

7800 RECORDS STREET

CLOSED DECEMBER 2025



7800 RECORDS STREET, INDIANAPOLIS, IN 46226

ABOUT THE PROPERTY:

7800 Records Street is an industrial property set on 5.75 acres of land in the northeast section of Indianapolis, IN that is 100% leased to two tenants, both of whose current rent is considered below market.

The business plan includes collecting income from the in-place tenants and strategically increasing rents toward market rates as leases permit. Permanent financing is anticipated to be secured at a future date, after which the property will be operated on a leveraged basis with ongoing income generation.

For more information, see Project Supplement No. 1 to the PPM.

PROPERTY OVERVIEW:



ASSET TYPE:
Industrial



YEAR BUILT/RENOVATED:
1998/2006 + 2012/2022



SQUARE FEET/ACRES:
115,077 SF / 5.75 Acres



ACQUISITION OCCUPANCY:
100%



TENANT(S):
BestDrive LLC, Team Image

TEI Diversified Income & Opportunity Fund VII, LLC (TEI DIOF VII) 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 VII and be entitled to additional ongoing distributions made and future refinance proceeds until all the properties owned by TEI DIOF VII have been sold. We cannot assure these objectives will be met and we cannot guarantee the annual distribution rate or year-end performance bonus distributions. 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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ACQUISITION DETAILS

FUND VII OWNERSHIP:	11.60%
PURCHASE PRICE:	\$6,900,000 (\$59.96 PSF)
TOTAL CAPITALIZATION:	\$7,236,250 (\$62.88 PSF)
CAP RATE:	6.91%
YEAR-1 RETURN (AFTER RESERVES):	6.16%

ABOUT

TEI FUND VII

TEI Diversified Income & Opportunity Fund VII is an evergreen, private real estate fund tailored for accredited investors seeking durable, tax-advantaged income and long-term wealth creation.

Sponsored by Time Equities Inc. (TEI), a privately held, vertically integrated real estate firm founded in 1966. This fund continues TEI's nearly 60 year track record of uncovering enduring value through disciplined, contrarian investing.

Fund VII offers investors access to a globally diversified portfolio of income-producing real estate designed to compound across generations, not just market cycles.

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DENVER PLACE

CLOSED JANUARY 2026



999 18TH STREET, DENVER, CO 80202

ABOUT THE PROPERTY:

Denver Place is a 930,020 SF, two-tower office complex located in Denver's Central Business District, featuring 23 and 34 story towers connected by a six-story podium, along with a 968-space parking garage.

The previous owner recently completed over \$20 million in renovations, and the property now offers a range of amenities, including a fitness center, tenant lounge with a pickleball court, climbing wall, golf simulator, rooftop terrace, conference facilities, and on-site dining.

The business plan leverages a favorable going-in basis to fund tenant improvements and leasing commissions, while focusing on tenant retention and capturing leasing demand in downtown Denver.

For more information, please see Project Supplement No. 2 to the PPM.

PROPERTY OVERVIEW:



