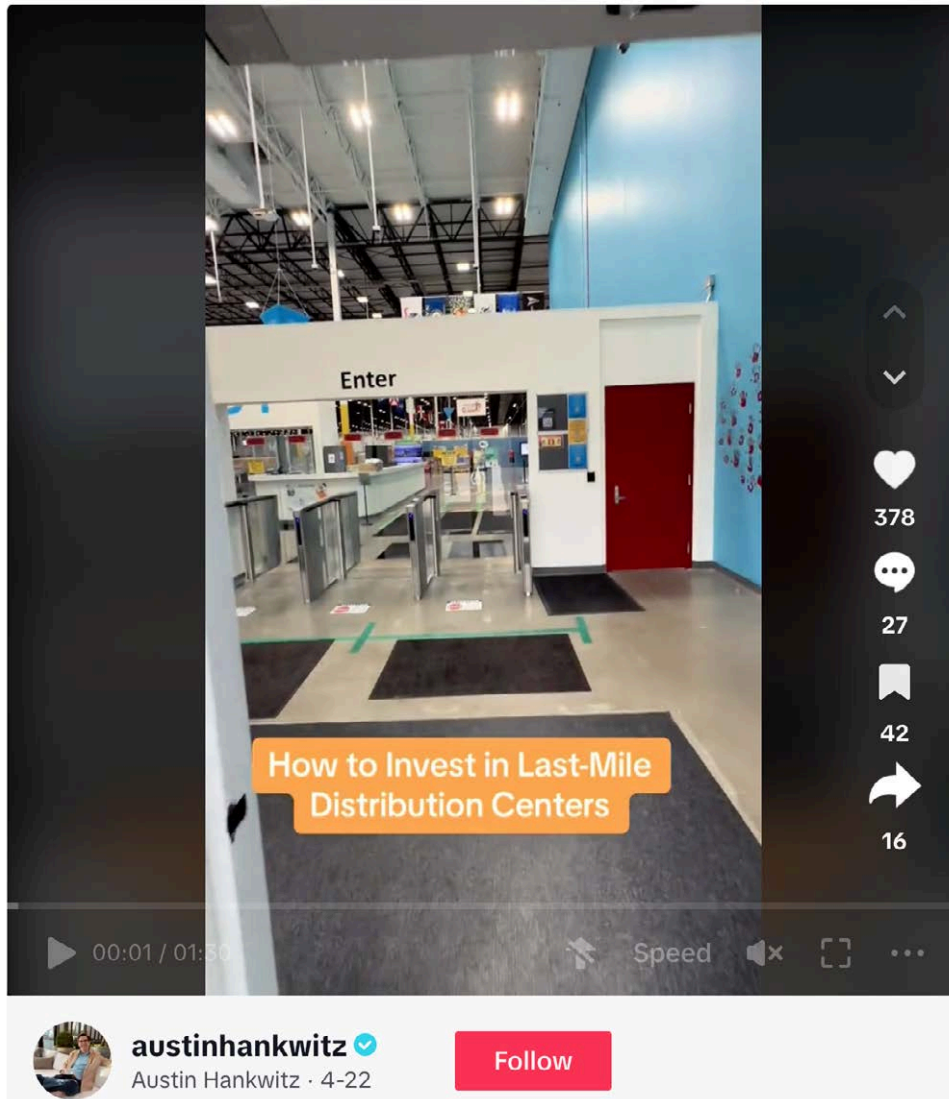
