
Broadmark Private REIT, LLC



March 2021

IMPORTANT INFORMATION

Broadmark Private REIT Management, LLC (the "Manager") provides this presentation to prospective investors on a confidential basis for informational and discussion purposes only. This presentation is not an offer to sell or a solicitation to buy preferred units of Broadmark Private REIT, LLC (the "Private REIT"). The Private REIT will only make any such offering to qualified purchasers through the Private REIT's current Confidential Private Placement Memorandum (the "Memorandum"). The Private REIT's preferred units may not be eligible for sale in some U.S. states or countries, nor are they suitable for all investors.

The Private REIT is a private real estate finance company that primarily participates in short-term, first deed of trust loans secured by real estate that are originated, underwritten and serviced by Broadmark Realty Capital Inc., a publicly-traded REIT ("Broadmark Realty," Ticker: BRMK). The Private REIT's allocations of income, fees, and other amounts from participating in Broadmark Realty's loans will vary based on applicable participation percentages.

The Manager calculates the Private REIT's Monthly Return based on total loan origination fees and other fee income received from loan participations, less all expenses, divided by total paid in capital, and Assets Under Management based on total paid in capital, less any permanent capital losses from loan participations.

Certain Risks. Real estate lending is speculative and entails substantial risks. As a real estate finance company, the Private REIT's revenue and net income is limited to interest and fees received from participations in Broadmark Realty's loans. The Private REIT's ability to invest in additional loan participations is limited by the cash available to lend from new capital contributed by investors on a monthly basis. An investment in the Private REIT is speculative, involves substantial risk, and is suitable only for investors who can bear the economic risk of the loss of part or all of their investment. There can be no assurance that the Private REIT will achieve its investment objective or avoid substantial losses. The Manager does not guarantee the return of an investment or the performance of the Private REIT. Please carefully review the Memorandum, including "Certain Risk Factors," for a general description of certain risks potentially applicable to an investment in the Private REIT. In making a decision to invest in the Private REIT, potential subscribers must rely on their own legal, tax and financial advisors in reviewing the proposed offering.

Historical performance data of Broadmark Realty is provided for illustrative purposes only. References to Broadmark Realty include its consolidated subsidiaries after a business combination which occurred on November 2019, and refers to the Pyatt Broadmark Real Estate Lending Companies I-IV for all periods prior to that date. The Private REIT was recently organized and has a limited operating history of its own upon which prospective investors may base an evaluation of its performance. Any loan data or performance information presented for Broadmark Realty is not the past performance of the Private REIT, and is not indicative of possible future results of the Private REIT. There is no assurance nor should it be assumed that the future performance of the Private REIT will achieve results comparable to the past performance of Broadmark Realty. **PAST PERFORMANCE IS NO INDICATION OF FUTURE RESULTS.**

Certain Conflicts of Interest. Potential investors should be mindful of the important differences between Broadmark Realty and the Private REIT as outlined in the Memorandum. The Private REIT will largely be dependent on Broadmark Realty to source, negotiate, and originate mortgage loans, and to foreclose on defaulting borrowers. The success of the Private REIT is largely dependent on Broadmark Realty offering sufficient attractive loan participations, and Broadmark Realty could elect to offer a higher (or lower) participation interest in any loan for any reason, which could result in conflicts of interest. It is possible that the interests of Broadmark Realty will at times conflict with those of the Private REIT, which could negatively affect its performance. There is no guarantee that the Private REIT will achieve results that will allow it to pay a specified level of cash dividends or to increase the level of such dividends in the future similar to Broadmark Realty. The Manager may be delayed in reporting performance or other information relating to Broadmark Realty's loan portfolio until after certain financial information has been publicly filed by Broadmark Realty. The Private REIT's preferred units are subject to substantial restrictions on redemptions,

(continued on next page)

IMPORTANT INFORMATION - CONTINUED

including a one-year initial lock-up period and quarterly limit on the total amount redeemed, and are not eligible to be transferred or resold to the general public. The impact of the COVID-19 pandemic and the measures implemented to contain the spread of the virus have had, and are expected to continue to have, a material adverse impact on the real estate lending business and results of operations of Broadmark Realty and the Private REIT, including the ability of borrowers to complete real estate projects and make timely payments of principal and interest on loans.

The impact of the COVID-19 pandemic and the measures implemented to contain the spread of the virus have had, and are expected to continue to have, an adverse impact on the real estate lending business and results of operations of Broadmark Realty and the Private REIT, including the ability of borrowers to complete real estate projects and make timely payments of principal and interest on loans.

Vigilant Distributors, LLC, SEC-registered broker-dealer and FINRA member, serves as placement agent with respect to the offer and sale of the Private REIT's preferred units. The Manager has elected to pay Vigilant Distributors fees for the initial year of the Private REIT's operations. Certain of the Manager's personnel are Vigilant Distributors-registered representatives who market the Private REIT's preferred units. The Manager's personnel are also employees of Broadmark Realty. Broadmark Realty has adopted a bonus policy for eligible employees based on various performance factors, including contributions to the growth of the Manager. The Private REIT and the Manager have engaged independent selling broker-dealers and web-based platforms to market the Private REIT's preferred units. The Manager (not the Private REIT) pays platform fees and expenses, and also pays to any independent broker an upfront fee equal to 1.00% of a subscriber's invested capital and, after the first anniversary thereof, an annual fee equal to 0.50% of the subscriber's invested capital. Due to the compensation paid, these persons have a conflict of interest in recommending the Private REIT to potential investors.