ASSET TYPE:
Office



YEAR BUILT/RENOVATED:
1979 / 2019-2023



SQUARE FEET/ACRES:
930,020



ACQUISITION OCCUPANCY:
52%

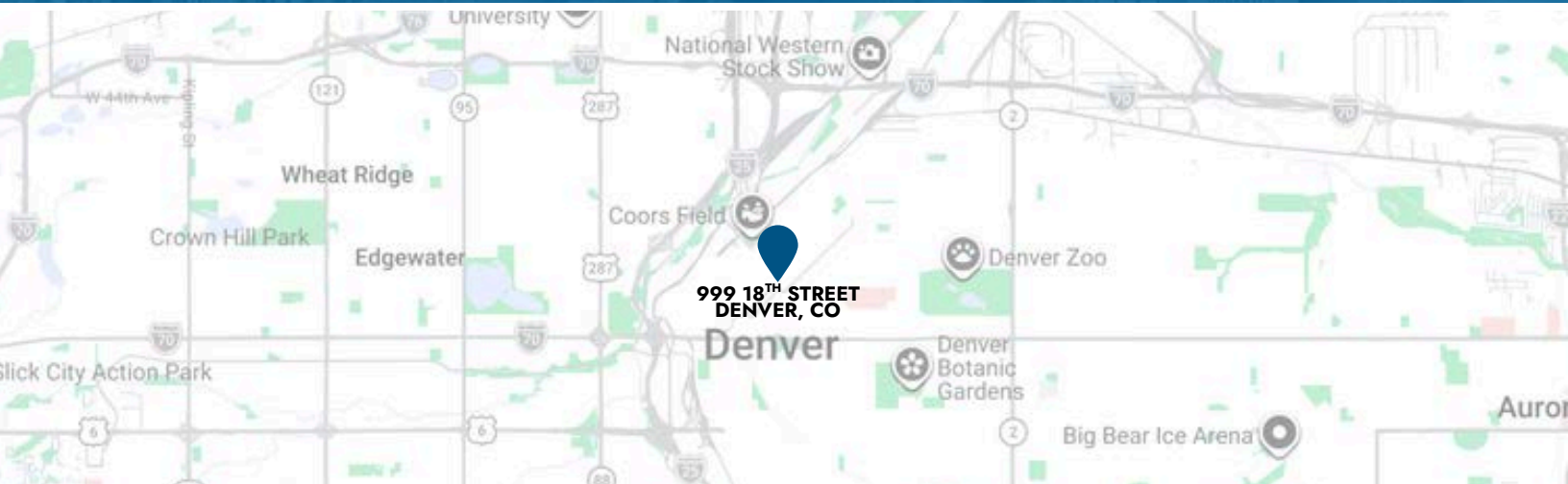


TENANT(S):
50+ diversified office tenants

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DENVER PLACE

CLOSED JANUARY 2026



999 18TH STREET, DENVER, CO 80202

ACQUISITION DETAILS

FUND VII OWNERSHIP:	2.80%
PURCHASE PRICE:	\$47,500,000 (\$51.07 PSF)
ACQUISITION FINANCING	\$31,345,000
CAP RATE:	10.21%
YEAR-1 RETURN (AFTER RESERVES):	13.31%

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5902 E 34TH STREET

CLOSED MARCH 2026



5902 E 34TH STREET, INDIANAPOLIS, IN 46218

ABOUT THE PROPERTY:

5902 E. 34th Street is a multi-tenant industrial property in the Northeast Indianapolis submarket. The property includes functional warehouse features such as multiple loading docks, drive-in doors, and flexible tenant configurations, and is equipped to function as a logistics, manufacturing, and distribution center - key industries in Indianapolis due to its central location in the United States.

The business plan leverages a favorable going-in basis to fund tenant improvements and leasing commissions, while focusing on tenant retention and capturing leasing demand in Northeast Indianapolis.

For more information, please see Project Supplement No. 3 to the PPM.

PROPERTY OVERVIEW:



ASSET TYPE:
Industrial



YEAR BUILT/RENOVATED:
1963 & 1991 (constructed in phases)



SQUARE FEET/ACRES:
161,176 SF/ 8.10 acres



ACQUISITION OCCUPANCY:
96%



TENANT(S):
Multi-tenant (6 tenants)

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5902 E 34TH STREET

CLOSED MARCH 2026



5902 E 34TH STREET, INDIANAPOLIS, IN 46218

ACQUISITION DETAILS

FUND VII OWNERSHIP:	5.00%
PURCHASE PRICE:	\$5,550,000 (\$34.47 PSF)
TOTAL CAPITALIZATION:	\$6,000,000
CAP RATE:	7.30%
YEAR-1 RETURN (AFTER RESERVES):	6.00%

ABOUT

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MOSAIC CROSSING

CLOSED APRIL 2026



1851-1892 NORTH NELTNOR BOULEVARD, WEST CHICAGO, IL 60185

ABOUT THE PROPERTY:

Mosaic Crossing is a multi-tenant shopping center consisting of 100,242 rentable square feet and situated on approximately 14.91 acres of land in West Chicago, Illinois. Upon acquisition the Property was approximately 98.6% occupied by 12 tenants, the largest of which include Planet Fitness, Dollar Tree, Kids Empire (a national indoor playground chain), Guy Merker Gymnastics, and PVR Events (a banquet hall).