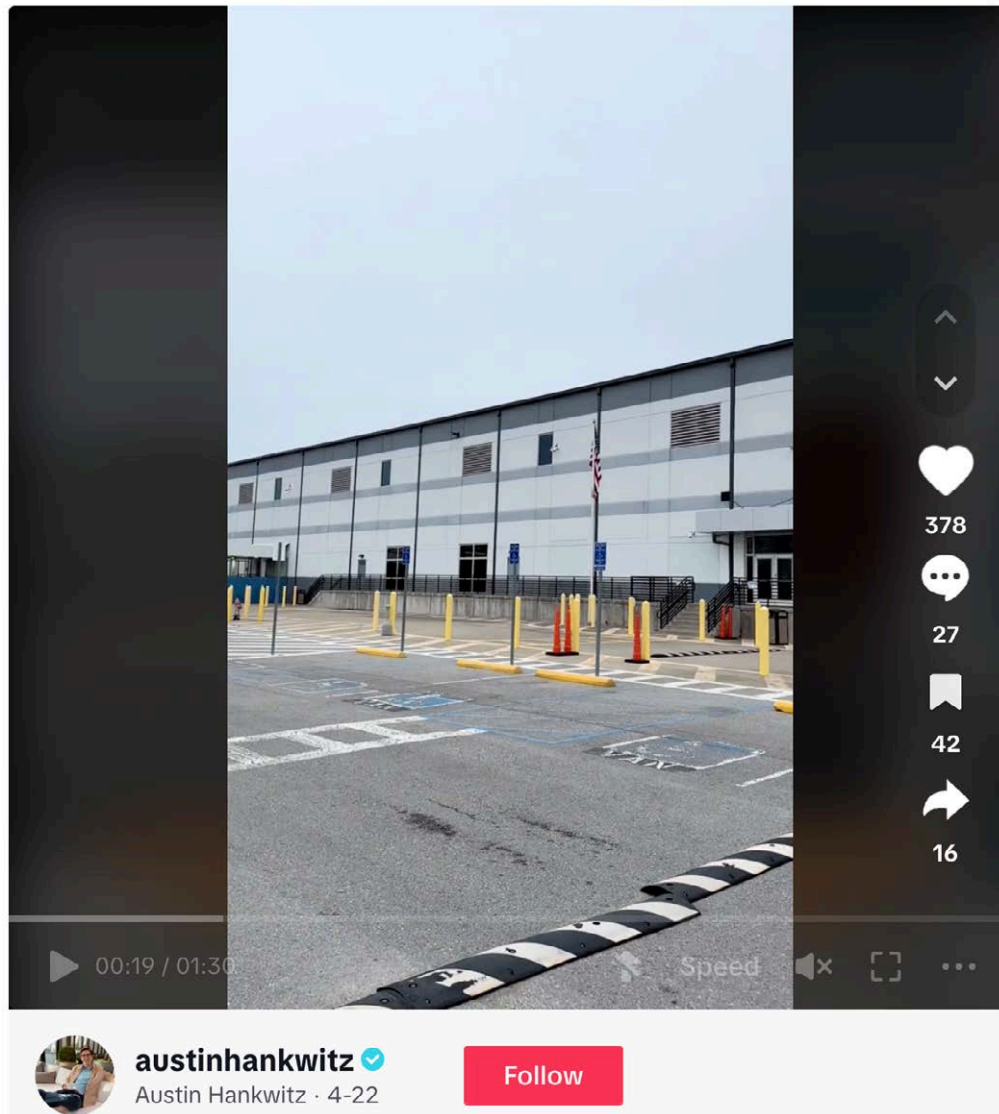