BROADMARK PRIVATE REIT, LLC BACKGROUND

Broadmark Private REIT, LLC will seek to replicate the structure of the previous Broadmark Real Estate Lending Companies.*

- In 2010, Broadmark Capital in cooperation with Jeffrey B. Pyatt co-created Pyatt Broadmark Real Estate Lending Fund I to provide investors with access to high yield loans that filled a gap in the credit market which had been created by the 2008 financial crisis and the resulting changes in lending practices by regional banks.
- Through disciplined lending practices and the ability to raise private capital consistently month over month, the management team added three, nearly identical lending companies and raised \$1B of private capital to originate real estate loans, each in a specific geographic region (Pacific Northwest, Mountain West, Mid-Atlantic and Southeast).
- In 2019, the four legacy private Broadmark REITs were merged (with their management companies) in a series of transactions resulting in the creation of a new publicly traded entity, Broadmark Realty Capital Inc. (NYSE: BRMK).
- Some investors may prefer to invest in a private fund, therefore Broadmark has formed the Broadmark Private REIT, LLC.

BROADMARK PRIVATE REIT, LLC INVESTMENT HIGHLIGHTS

Broadmark Private REIT, LLC will seek to replicate the structure of the previous Broadmark Real Estate Lending Companies.*

Broadmark Private REIT participates in loans originated, underwritten and serviced by Broadmark Realty Capital, Inc. (“BRMK”), a publicly-traded company led by a strong **management team with multi-year track record** and **minimal incidence of losses incurred since inception⁽¹⁾**

Capital is accepted monthly for investment. The Private REIT participates equally in each loan originated by BRMK according to the amount of capital it has available for investment for the month.

The Broadmark Private REIT offers Preferred Units valued at their current net asset value. The net asset value (NAV) of the Private REIT’s preferred units likely will differ from the publicly traded share price of BRMK:NYSE.

The Broadmark Private REIT has a required minimum investment of \$100,000.

Preferred Units receive a monthly distribution to include 20% of loan origination fees, 100% of monthly interest until preferred return of 0.5% is met, then 80% of any remaining distributable cash.

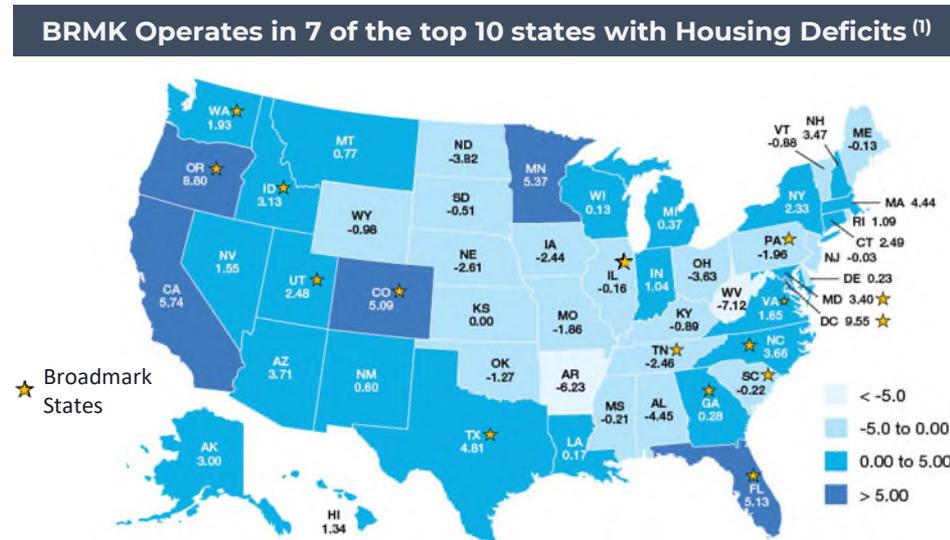
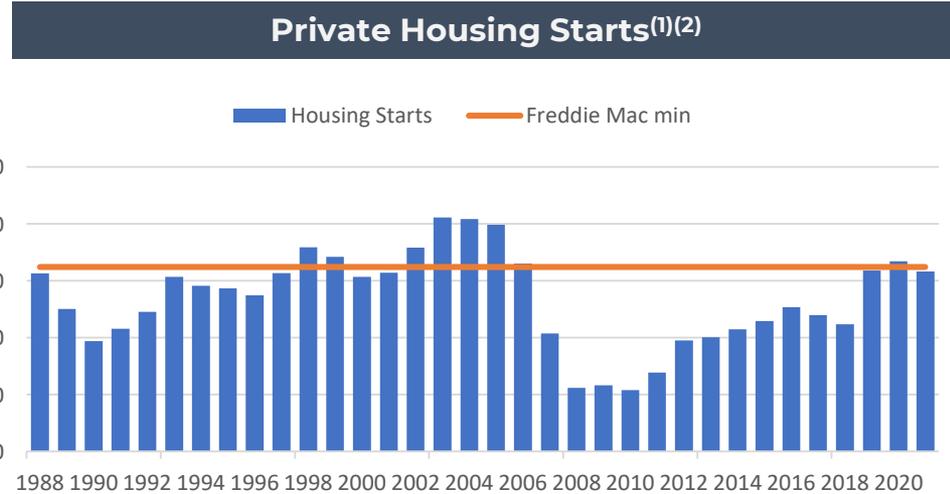
Broadmark Private REIT reports monthly to investors, although monthly reporting will be limited as required to align disclosures with those of the public company.

Investment in Broadmark Private is offered to qualified purchasers only.

An investment in the Broadmark Private REIT is speculative. There can be no assurance that it will achieve its investment objective. Please see “Certain Risk Factors” in the Memorandum for a general description of the risks.

