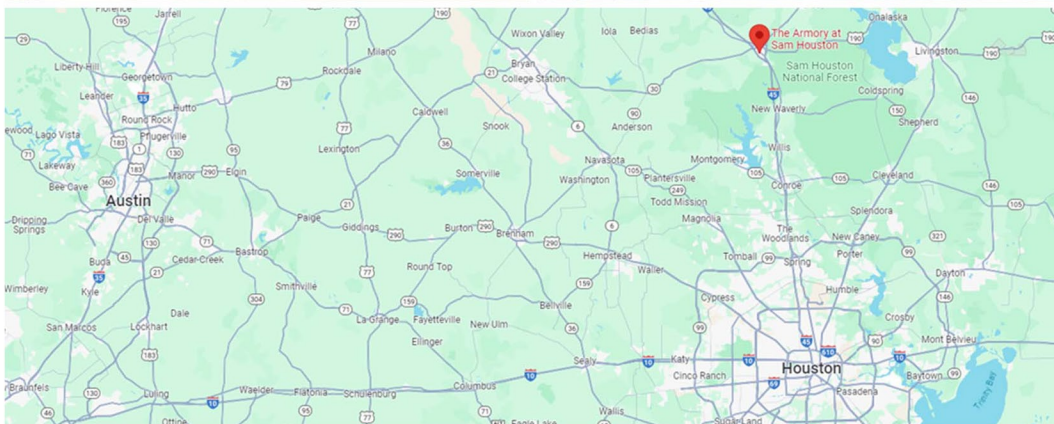
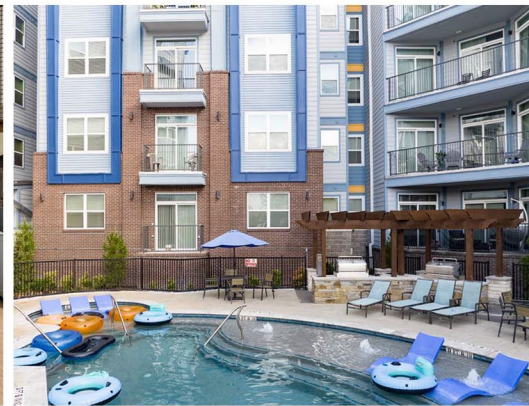
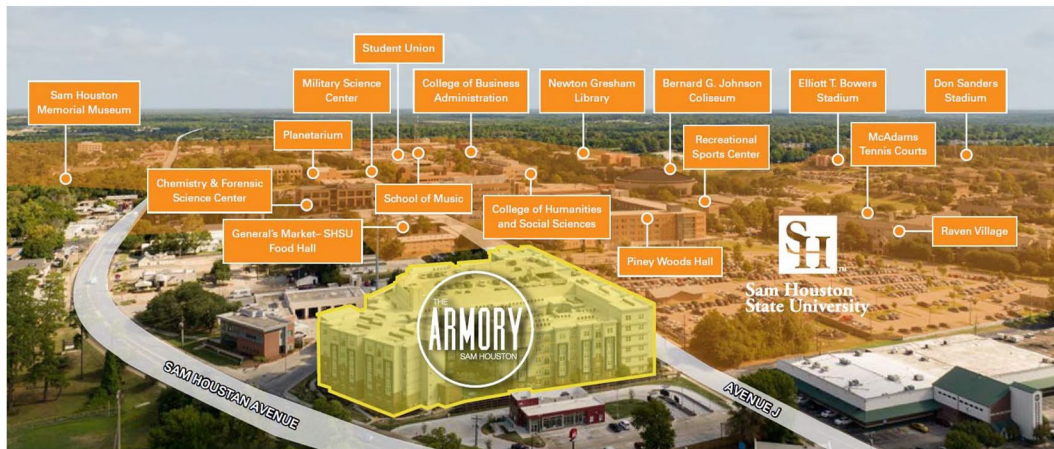
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- Risks associated with investing in commercial real estate, including potential environmental risks;
- Potentially complex tax consequences;
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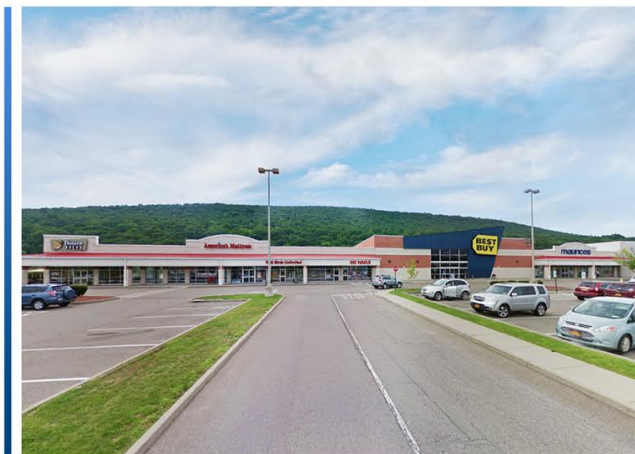
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## BIG FLATS COMMONS