@austinhankwitz

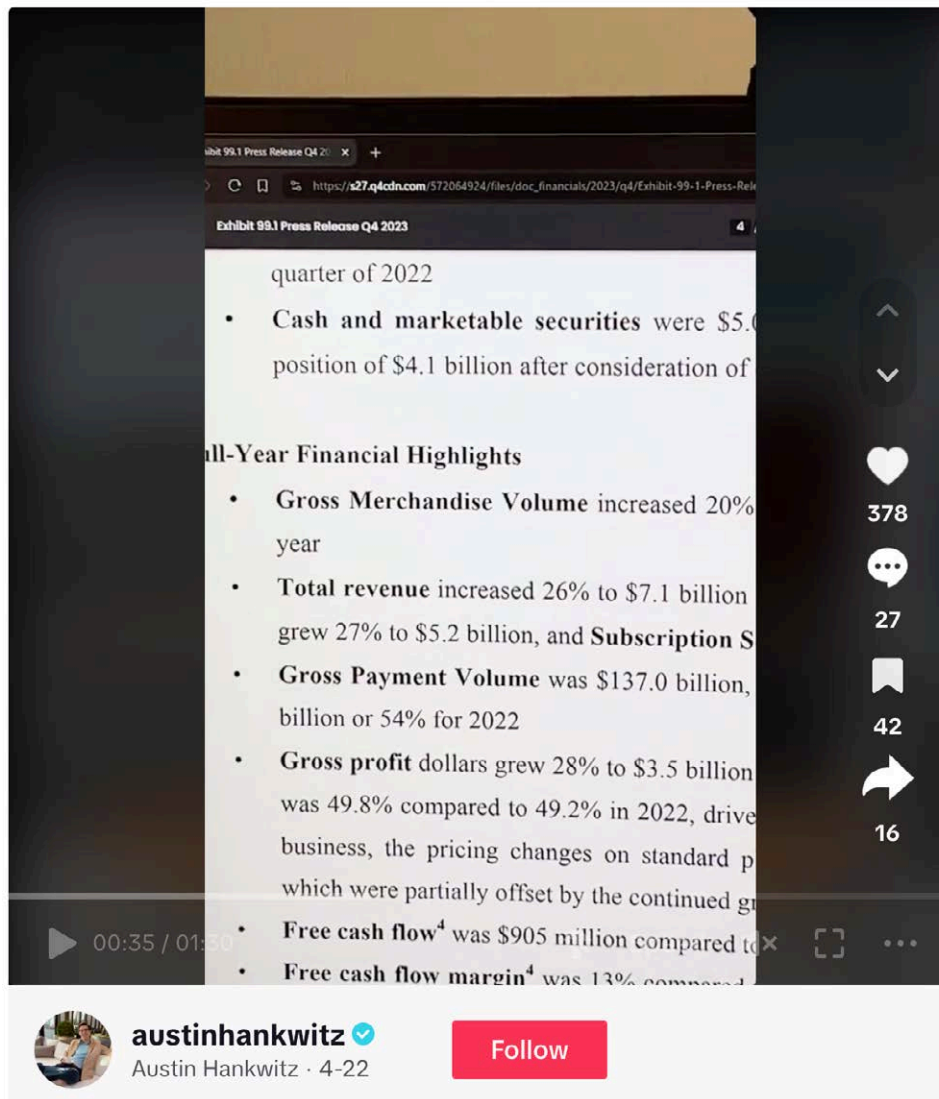
TikTok



This is a last-mile distribution center — and it has this name because it's the “last mile” of the shipping process before a good is delivered to a retailer or customer. They’re strategically constructed just outside of large urban population centers — like where I live here in Nashville, TN.



Now more than ever consumers like you and me are purchasing online and expecting our packages to be delivered within days — which means these distribution centers are very important. I mean thinking about it, between Halloween and Christmas how many packages did you have delivered to your house? I counted this for myself and the number was 14! Haha.



The screenshot shows a video player displaying a document titled "Exhibit 99.1 Press Release Q4 2023". The document content includes:

quarter of 2022

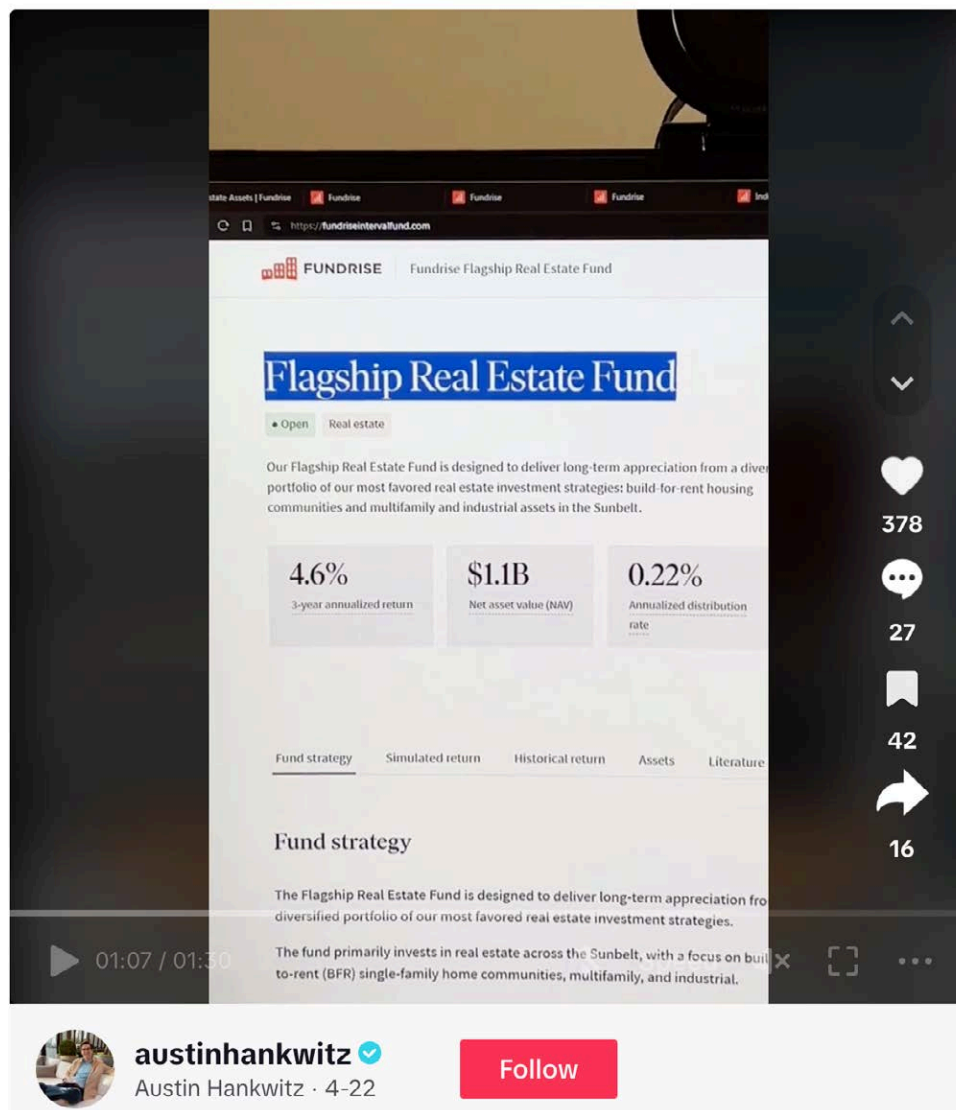
- **Cash and marketable securities** were \$5.0 billion in cash position of \$4.1 billion after consideration of

Full-Year Financial Highlights

- **Gross Merchandise Volume** increased 20% year-over-year
- **Total revenue** increased 26% to \$7.1 billion compared to \$5.6 billion in 2022, grew 27% to \$5.2 billion, and **Subscription Sales** grew 27% to \$5.2 billion, and **Subscription Sales** grew 27% to \$5.2 billion
- **Gross Payment Volume** was \$137.0 billion, compared to \$137.0 billion or 54% for 2022
- **Gross profit** dollars grew 28% to \$3.5 billion compared to \$3.5 billion in 2022, drive by business, the pricing changes on standard products, which were partially offset by the continued growth
- **Free cash flow⁴** was \$905 million compared to \$905 million in 2022
- **Free cash flow margin⁴** was 13% compared to 13% in 2022

The video player interface shows a progress bar at 00:35 / 01:30. The video has 378 likes, 27 comments, 42 shares, and 16 retweets. The user profile is **austinhankwitz** (Austin Hankwitz · 4-22) with a "Follow" button.

No, seriously — Shopify's gross merchandise value now makes up 1% of the entire US GDP, which makes investing into these things something I'm very interested in learning more about.



The Fundrise Flagship Fund recently invested \$44 million into the acquisition of one of these facilities in Las Vegas, Nevada — it's 400,000 square feet and is currently being used by a tenant specializing in e-commerce order fulfillment for major, national clients. And here's another one they did in Arizona for \$27M. Now, the Flagship Fund is a multi-billion dollar fund that's designed to deliver long-term appreciation from a diversified portfolio of their most favored real estate strategies — including last-mile distribution centers as you can see right here.

The screenshot shows a YouTube video player with a collage of various financial and investment-related content. The collage includes:

- Rich Habits Wealth Building Blueprint**: A 4-module course: master the essential components of building wealth and retiring a millionaire. \$45 ★ 5.0. A blue button with lightning bolts says "GET THE COURSE".
- Explore LendingTree's Offers**: A green leaf icon.
- Fundrise Real Estate Investing**: A red brick icon.
- My Free Budgeting Template!**: A green "INCOME" and red "EXPENSES" icon.
- Carefully consider the investment objectives, risks, charges and expenses of The Flagship Fund before investing. This and other information can be found in the Fund's prospectus fundrise.com/flagship. Read them carefully before investing.**: A black text box with white text.
- #flagshipfundmarketing**: A hashtag.
- My Youtube Channel**: A red YouTube icon.