MARKET OPPORTUNITY IN THE CURRENT ENVIRONMENT

- **Significant residential housing demand** outpacing current limited supply
 - Total housing starts for January 2021 are 1.58 million, below the 1.6 million annual housing starts needed to meet current demand⁽¹⁾
- **Bank consolidation has narrowed** the universe of lenders making construction loans post-financial crisis
 - COVID-19 disruption has impaired leveraged banks and non-bank competitors, further reducing construction lender universe
- **Construction activity has resumed** and is accelerating to meet the housing demand as currently 29 states are experiencing housing shortages
 - Broadmark operates in seven of the ten states with the largest housing deficits. The ten states with the largest housing deficits have significant overlap with the states with the highest net migration rates between 2010 and 2019 according to the Census Bureau.



BROADMARK PRIVATE REIT, LLC MONTHLY PERFORMANCE

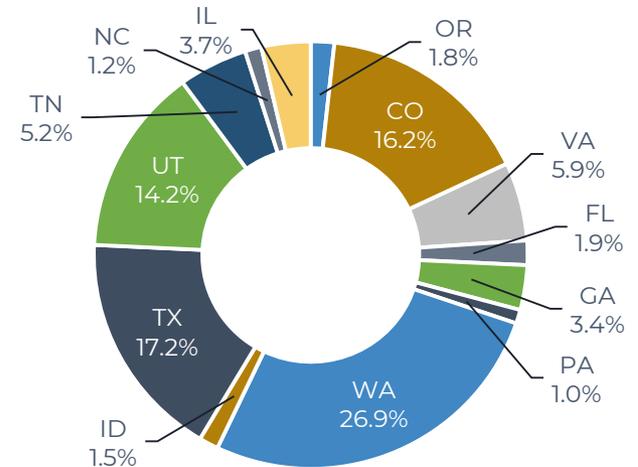
March 2021 Fund Metrics



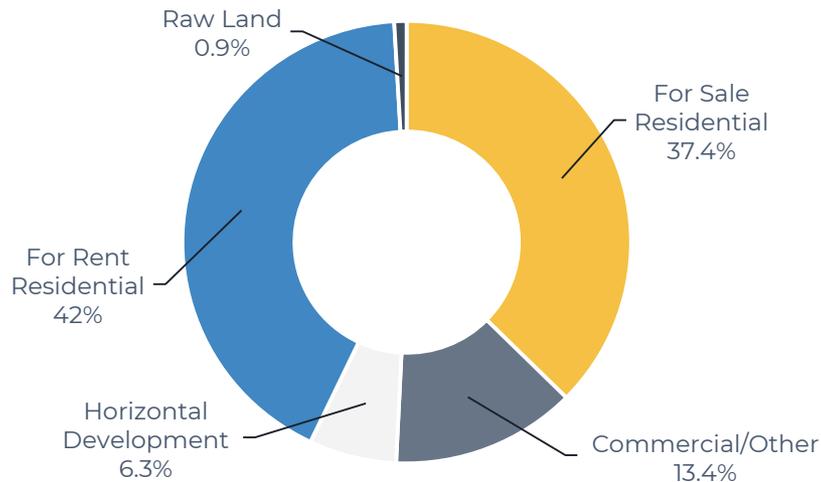
Monthly Returns⁽¹⁾

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD ⁽²⁾	ITD ⁽²⁾
2020	N/A	N/A	0.46%	0.62%	0.71%	0.74%	0.88%	0.89%	0.87%	0.85%	0.85%	0.81%	7.95%	
2021	0.60%	0.56%	0.54%											9.80%

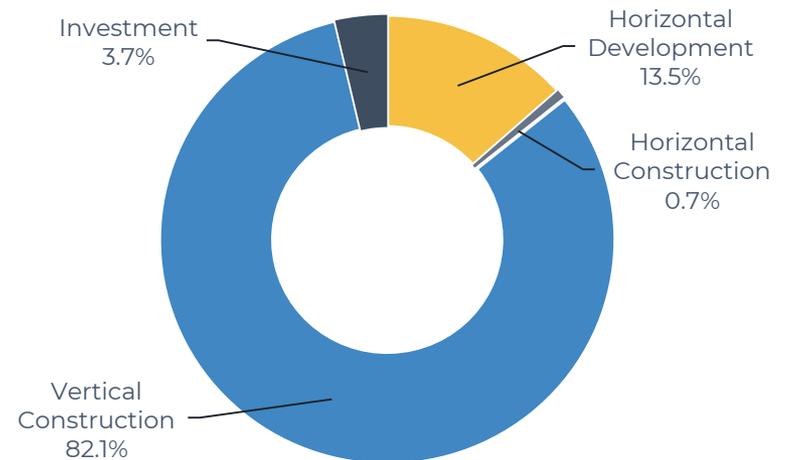
Portfolio % by State⁽³⁾



Portfolio % by Property Type⁽³⁾



Portfolio % by Loan Purpose⁽³⁾



BROADMARK PRIVATE REIT, LLC ACTIVE LOAN SUMMARY

	Principal Outstanding ⁽¹⁾	Total Loan Commitment ⁽²⁾	LTV %	Original Term (mo.)	Fee	Interest Rate
Total	\$42,739,951.55	\$88,366,683.02	N/A	N/A	N/A	N/A
Mean ³	\$562,367.78	\$1,162,719.51	61%	9.91	4%	12%
Median ³	\$111,366.36	\$285,042.66	64%	9.00	4%	12%



BROADMARK PRIVATE REIT MANAGEMENT TEAM

Jeffrey B. Pyatt

Chief Executive Officer, BRMK

David Schneider

Chief Financial Officer, BRMK

Linda Koa

Chief Operating Officer, BRMK

Daniel Hirsty

Chief Credit Officer, BRMK

Geir Watland, CFA, CAIA

Managing Director
Private Capital Markets

Jessica Disman

Director, Sales & Marketing
Private Capital Markets

Christine Kilroy

Director, Operations & Client Services
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THE FOLLOWING SLIDES REFER TO BROADMARK REALTY CAPITAL, INC. AND ARE PROVIDED FOR INFORMATION ONLY. SLIDES 12-16, 20 & 21 ARE EXCERPTED FROM THE BROADMARK REALTY CAPITAL INC. FOURTH QUARTER INVESTOR DECK PUBLISHED FEBRUARY 25, 2021 AND ARE PROVIDED FOR INFORMATION ONLY. THE FULL THIRD QUARTER BROADMARK REALTY CAPITAL INC. INVESTOR DECK IS AVAILABLE AT WWW.BROADMARK.COM.



