Form C

Cover Page

Name of Issuer

Stark Real Estate Investments

Legal Status of Issuer

Form

Limited Liability Company

Jurisdiction of Incorporation/Organization

Delaware

Date of Incorporation/Organization

May 2022

Physical Address of Issuer

1 Stark Tower

Suite 1000

Stark, CA 94000

Website of Issuer

https://www.starkrei.com

Name of Intermediary through which the Offering will be Conducted

Dalmore Group, LLC

CIK Number of Intermediary

0001811234

SEC File Number of Intermediary

007-00123

CRD Number of Intermediary

298123

Amount of Compensation to be Paid to the Intermediary, whether as a dollar amount or a percentary, or a good faith estimate if the exact amount is not available at this time

8.0% cash commission

Any other direct or indirect interest in the issuer held by the intermediary, or any arrangement for the intermediary to acquire such an interest

None

Type of Security Offered

Class A Units

Target Number of Securities to be Offered

50,000

Price (or method for determining price)

$10.00

Target Offering Amount

$500,000

Oversubscriptions Accepted:

Yes

Oversubscriptions will be Allocated:

Pro-rata basis

Maximum Offering Amount (if different from Target Offering Amount)

$1,000,000

Deadline to reach the Target Offering Amount

December 31, 2026

NOTICE TO INVESTORS: THE COMPANY IS OFFERING UP TO $1,000,000 OF CLASS A UNITS. IF THE COMPANY DOES NOT RAISE AT LEAST $500,000 BY THE OFFERING DEADLINE, NO SECURITIES WILL BE SOLD AND ALL INVESTMENT COMMITMENTS WILL BE CANCELLED. THE COMPANY MAY ACCEPT OVERSUBSCRIPTIONS UP TO THE MAXIMUM OFFERING AMOUNT ON A PRO-RATA BASIS. THE COMPANY MAY CONDUCT MULTIPLE CLOSINGS DURING THE OFFERING PERIOD.

Current Number of Employees

4

	Most recent fiscal year-end	Prior fiscal year-end
Total Assets	$2,140,000	$1,310,000
Cash & Cash Equivalents	$612,000	$388,000
Accounts Receivable	$74,000	$41,000
Short-term Debt	$0	$0
Long-term Debt	$1,180,000	$720,000
Revenues/Sales	$1,260,000	$0
Cost of Goods Sold	$0	$0
Taxes Paid	$0	$0
Net Income	$(1,420,000)	$(1,180,000)

Offering Statement

Name of Issuer

Stark Real Estate Investments

THE OFFERING

Type of Security Offered

Class A Units

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50,000

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$10.00

Target Offering Amount

$500,000

Oversubscriptions Accepted:

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Pro-rata basis

Maximum Offering Amount (if different from Target Offering Amount)

$1,000,000

Deadline to reach the Target Offering Amount

December 31, 2026

OFFERING ELIGIBILITY

Check this box to certify that all of the following statements are true for the Issuer:

- Organized under, and subject to, the laws of a State or Territory of the United States or the District of Columbia
- Not subject to the reporting requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934
- Not an investment company registered or required to be registered under the Investment Company Act of 1940
- Not ineligible to rely on this exemption as a result of any "bad actor" disqualification under Rule 506(d)
- Has filed all ongoing annual reports required by Regulation Crowdfunding during the two years immediately preceding the filing of this Form C
- Not a development stage company that has no specific business plan or has indicated its business plan is to engage in a merger or acquisition with an unidentified company
- Not a blank check company, shell company, or other company with no or nominal operations

ANNUAL REPORTS

The Issuer will provide annual reports to Investors by delivering such reports to the Issuer's website, posting them at https://www.starkrei.com/investors, and maintaining them there for a reasonable period, but in any event for at least three years.

OFFERING EXEMPTION

The Issuer is relying on the exemption provided by Section 4(a)(6) of the Securities Act and Regulation Crowdfunding. The Issuer has not relied on any other exemption in connection with this Offering.

RESTRICTIONS ON RESALE

Securities sold in reliance on Section 4(a)(6) may not be transferred by any Investor for one year from the date of purchase, except to the Issuer, to an accredited investor, as a gift to a family member, or in connection with the Investor's death or divorce, subject to the limitations of Rule 501 of Regulation Crowdfunding.

COMPENSATION TO INTERMEDIARY

The Intermediary will receive a cash commission equal to 8.0% of the aggregate amount raised in the Offering, payable upon each closing of the Offering. The Intermediary will also receive a non-accountable expense allowance of 1.0% of the aggregate amount raised.