On the right side of the video player, there are interaction icons and counts:

- Up arrow
- Down arrow
- Heart icon: 378
- Comments icon: 27
- Bookmark icon: 42
- Share icon: 16

At the bottom of the video player, there is a progress bar showing 01:24 / 01:30, a "Privacy Policy" link, and a "Speed" control.

Below the video player, the user profile is shown:

- austinhankwitz** (verified account)
- Austin Hankwitz · 4-22
- Follow button

Remember this is just one facility of many others as part of a broader diversified strategy. To learn more about and invest into the flagship fund as well as those last mile distribution centers click here on my Stan store.



austinhankwitz ✓

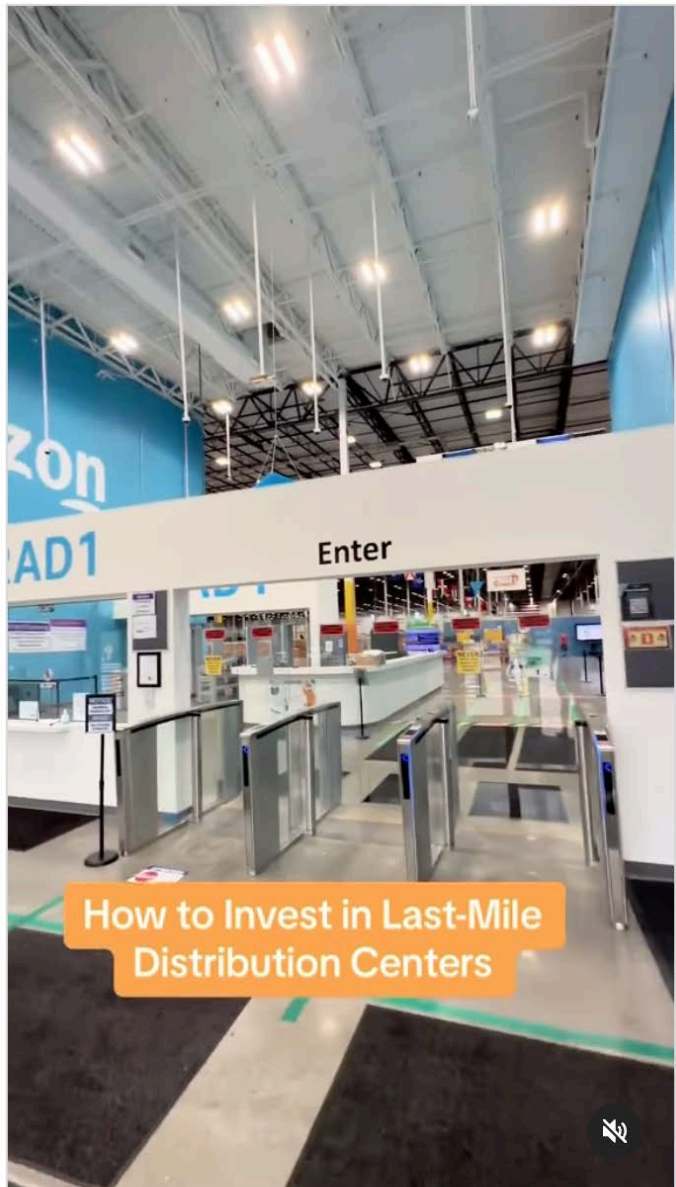
Austin Hankwitz · 4-22

Follow

Last-mile distribution centers are becoming increasingly important as more and more Americans rely on e-commerce to power their daily lives. Between these distribution centers, build-for-rent single-family homes, and multi-family apartments — the Fundrise Flagship Fund is designed to deliver long-term appreciation from a diversified portfolio of different real estate strategies. [#FundrisePartner](#)

Carefully consider the investment objectives, risks, charges and expenses of The Flagship Fund before investing. This and other information can be found in the Fund's prospectus fundrise.com/flagship. Read them carefully before investing. [#FlagshipFundMarketing](#)