AT A GLANCE: BROADMARK REALTY CAPITAL (NYSE: BRMK)

Key Facts

Internally Managed
Real Estate Investment Trust

7.7%

Dividend Yield⁽¹⁾

\$0

Debt Outstanding⁽²⁾

59.4%

Weighted Average LTV⁽²⁾

\$2.8 billion

Originations Since Formation⁽²⁾

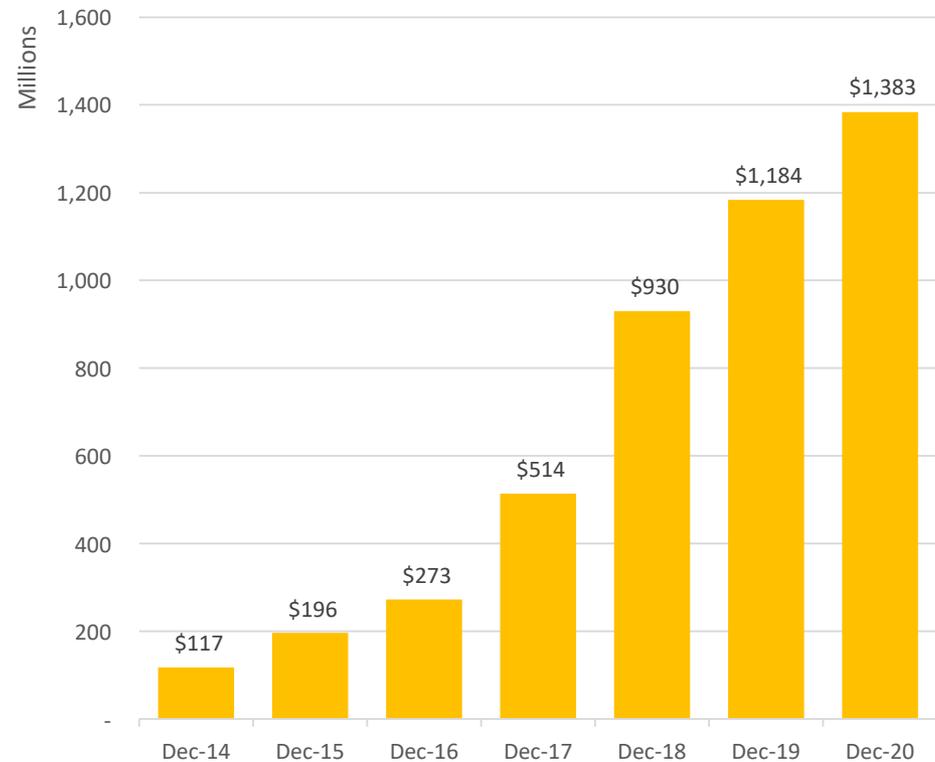
204

Active Loans in Twelve States and D.C.⁽²⁾

0.1%

Historical Principal Losses⁽⁴⁾

Rapid Growth of Active Loan Portfolio⁽³⁾



Note: Historical information throughout this presentation includes combined predecessor companies unless other indicated or the context otherwise requires.

BRMK FINANCIAL HIGHLIGHTS

- Diversified loan portfolio with high equity buffer, industry leading balance sheet, and strong liquidity supports expansion into new markets and pursuit of growth opportunities
- 100% fixed rate senior secured assets can weather through all interest rate environments