INVESTMENT LIMITS

Subject to certain exceptions, no Investor may purchase Securities in this Offering if the aggregate amount of Securities sold to such Investor in all Regulation Crowdfunding offerings during the 12-month period ending on the date of such purchase would exceed the greater of (i) $2,200 or 5% of the lesser of such Investor's annual income or net worth, or (ii) 10% of the lesser of such Investor's annual income or net worth, not to exceed $107,000.

MATERIAL CHANGES

The Issuer will provide notice of any material changes to the terms of the Offering, including any change to the Target Offering Amount, the Maximum Offering Amount, the Deadline, or the Price, by posting such notice on the Issuer's website and by notifying Investors through the Intermediary's platform. Investors who have committed funds before a material change will be given the opportunity to reconfirm, modify, or cancel their investment commitment within five business days after the notice is delivered.

RISK FACTORS

An investment in the Securities involves a high degree of risk. Prospective Investors should carefully consider the following risk factors, as well as the risk factors described in the Form C, before deciding whether to invest. The risks listed here are not the only risks the Issuer faces; additional risks not currently known to the Issuer or that the Issuer currently considers immaterial may also impair the Issuer's business, financial condition, or results of operations.

The Issuer has a limited operating history and may not achieve its projections. The Issuer was formed in May 2022 and has a limited operating history. Its projections are based on assumptions that may prove to be inaccurate, and actual results may differ materially and adversely from those projected.

Real estate development is inherently risky. The Issuer's business depends on the successful development, construction, leasing, and sale of real estate. Development projects can be delayed or exceed budget for reasons including weather, labor shortages, supply-chain disruptions, permitting delays, and unforeseen site conditions, any of which could reduce or eliminate returns to Investors.

Construction cost overruns and delays. Construction costs may exceed estimates, and projects may not be completed on schedule. Cost overruns may require additional capital that the Issuer does not have, and delays may result in lost tenants or penalties under construction contracts.

Leasing and tenant risk. The Issuer's revenues depend on its ability to lease space at projected rents and to maintain occupancy. Tenants may default, decline to renew, or vacate early, and market rents may decline, particularly in the San Francisco Bay Area commercial market.

Interest rate risk. Rising interest rates increase the cost of borrowing and may reduce the value of the Issuer's properties. The Issuer has variable-rate debt and is exposed to changes in benchmark rates.

Concentration risk. The Issuer's portfolio is concentrated in a small number of properties in the San Francisco Bay Area. A downturn in that market, a natural disaster, or a regulatory change affecting those properties would have a disproportionate impact on the Issuer.

Dependence on key personnel. The Issuer depends on the continued services of its founder and a small management team. The loss of any key person could materially harm the Issuer's ability to execute its business plan.

Illiquidity of the Securities. There is no public market for the Securities, and none is expected to develop. Investors may not be able to sell or transfer their Securities for the foreseeable future, and may not recover their investment except through distributions or a sale of the Issuer.

Limited voting rights. Class A Units have limited voting rights and Investors will have little ability to influence the Issuer's management or policies.

Tax risks. Investors may receive taxable income from the Issuer's operations or sales of property even in years in which they receive no cash distributions, and may owe taxes on their share of the Issuer's income.

Environmental liability. Owners of real property can be liable for the cost of cleaning up hazardous substances on or emanating from their properties, regardless of fault.

Competition. The Issuer competes with other developers, investors, and landlords for sites, tenants, and capital, and competition may reduce the Issuer's returns.

Regulatory and zoning risk. Changes in zoning, rent control, or other regulations may limit the Issuer's ability to develop or operate its properties as planned.

Limited diversification. Because the Issuer is raising a relatively small amount of capital, it will be able to invest in only a few projects, and the failure of any one project could substantially reduce the value of the Securities.

No guarantee of returns. The Issuer makes no guarantee that Investors will receive any return on their investment or that they will recover the amount they invest.

The Offering

USE OF PROCEEDS

The Issuer intends to use the net proceeds of the Offering as follows:

- 70% — Acquisition and development of the Issuer's first multifamily project in Oakland, CA
- 15% — Working capital and reserves
- 8% — Repayment of a portion of the Issuer's existing construction loan
- 7% — Offering expenses, including the Intermediary's commission and the Issuer's legal and accounting fees

The Issuer may adjust the foregoing allocations in its reasonable discretion.