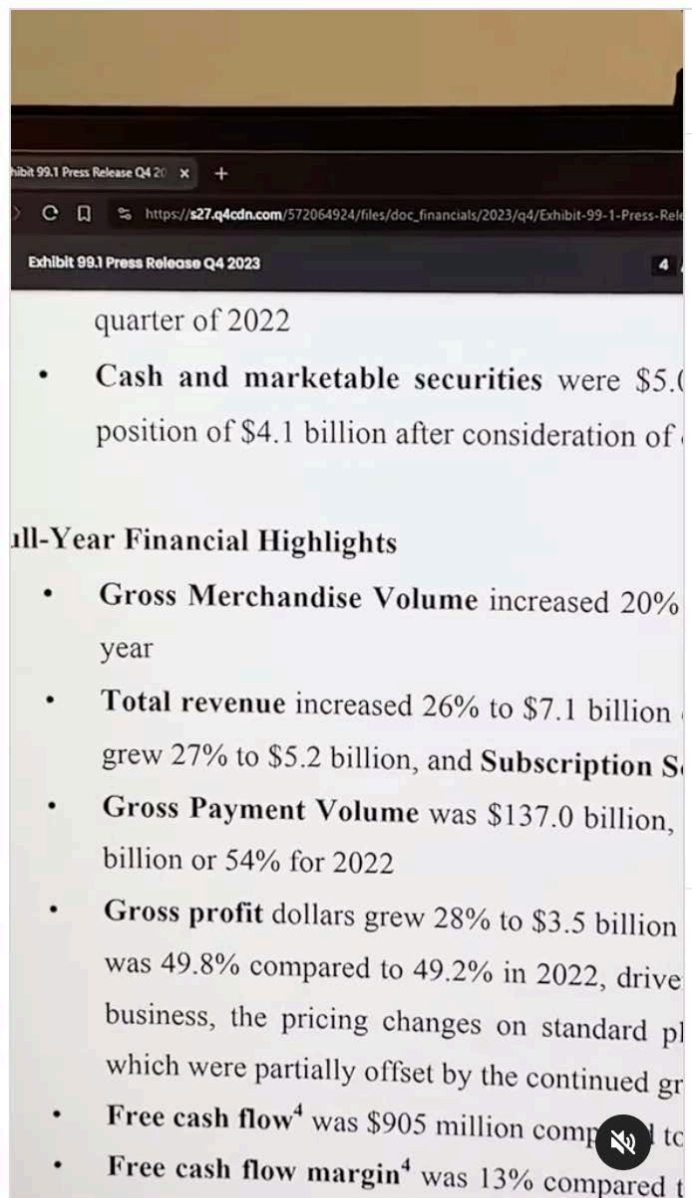
Instagram



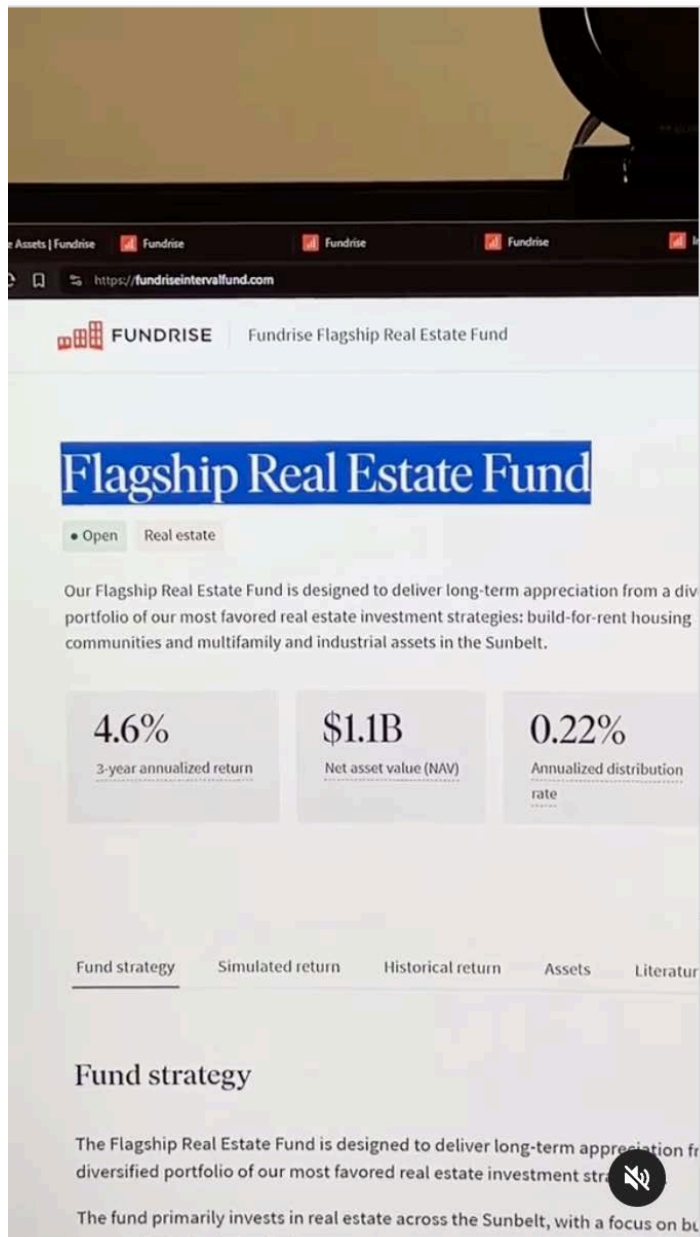
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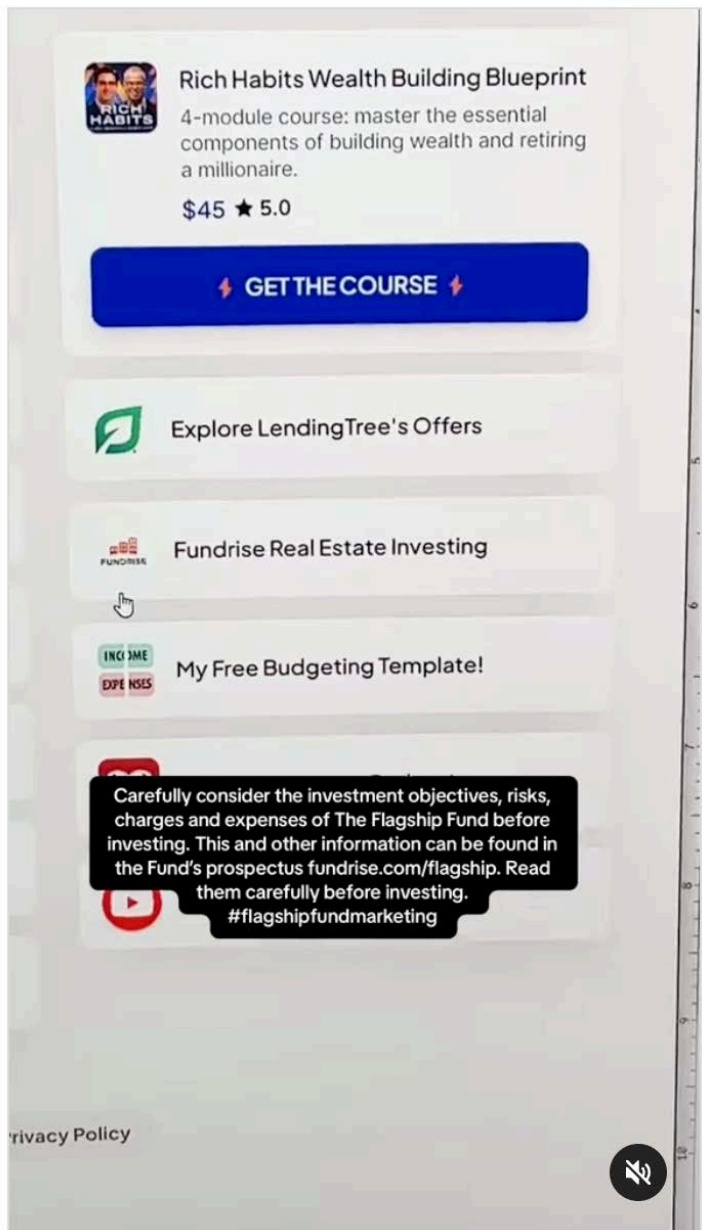
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Remember this is just one facility of many others as part of a broader diversified strategy. To learn more about and invest into the flagship fund as well as those last mile distribution centers click here on my Stan store.



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Last-mile distribution centers are becoming increasingly important as more and more Americans rely on e-commerce to power their daily lives. Between these distribution centers, build-for-rent single-family homes, and multi-family apartments — the Fundrise Flagship Fund is designed to deliver long-term appreciation from a diversified portfolio of different real estate strategies. [#FundrisePartner](#)

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