High Quality Assets

59.4%
Weighted
average LTV⁽¹⁾

12
States & D.C.
diversification

Attractive Yields

11.8%
Weighted
average fixed
interest rate

4.7%
Weighted
average fee rate

Strong Balance Sheet

\$0
Debt

\$1.2B
Total Assets

Strong Liquidity

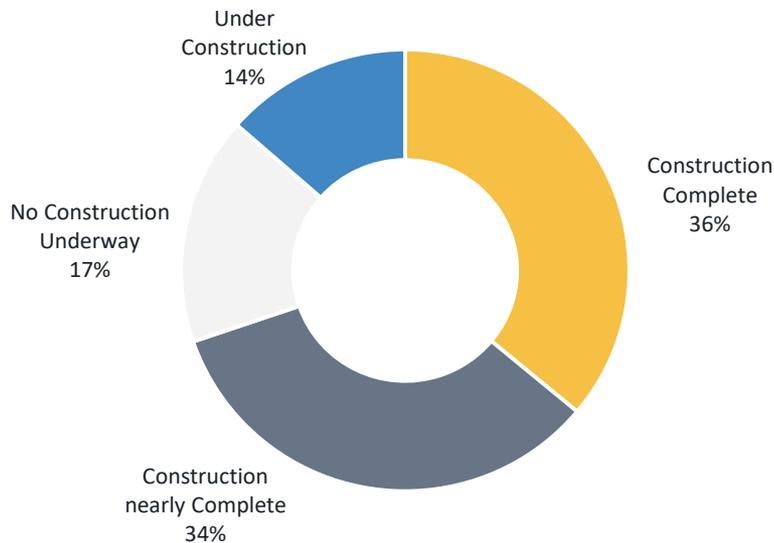
\$223M
Cash

63%
Cash to
construction
holdback

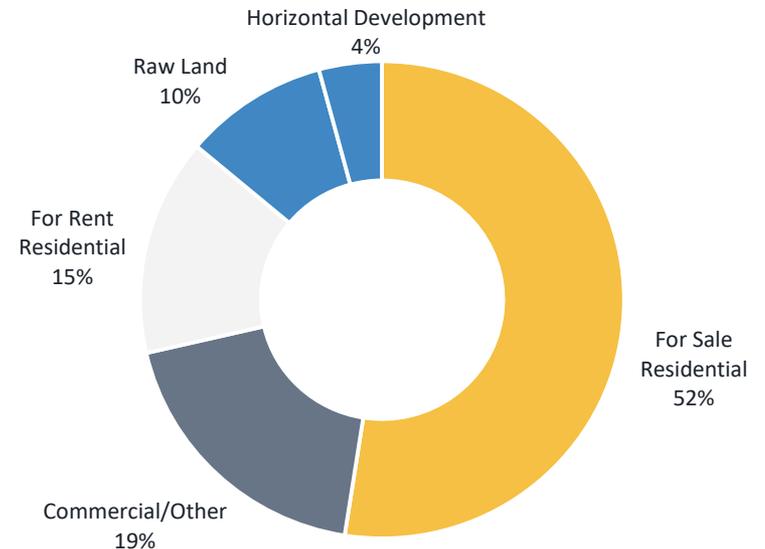
HISTORY OF MAXIMIZING VALUE THROUGH STRATEGIC MANAGEMENT

- Minimal losses in ten-year history, **approximately 0.1%** on the \$2.8 billion loans originated
- In Q420, reduced defaults by 10% from Q320 as a result of resolving four loans in contractual default and working with borrowers to bring three defaulted loans to current status
- In current default population, 70% of loans have construction complete or nearly complete, and 67% are collateralized by residential properties giving confidence in our ability to resolve with positive economic outcomes

Default by Construction Phase⁽¹⁾



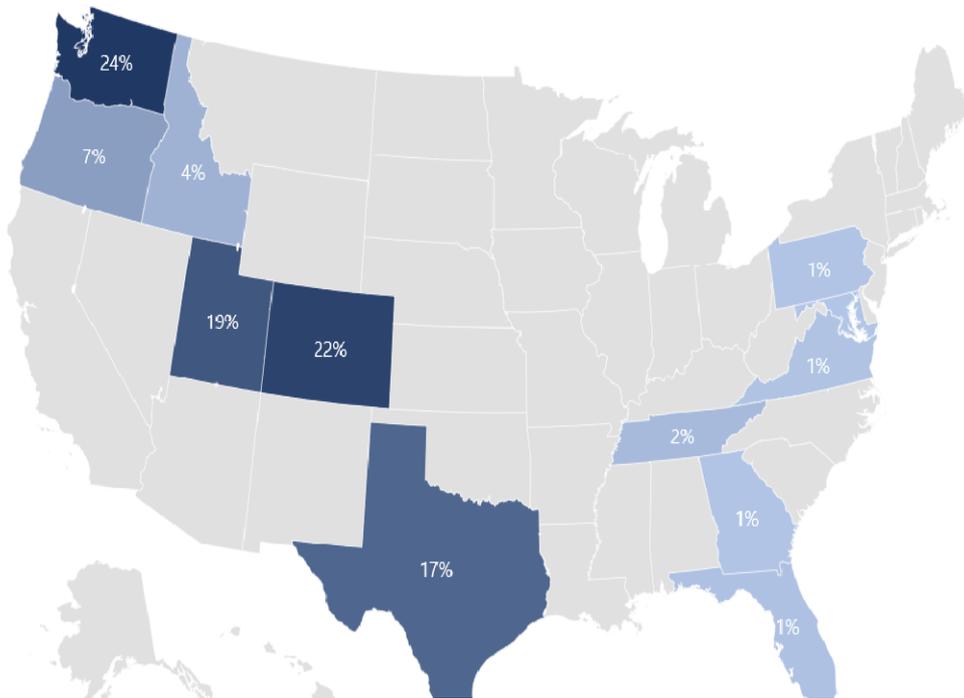
Default by Property Type⁽¹⁾



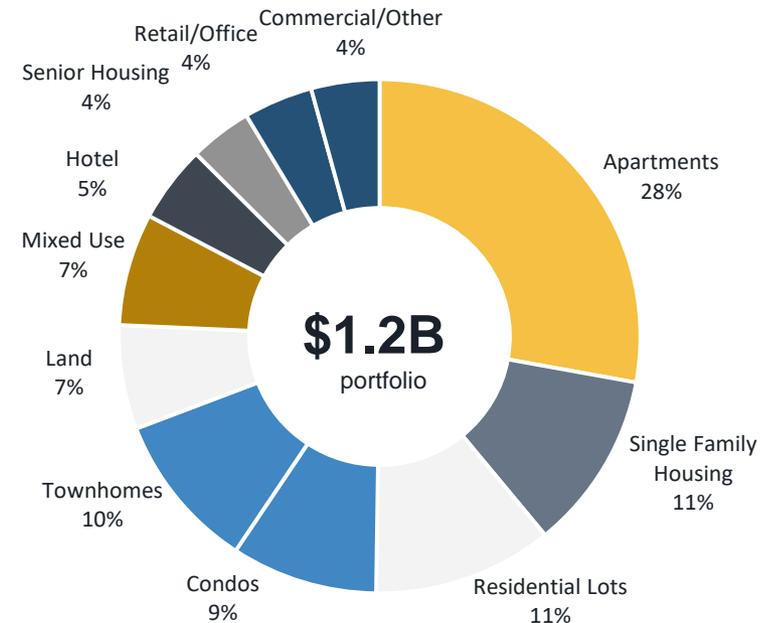
PORTFOLIO DIVERSIFIED ACROSS GEOGRAPHY AND PROPERTY TYPES

