



SHAPE
EQUITY PARTNERS

236 MONTGOMERY

DISCLOSURES

All investors must be accredited investors. Each prospective investor will be required to represent, among other things, that it is (1) an “accredited investor” within the meaning of rule 501(a) of the securities act and (2) is purchasing its LP interests in the fund for its own account and for investment purposes only and not for resale or distribution. In accordance with the subscription agreement that is attached hereto as exhibit b. The fund will not be registered as an investment company. The fund will not be registered as an investment company under the investment company act of 1940, as amended (the “investment company act”), and investors will not have the benefit of any protections afforded by the investment company act. The fund will qualify for an exemption from regulation as an “investment company” under the investment company act by reason of the fund not falling within the definition of “investment company” under section 3(a)(1) of the ICA or pursuant to section 3(c)(5)(c) of the investment company act, which exempts a company that is primarily engaged in purchasing or otherwise acquiring mortgages secured by real estate or other liens on and interests in real estate. You should consult with your own advisors before investing. This memorandum is provided for assistance only and is not intended to be and must not serve as the sole basis for your investment decision. Each recipient of this memorandum should make such investigations as it deems necessary to arrive at an independent evaluation of an investment in the LP interests offered hereby, and should consult his or her own legal, financial and accounting advisors to determine the merits and risks of such an investment. Each potential investor receiving this memorandum acknowledges that such person has been afforded an opportunity to request and to review, and has received and reviewed, all additional information considered by it to be necessary to verify the accuracy of, or to supplement the information in this memorandum. No person has been authorized to give any information or to make any representation other than that which is contained in this memorandum and, if given or made, such information or representation must not be relied upon as having been authorized investment in the fund involves substantial risks. Potential investors should thoroughly consider this memorandum and their personal tax, financial and other circumstances prior to purchasing LP interests. The purchase of LP interests is suitable only for investors of substantial financial means who have no need for liquidity in their investment and who understand and can afford the high financial and other risks of such an investment, including the risk of losing their entire investment. In addition, there are risks associated with the ownership of real estate assets such as multi-family and mixed use real estate properties including certain tax risks and potential conflicts of interest involving the general partner. See “certain risk factors” for a more detailed discussion of the risks involved. Finally, be advised that no forecasts have been provided and any representation to the contrary and any prediction, written or oral, as to the amount or certainty of any present or future cash benefit or tax consequence which may flow from an investment in this fund is not permitted.

FLOOR PLANS

THE HOLLAND - 236 MONTGOMERY

- UNIT 1 - Basement
- UNIT 2
- UNIT 3 - Roof deck





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