The current in-place rents are believed to be below prevailing market rental rates within the Western Chicago Retail Corridor submarket (according to a 2025 JLL report). As such, the primary business plan is to continue collecting stable cash flow from the existing tenant base, maintain high occupancy, strategically increase rents closer to market rates as leases expire or renew, complete select capital improvements, and when accretive, secure permanent financing to reduce invested capital while continuing long-term ownership of the Property on a leveraged basis to further enhance returns.

For more information, please see Project Supplement No. 4 to the PPM.

PROPERTY OVERVIEW:



ASSET TYPE:
Retail



YEAR BUILT/RENOVATED:
1988



SQUARE FEET/ACRES:
100,242 SF/ 14.91 acres



ACQUISITION OCCUPANCY:
98.6%

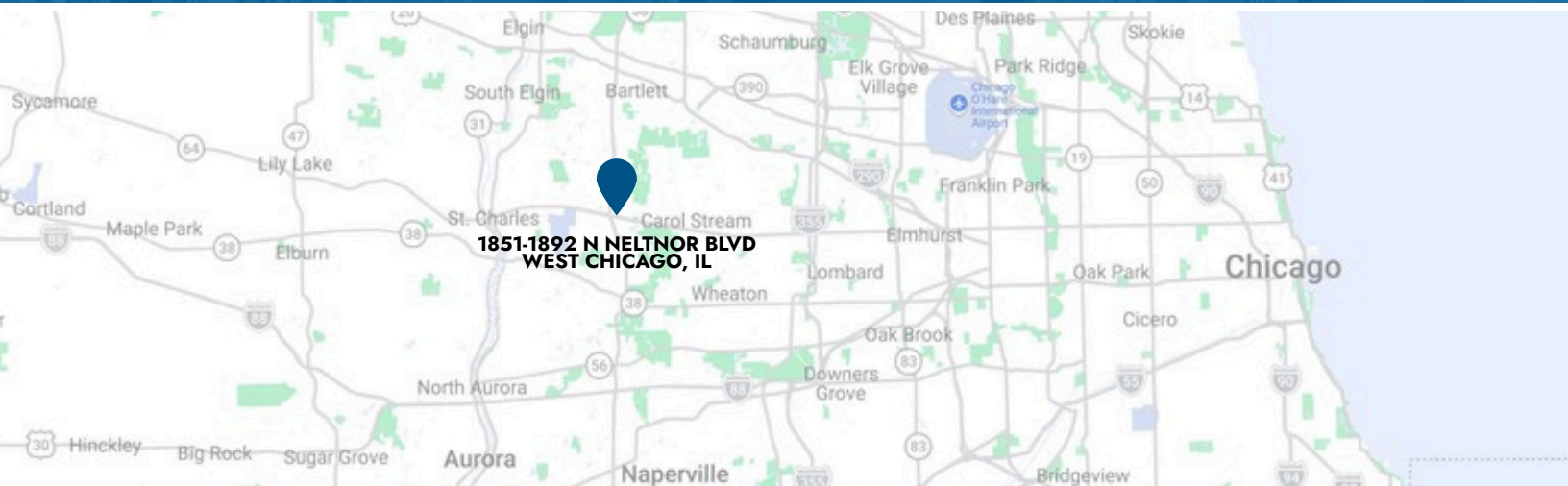


TENANT(S):
Multi-tenant (12 tenants)

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MOSAIC CROSSING

CLOSED APRIL 2026



1851-1892 NORTH NELTNOR BOULEVARD, WEST CHICAGO, IL 60185

ACQUISITION DETAILS

FUND VII OWNERSHIP:	2.39%
PURCHASE PRICE:	\$13,700,000 (\$136.67 PSF)
TOTAL CAPITALIZATION:	\$14,191,000 (all-cash)
CAP RATE:	8.45%
YEAR-1 RETURN (AFTER RESERVES):	7.34%

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