- Active loan portfolio includes 204 loans across 12 states plus the District of Columbia
- Target states with favorable demographic trends and non-judicial foreclosure laws
- Diverse collateral weighted towards residential housing

Geographic Diversification^{(1) (2)}



Collateral Diversification^{(1) (2)}



BRMK ILLUSTRATIVE \$5.0M LOAN COMMITMENT

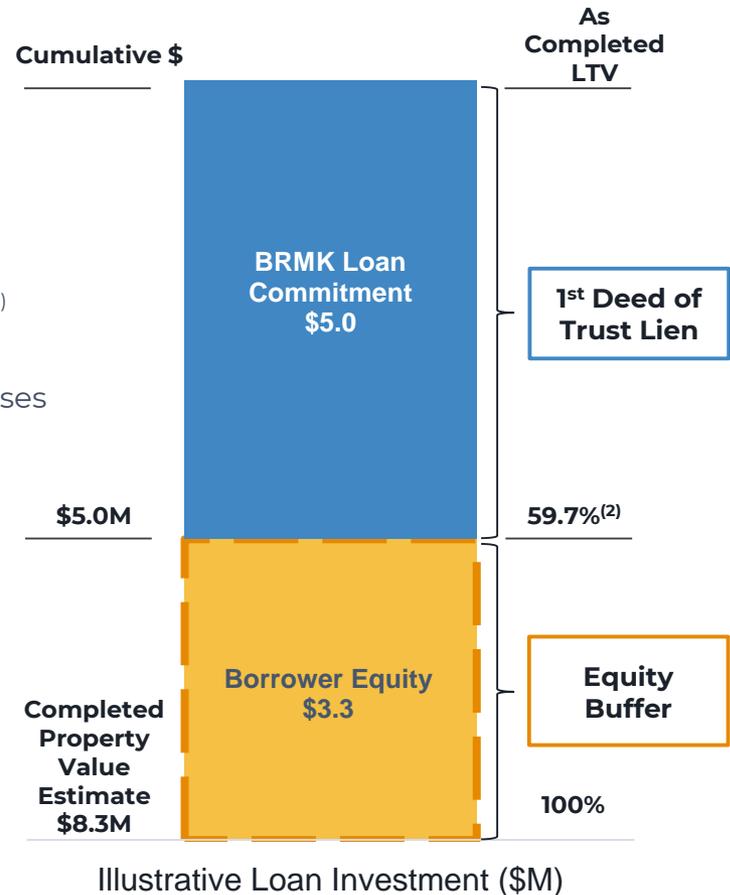
- Significant upfront borrower equity requirement protects Broadmark against principal losses upon default

Senior Lending Position

- Senior secured lender position on 100% of its loans
- Borrower maintains “skin in the game” by contributing initial equity at loan origination⁽¹⁾
- Strict adherence to 65% LTV threshold has resulted in approximately 0.1% of principal losses since inception

Significant Principal Protection

- Requires **\$3.3mm or ~40% property value decline to incur a principal loss on investment**
- Minimize risk by offering short initial loan term (<12 months) and by lending in strong markets



BRMK SUMMARY LOAN OVERVIEW

Property Types

- For Sale Residential
- For Rent Residential
- Commercial / Other
- Horizontal Development
- Raw Land

Loan Purpose

- Vertical Construction
- Horizontal Development
- Investment

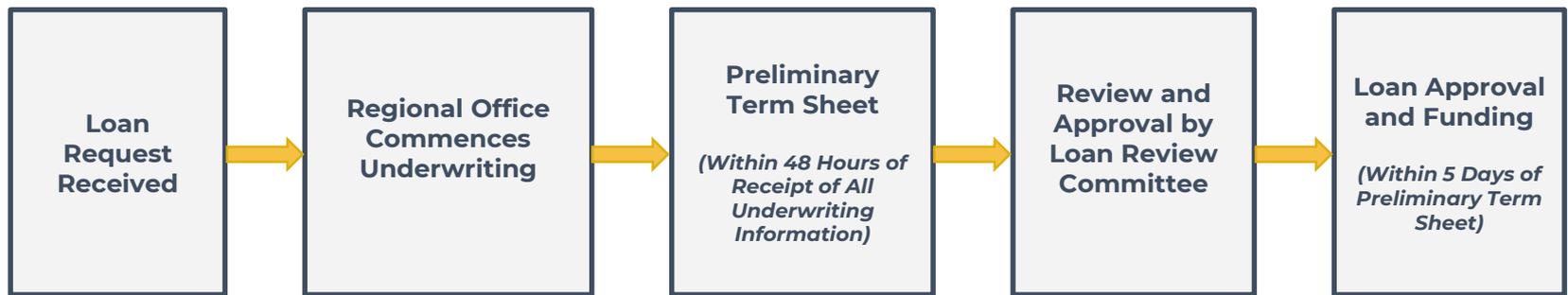
Summary Loan Terms

	<u>Typical Terms</u>
Loan Size:	\$100k to \$35.0 million
Initial Loan Term:	5-12 months
Interest Rate:	10.0% - 13.0%
Initial Origination Fee:	3.0% - 5.0% (4.0% - 5.0% per annum)
LTV:	Maximum 65% of completed value
Extension Term:	1-3 months
Extension Fee:	0.35% - 1.5%
Loan Ranking:	First Deed of Trust
Personal Guarantee:	Required on all loans