DEADLINE, CANCELLATION, AND REFUNDS

The Offering will terminate on the earlier of (i) December 31, 2026, (ii) the date the Target Offering Amount is reached, or (iii) the date the Issuer terminates the Offering. If the Target Offering Amount is not reached by the Deadline, the Offering will be canceled, no Securities will be issued, and all funds committed by Investors will be returned without interest or deduction.

CLOSINGS AND REDUCTIONS

The Issuer may conduct multiple closings during the Offering period. Once the Target Offering Amount has been reached, the Issuer may close the Offering at any time before the Deadline upon at least five business days' notice to Investors. Investors may reduce the amount they have committed through the Intermediary's platform at any time before the Deadline.

TRANSFER AGENT

The Issuer has not engaged a transfer agent. Ownership of the Securities will be recorded on the Issuer's books and records.

Ownership and Capital Structure

THE OFFERING

The Issuer is offering up to 50,000 Class A Units of Stark Real Estate Investments, LLC at $10.00 per Unit, for a maximum offering amount of $1,000,000. The minimum offering amount is $500,000.

DESCRIPTION OF THE SECURITIES

The Securities offered hereby are Class A Units of Membership Interest. The rights and privileges of the Class A Units are set forth in the Issuer's Operating Agreement, a copy of which is attached as Exhibit A to this Form C.

Class A Units have the following rights:

- Pro-rata distributions of Net Cash Flow, when and if declared by the Manager
- One vote per Unit on matters requiring Member approval
- Information rights, including annual financial statements
- Tag-along rights in the event of a sale of the Issuer

Class A Units do not have the following rights:

- Voting rights with respect to the day-to-day operations of the Issuer
- Any right to appoint a Manager
- Any preemptive right to purchase additional Units

VOTING AND CONTROL

Class A Units have limited voting rights and will not be able to influence the management or policies of the Issuer.

ANTI-DILUTION RIGHTS

The Class A Units do not have anti-dilution rights.

RESTRICTIONS ON TRANSFER OF THE SECURITIES BEING OFFERED

Securities sold in reliance on Section 4(a)(6) may not be transferred by any Investor for one year from the date of purchase, except to the Issuer, to an accredited investor, as a gift to a family member, or in connection with the Investor's death or divorce, subject to the limitations of Rule 501 of Regulation Crowdfunding.

DESCRIPTION OF OUTSTANDING EQUITY

Class of Equity	Amount Outstanding	Voting Rights
Class A Units	0	Limited voting rights
Class B Units	1,000,000	Manager-controlled

Class B Units

The Class B Units are held by the Manager and its affiliates. They carry full voting rights and control the Issuer's management.

Class A Units

As of the date of this Form C, no Class A Units have been issued. The Class A Units offered hereby will be the first Units issued to Investors.

Dilution

The Class A Units offered hereby will be subject to dilution if the Issuer issues additional Units in the future, including Units issued to the Manager or its affiliates in connection with the Issuer's development activities.

ANTI-DILUTION RIGHTS OF OUTSTANDING SECURITIES

The Class B Units have anti-dilution rights with respect to certain issuances of Units by the Issuer.

DESCRIPTION OF OTHER SECURITIES

The Issuer has not issued any other securities.

DEBT

The Issuer has the following debt outstanding:

- Construction loan with First Bay Commercial Bank, N.A., in the principal amount of $1,180,000, secured by a deed of trust on the Issuer's first project, bearing interest at SOFR + 3.25%, and maturing on March 31, 2027.

OTHER SECURITIES

The Issuer has not issued any other securities.

SECURITIES IN OTHER COMPANIES

The Issuer does not own any securities in other companies.

WHAT IT MEANS TO BE A MINORITY HOLDER

As a minority holder of Class A Units, you will have limited rights in the governance of the Issuer. You will not be able to influence the Issuer's management or policies, and you will rely entirely on the Manager to operate the business in your interest. You should not invest unless you are willing to entrust all aspects of the Issuer's management to the Manager.

DILUTION

The Class A Units offered hereby will be subject to dilution if the Issuer issues additional Units in the future, including Units issued to the Manager or its affiliates in connection with the Issuer's development activities.

ANTI-DILUTION RIGHTS

The Class A Units do not have anti-dilution rights.

RESTRICTIONS ON TRANSFER

Securities sold in reliance on Section 4(a)(6) may not be transferred by any Investor for one year from the date of purchase, except to the Issuer, to an accredited investor, as a gift to a family member, or in connection with the Investor's death or divorce, subject to the limitations of Rule 501 of Regulation Crowdfunding.

VOTING AND CONTROL

Class A Units have limited voting rights and will not be able to influence the management or policies of the Issuer