

New 13.00% preferred equity investment in North Augusta, SC



We're excited to announce a new addition to the Fundrise portfolio: a preferred equity investment in Jackson Parc, a 343-unit multifamily development in North Augusta, SC. This investment offers an attractive 13.00%¹ annual gross return, further supporting the Income Fund's already-strong yield.

Investment highlights

- **Investment type:** Preferred equity
- **Location:** North Augusta, SC
- **Projected return:** 13.00%¹ gross annual return
- **Investment horizon:** 4-year initial term

Investment overview

Jackson Parc is a 343-unit apartment community featuring seven four-story residential buildings, ten three-story carriage homes, and a resort-style clubhouse with premium amenities and high-quality finishes. Community amenities include a fitness center, pet spa, saltwater pool, and various outdoor recreational areas. The sponsor is a seasoned developer with extensive experience across the multifamily sector in the Southeast.

Investment strategy and structure

- 1. Preferred equity position:** The investment is structured as preferred equity, providing priority returns ahead of common equity and the sponsor.
- 2. Strong potential return:** The 13.00%¹ annual gross interest rate delivers a compelling yield, particularly as the Fed signals a shift in policy, reducing rates by 50 basis points at their September meeting.
- 3. Experienced sponsor:** The sponsor is highly experienced with over 43 apartment communities with a \$3.3 billion value.

What's next

We anticipate that the yield of our Income Fund will remain robust even as interest rates begin to decline. While other income-focused products like high-yield savings accounts may see their returns diminish in the new lower interest rate environment, fixed-rate investments such as these will allow the Income Fund to continue to pay out an increasingly attractive distribution.

Meanwhile, we remain committed to the same diligent underwriting and active asset management that has allowed us to maximize the potential of each investment in our portfolio and will continue to singularly focus on our goal of delivering strong returns to our investors regardless of the inevitable shifts in market cycles and economic conditions.

INVEST NOW

Start investing in less than 5 minutes and with as little as \$10.

Disclosure: An investor in the Fundrise Income Real Estate Fund should consider the investment objectives, risks, charges, and expenses carefully before investing. The Fund's prospectus contains this and other information and may be obtained [here](#). Investors should read the prospectus carefully before investing.



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New 13.25% preferred equity investment in Spokane Valley, WA



We're excited to announce a new addition to the Fundrise portfolio — a preferred equity investment in Saltese Creek, a 192-unit brand new multifamily apartment development. We expect this investment with its attractive 13.25%¹ annual gross return will support the Income Fund's already-strong yield.

Why invest now?

- **Strong potential return:** The 13.25% annual gross interest rate provides a compelling yield in the current market.
- **Priority returns:** The investment is structured as preferred equity and as a result benefits from receiving priority in regard to any returns and distributions ahead of the common equity and sponsor.
- **Proven strategy:** Capitalize on a high-performing portfolio designed to grow even as interest rates decline.

Add real estate to your portfolio

Start investing in less than 5 minutes and with as little as \$10.

Background

The Income Fund recently closed on a new investment in Spokane Valley, WA. This preferred equity investment which will be used to fund the development of Saltese Creek, a brand new multifamily apartment development, is part of our ongoing strategy to capitalize on attractive opportunities afforded by the higher interest rate environment over the past couple of years.

Investment highlights

- **Investment type:** Preferred equity
- **Location:** Spokane Valley, WA
- **Projected return:** 13.25% gross annual return
- **Investment horizon:** 3-year initial return
- **Veteran leadership:** Backed by an experienced sponsor with over 300 successful multifamily developments across the Western U.S., ensuring a track record of excellence and reliability

What's next

The Income Fund's yield is expected to remain robust, even as interest rates decline. While other products, like high-yield savings accounts, may see diminishing returns, fixed-rate investments like this will keep distributions attractive. We remain focused on diligent underwriting and active asset management to deliver strong returns, regardless of market shifts.

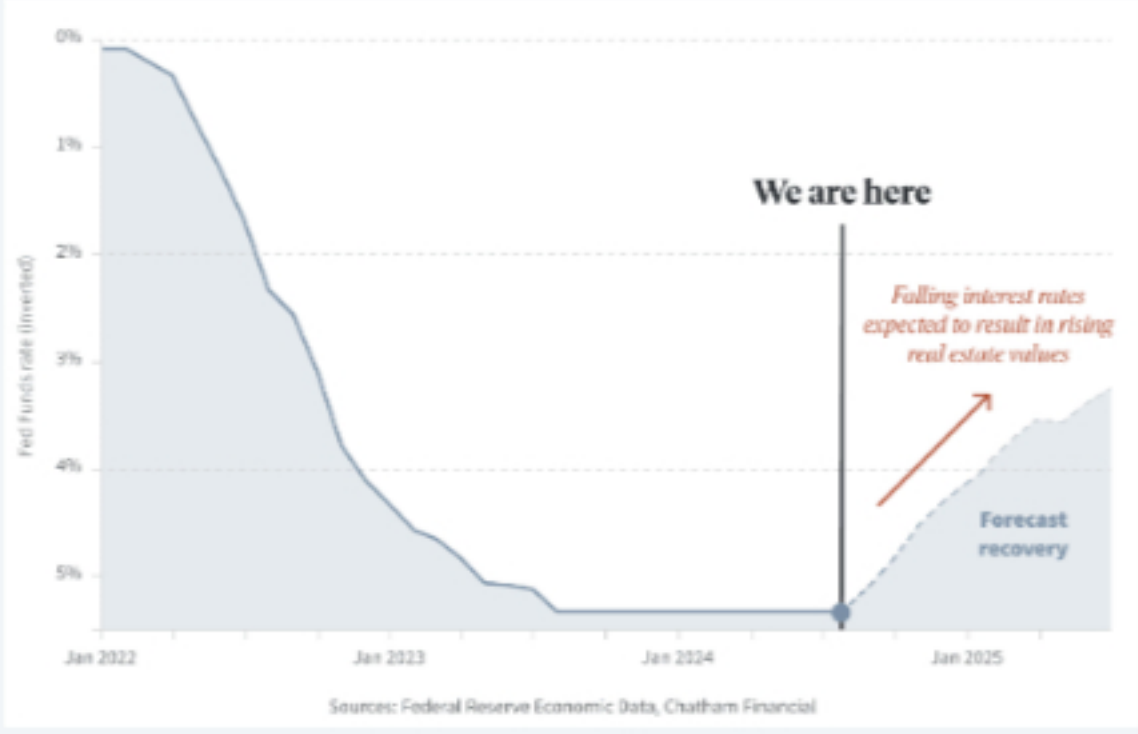
Get started

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Fed Cuts Rates—Now It's Your Move

With interest rates dropping, real estate prices are poised to rise. By investing now, you can lock in today's lower prices and maximize your returns before values likely recover.

[Invest now](#)



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