BRMK RIGOROUS AND RESPONSIVE UNDERWRITING PROCESS

- Strict underwriting process to manage downside risk exposure
- Broadmark Realty's loans hold first position deeds of trust, have personal guarantees and are subject to a maximum of 65% LTV
- Broadmark Realty's loans are discussed and approved unanimously by the Loan Review Committee

Loan Approval Process



A sample list of materials required for underwriting:

Borrower Provided Information

- ✓ Credit Application
- ✓ Operating Agreement
- ✓ Business Financials
- ✓ Business Tax Returns
- ✓ Guarantor Financials
- ✓ Guarantor Tax Returns
- ✓ Background Check

Collateral Confirmation

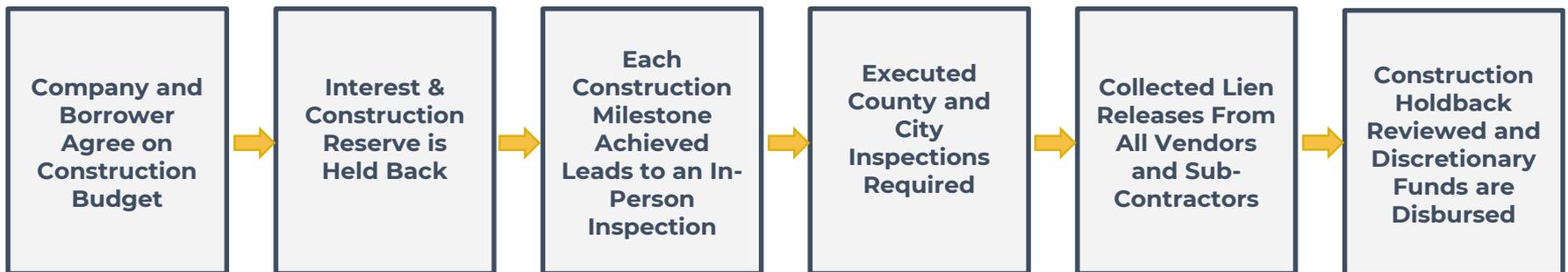
- ✓ Site visit by a Broadmark team member
- ✓ Independent Appraisal Report
- ✓ Preliminary Title Report
- ✓ Purchase & Sale Agreement
- ✓ Itemized Budget Review
- ✓ Building Permit, Plans, Specs
- ✓ Borrower's Marketing Plans
- ✓ Tax Records & Property Info
- ✓ Title Insurance

BRMK LOAN SERVICING OVERVIEW

Broadmark Realty's Loan Servicing Department comprises three functions:



Construction Loan Servicing Process



BRMK FOURTH QUARTER AND FULL YEAR 2020 KEY METRICS

Originations

- Loan originations and risk reducing amendments totaling \$194.8 million in commitments
- 78% of originations in Q4 are collateralized by residential properties
- 61.1% of originations in Q4 are from repeat borrowers
- Weighted average origination LTV of 61%

Portfolio Composition

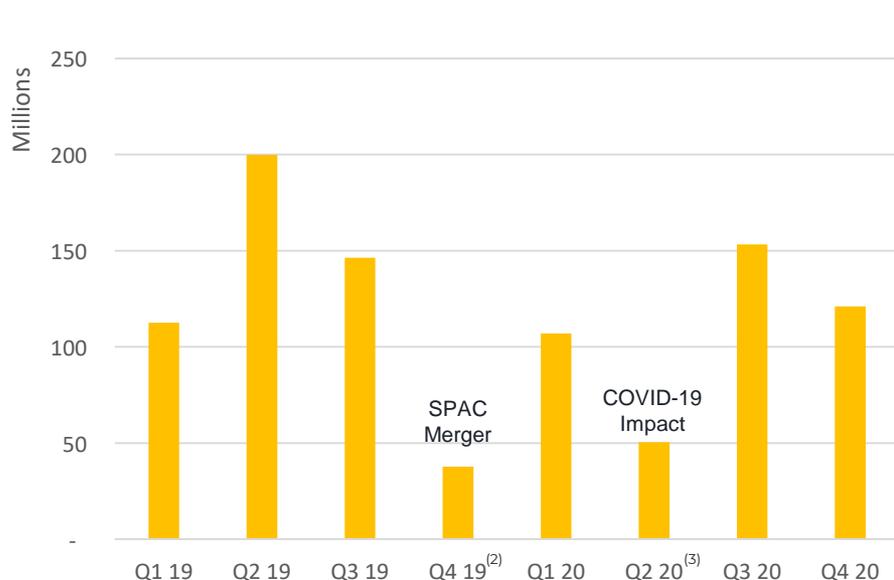
- Total active loan portfolio at \$1.2 billion in total commitment including principal outstanding, interest reserve and construction holdback
- Weighted average LTV of 59.4% on active loan portfolio⁽²⁾
- Diversified across 12 states and the District of Columbia
- Diverse collateral weighted towards residential housing