- CLOSED JUNE 2024



950 COUNTY ROAD 64, ELMIRA HEIGHTS, NY

### PROPERTY DESCRIPTION:

- A 44,590 SF open-air retail strip center consisting of 39,704 SF of inline retail, 4,886 SF of outparcel retail, and 282 parking spaces situated on 6.59 acres in Elmira, New York (approximately 30 miles southwest of Ithaca).
- Shadow-anchored by Target, the Property is 90.5% occupied by a diverse mix of 9 tenants including national credit tenants Best Buy, Five Guys, Panera, Vitamin Shoppe, Papa Johns, a doctor's office, and a nail salon, among others.
- Located in the Elmira, the county seat of Chemung County, the Property is well situated along Big Flats Road, the major retail node servicing Chemung County. The Elmira retail market contains approximately 6.8 million square feet of inventory with a current vacancy rate of 5.4%, with 1.7% vacancy in general retail buildings and 0% vacancy in retail strip centers, per Costar.

- The Property benefits from its location on a highly trafficked commuting corridor with vehicular traffic of approximately 30,000 vehicles per day and 38,102 residents living within 5 miles, according to U.S. Census data.

### ACQUISITION DETAILS:

- All-cash purchase price of \$6,500,000 (\$146 PSF).
- Going in capitalization rate of 8.7% before reserves (8.1% post-reserves) at 90.5% occupancy.
- TEI Diversified Income and Opportunity Fund VI acquired a 15.33% interest in the Property.

### BUSINESS PLAN:

- Lease up the remaining vacancy and renew current tenants upon lease expiration at market rents.
- Seek new first mortgage financing post-closing when accretive long-term debt is achievable.

For more information, see Project Supplement No. 10 or contact:

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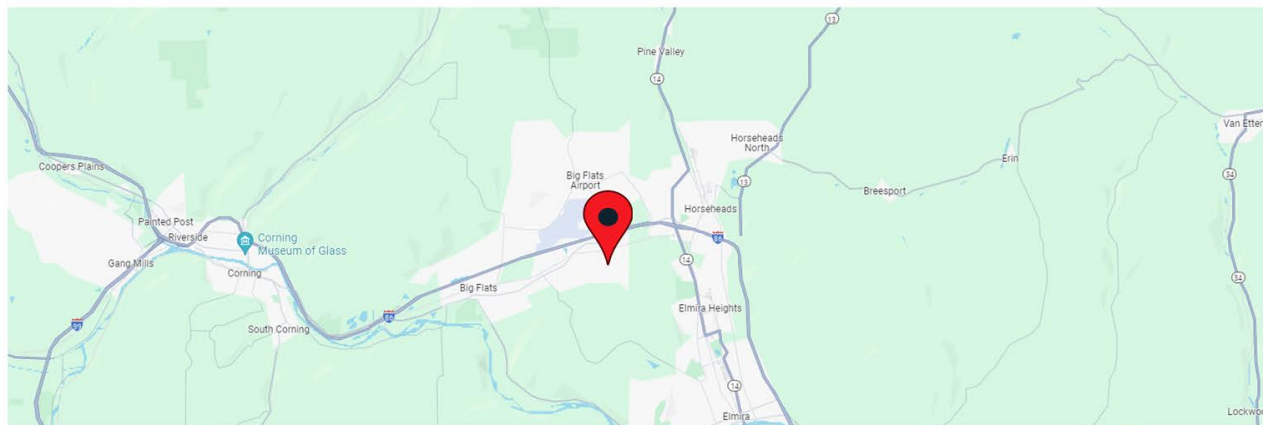
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## 501 W 58TH AVENUE