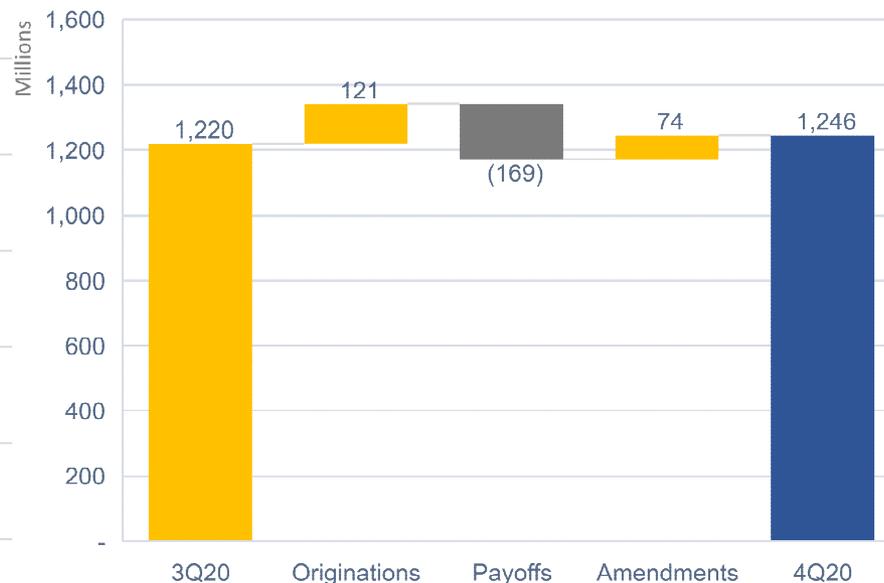
ORIGINATIONS SUPPORT PORTFOLIO GROWTH

- Loan origination continues to normalize after COVID-19 impact
- Q4 loan production surpasses the level of many of our pre-COVID quarters despite typical seasonality
- Future growth opportunities remain strong with current pipeline between \$200 and \$250 million

New Loan Origination⁽¹⁾



Change in Loan Portfolio⁽⁴⁾



1. Represents new loan originations only, excluding amendments to existing loans

2. Origination activity impacted by company SPAC merger, not reflecting normal business activities

3. Origination activity reflects company's slower origination pace due to COVID-19 related uncertainty in April and May

4. Represents total commitment including principal outstanding, interest reserve and construction holdback as of December 31, 2020

APPENDIX: DEFINITIONS OF PROPERTY CLASSIFICATIONS AND LOAN PURPOSE

Property Classification:

- **For Sale Residential** - All for sale residential product including single family homes, townhomes, condominiums and other attached product.
- **For Rent Residential** - All rental residential product including multifamily rental apartments and senior housing.
- **Commercial/Other** - Non-residential real estate including retail, office, industrial and hotels.
- **Horizontal Development** - Vertical construction ready sites with improvements including finished single-family lots, finished townhome lots and multifamily and commercial development sites.
- **Raw Land** - Undeveloped land prior to horizontal development.

Loan Purpose:

- **Vertical Construction** - Loans which utilize at least 20% of loan commitment to fund vertical construction of residential, commercial and mixed-use properties.
- **Horizontal Development** - Loans which do not fund vertical construction and utilize at least 20% of loan commitment to fund horizontal improvements including: initial site preparation, ground clearing, installing utilities, and road, sidewalk and gutter paving.
- **Investment** - Loans which do not fund vertical or horizontal construction including financings of built real estate properties or raw land.

FORWARD LOOKING STATEMENTS

This presentation contains certain “forward-looking statements” within the meaning of the federal securities laws, including, without limitation, statements concerning our operations, economic performance, portfolio performance and financial condition. These forward-looking statements are made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. Forward-looking statements reflect the Company’s current views with respect to, among other things, capital resources, portfolio performance and results of operations. In some cases, you can identify these forward-looking statements by the use of terminology such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “could,” “seeks,” “approximately,” “predicts,” “intends,” “plans,” “estimates,” “anticipates” or the negative version of these words or other comparable words or phrases. Forward-looking statements do not guarantee future performance, which may be materially different from that expressed in, or implied by, any such statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of their respective dates.

These forward-looking statements are based largely on our current beliefs, assumptions and expectations concerning future developments and their potential effects on us. There can be no assurance that future developments affecting us will be those that we have anticipated. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to us or within our control, and which could materially affect actual results, performance or achievements. Factors that may cause actual results to vary from our forward-looking statements include, but are not limited to:

- risks described in our Annual Report on Form 10-K for the year ended December 31, 2019, including those set forth under the captions “Risk Factors” and “Business” sections, and under the heading “Risk Factors” in our Quarterly Reports on Form 10-Q;
- the magnitude, duration and severity of the novel coronavirus (“COVID-19”) pandemic;
- disruptions in our business operations, including construction lending activity, relating to COVID-19;
- adverse impact of COVID-19 on the value of our goodwill established in our business combination consummated on November 14, 2019;
- the impact of actions taken by governments, businesses, and individuals in response to the COVID-19 pandemic;
- the current and future health and stability of the economy and residential housing market, including any extended slowdown in the real estate markets as a result of COVID-19;
- changes in laws or regulations applicable to our business, employees, lending activities, including current and future laws, regulations and orders that limit our ability to operate in light of COVID-19;
- defaults by borrowers in paying debt service on outstanding indebtedness;
- the adequacy of collateral securing our loans and declines in the value of real estate property securing our loans;
- availability of origination and acquisition opportunities acceptable to us;
- potential mismatches in the timing of asset repayments and the maturity of the associated financing agreements;
- increased competition from entities engaged in construction lending activities;
- general economic uncertainty and the effect of general economic conditions on the real estate and real estate capital markets in particular;
- general and local commercial and residential real estate property conditions;
- changes in federal government policies;
- changes in federal, state and local governmental laws and regulations that impact our business, assets or classification as a real estate investment trust;
- our ability to pay, maintain or grow the dividend in the future;
- changes in interest rates;
- the availability of, and costs associated with, sources of liquidity;
- the adequacy of our policies, procedures and systems for managing risk effectively;
- the ability to manage future growth; and
- changes in personnel and availability of qualified personnel.

We undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as may be required under applicable securities laws. Readers are cautioned to refer to our periodic filings furnished to or filed with the SEC, including our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K, which are prepared in accordance with GAAP. This presentation and the information contained herein should be reviewed in conjunction with such filings.