- CLOSED JUNE 2024



501 W 58TH AVENUE, ANCHORAGE, AK

### PROPERTY DESCRIPTION:

- A 48,826 SF industrial property with 24-foot clear heights and 10 dock doors located 3 miles east of Ted Stevens Anchorage International Airport. Built in 1984, the property consists of 48,826 SF of ground-level indoor space, 6,931 SF of leasable mezzanine space, and 5,955 SF of leasable covered outdoor space, and is situated on 2.44 acres.
- Currently 100% leased by two long-term tenants (Platt Electric and Chugach Alaska Corporation), the Property has been fully occupied for over 15 years. Platt Electric is a regional electric supply company and has been a tenant at the Property since 2004, and Chugach Alaska Corporation is one of thirteen Alaska Native Regional Corporations which owns a portfolio of operating businesses, projects, and investments across a range of industries. Both leases are under market (according to CoStar and Sponsor experience in the Anchorage industrial market) and are currently scheduled to expire in 2027.

- The Property benefits from its close proximity to Ted Stevens Anchorage International Airport, which is the fourth busiest cargo airport in the world (per Airports Council International 2024 report) and is credited with fueling Anchorage's current logistics boom and connecting Asia with North America.
- The Anchorage industrial market saw a 6% increase in sale price in 2023, per Building Owners and Managers Association 2024 report. Rent increases have continued in response to the market's growing demand for warehouse space amid supply constraints.

### ACQUISITION DETAILS:

- Purchase price of \$9,100,000 (\$186.38 PSF) with a \$6,000,000 non-recourse loan from Goldman Sachs (\$5,400,000 acquisition loan funded at closing, \$600,000 funded post-closing to fund working capital); 10-year term, interest-only at 6.458% per annum for the entire term.
- Projected going-in capitalization rate of 6.8% before reserves (6.5% post-reserves) at 100% occupancy.
- TEI Diversified Income and Opportunity Fund VI acquired an 8.1493% interest in the Property.

### BUSINESS PLAN:

- Manage the Property at current rents and lease both spaces at fair market value upon the lease expirations at the end of 2027. It is assumed in the Financial Forecast, but not guaranteed, that Platt will exercise their option at fair market value and the Chugach space will be leased at fair market value. We assume fair market value in 2028 will be \$18.72 PSF (\$16.00 PSF grown annually at 4%).

For more information, see Project Supplement 11 or contact:

Alex Anderson at 212.206.6176 or [aanderson@timeequities.com](mailto:aanderson@timeequities.com)

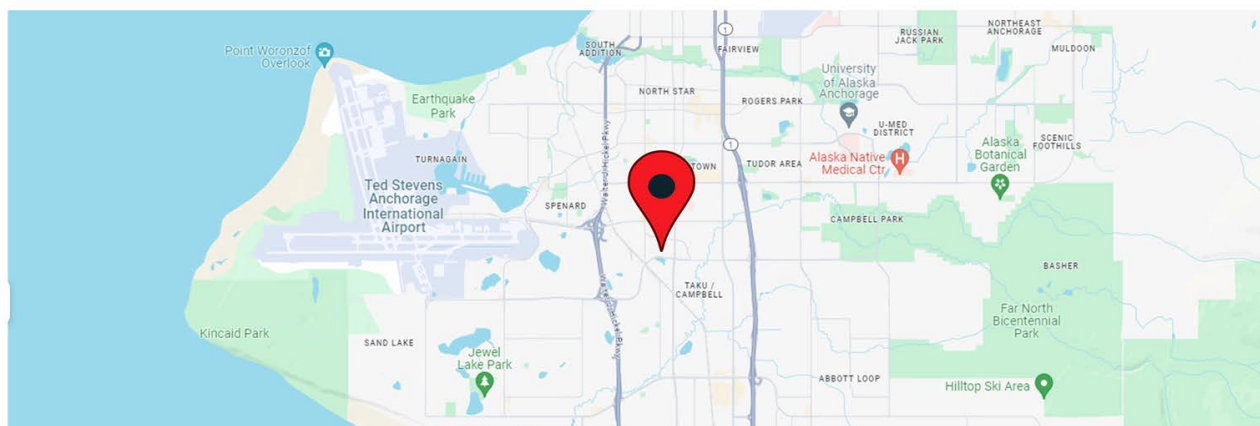
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