

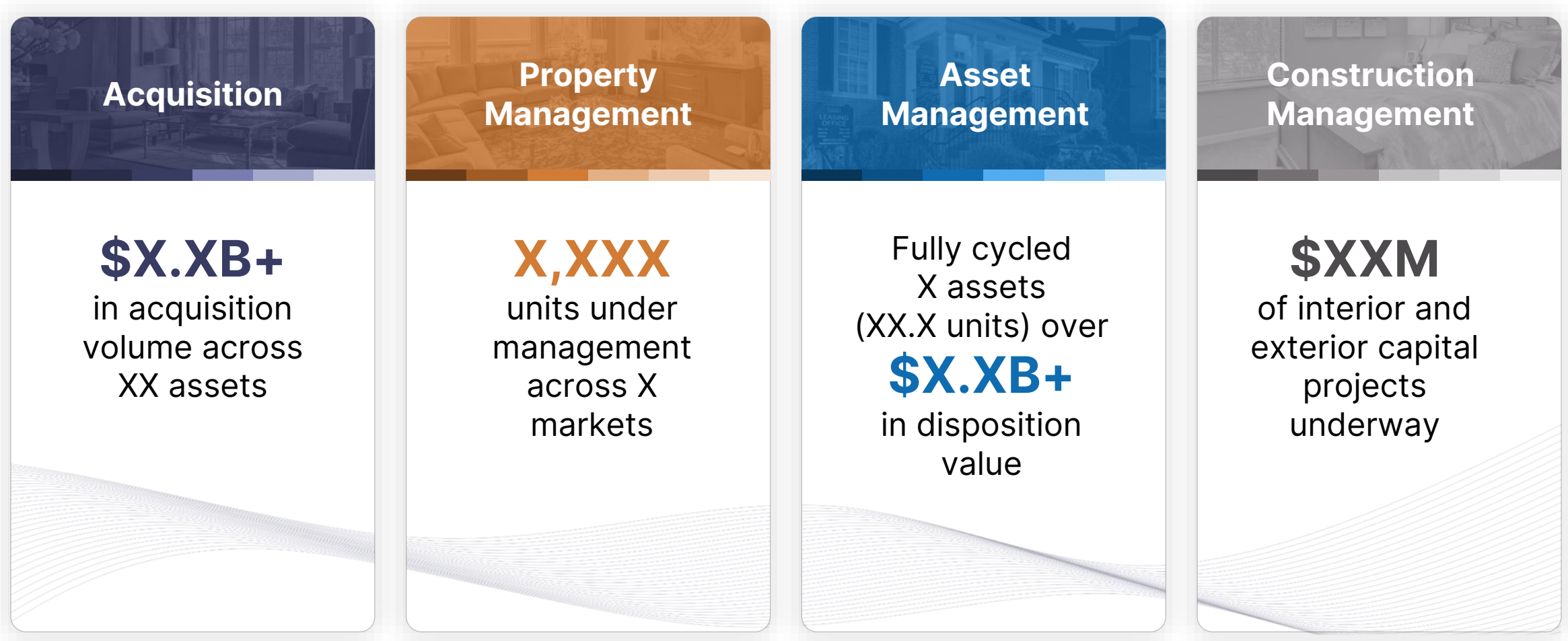


Institutional Multifamily Platform

Investor Presentation

January 2023

Vertically Integrated Platform



Current Portfolio

X,XXX Units

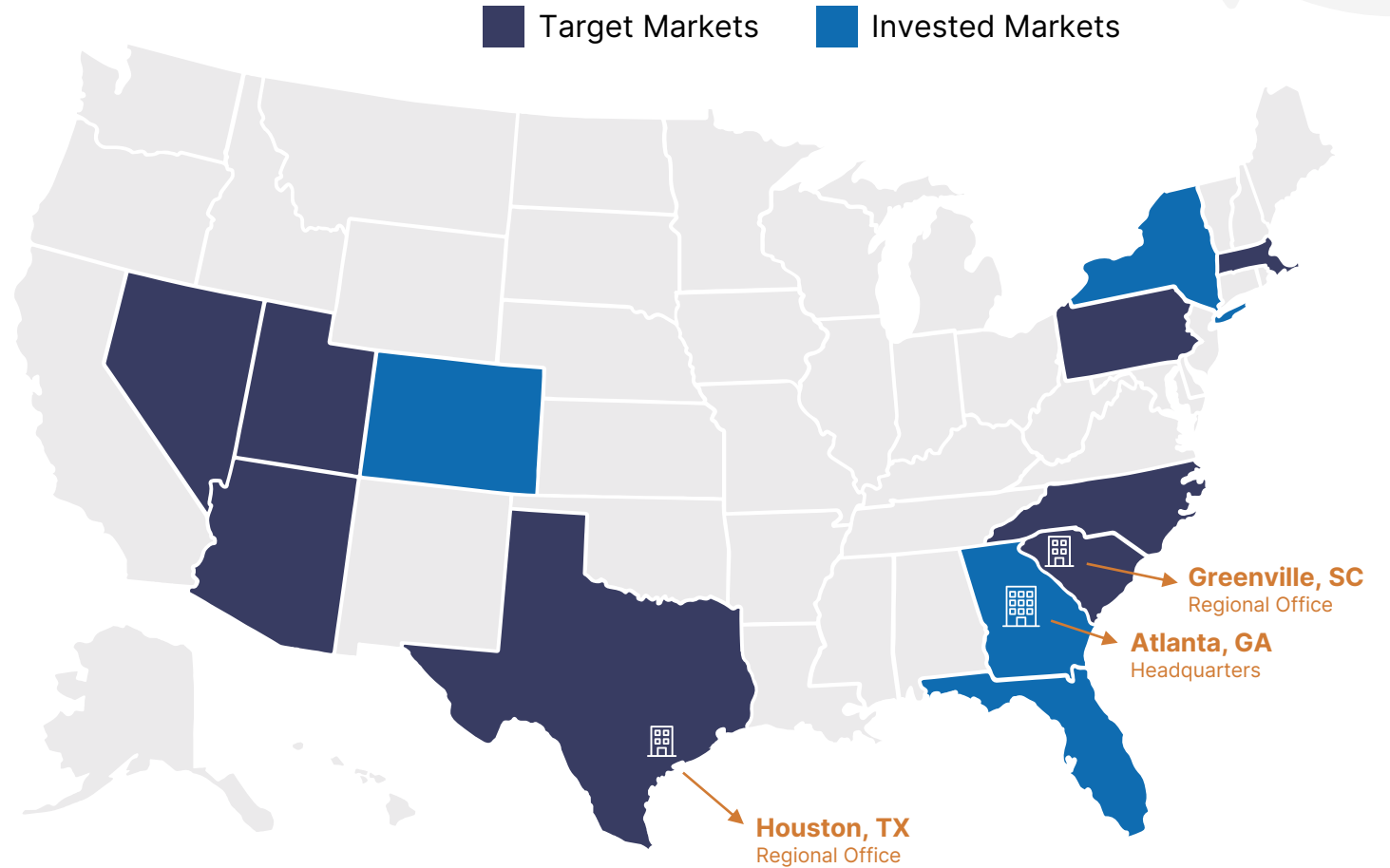
Managed across XX assets

\$X Billion

Total assets under management

XX.X%

Average occupancy



Track Record

XX,XXX Units

Fully cycled across XX investments

\$X.X Billion

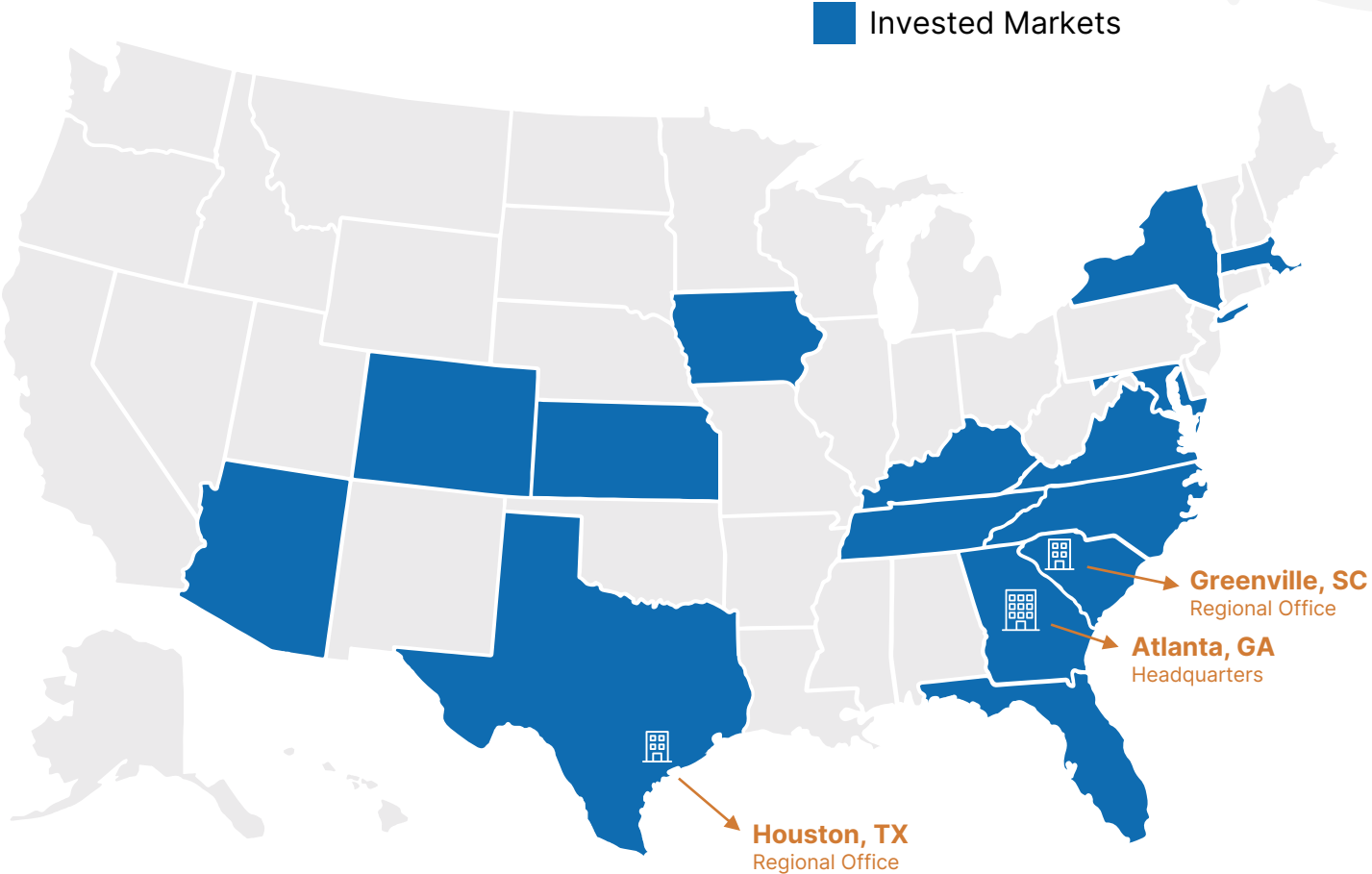
Total transaction value

XX.X%

Gross IRR

XX Years

Experience across multiple market cycles



Investment Approach

Acquisition Criteria

1

Stabilized Class A/B properties located in high-growth markets with strong population, income, and employment growth

2

Diverse employment base with highly liquid institutional markets

3

Over 300 units or greater than \$100 million total capitalization

Target Markets

Primary

Atlanta, Orlando, Tampa, Jacksonville, Dallas, Houston, Austin, Charlotte, Raleigh, San Antonio and Long Island

Secondary

Salt Lake, Denver, Boston, Phoenix, Las Vegas, and Philadelphia



Investment Process



Source

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Pursue

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Acquire

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Leadership



Frederick Johnson • Chief Executive Officer (Founded in 2003)

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Christina Lee • Director of Investments (Joined in 2014)

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Noel Roberts • Chief Financial Officer (Joined in 2013)

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Leadership



Jennifer Bitts • Director of Operations (Joined in 2015)

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Preston Singh • VP of Capital and Construction (Joined in 2009)

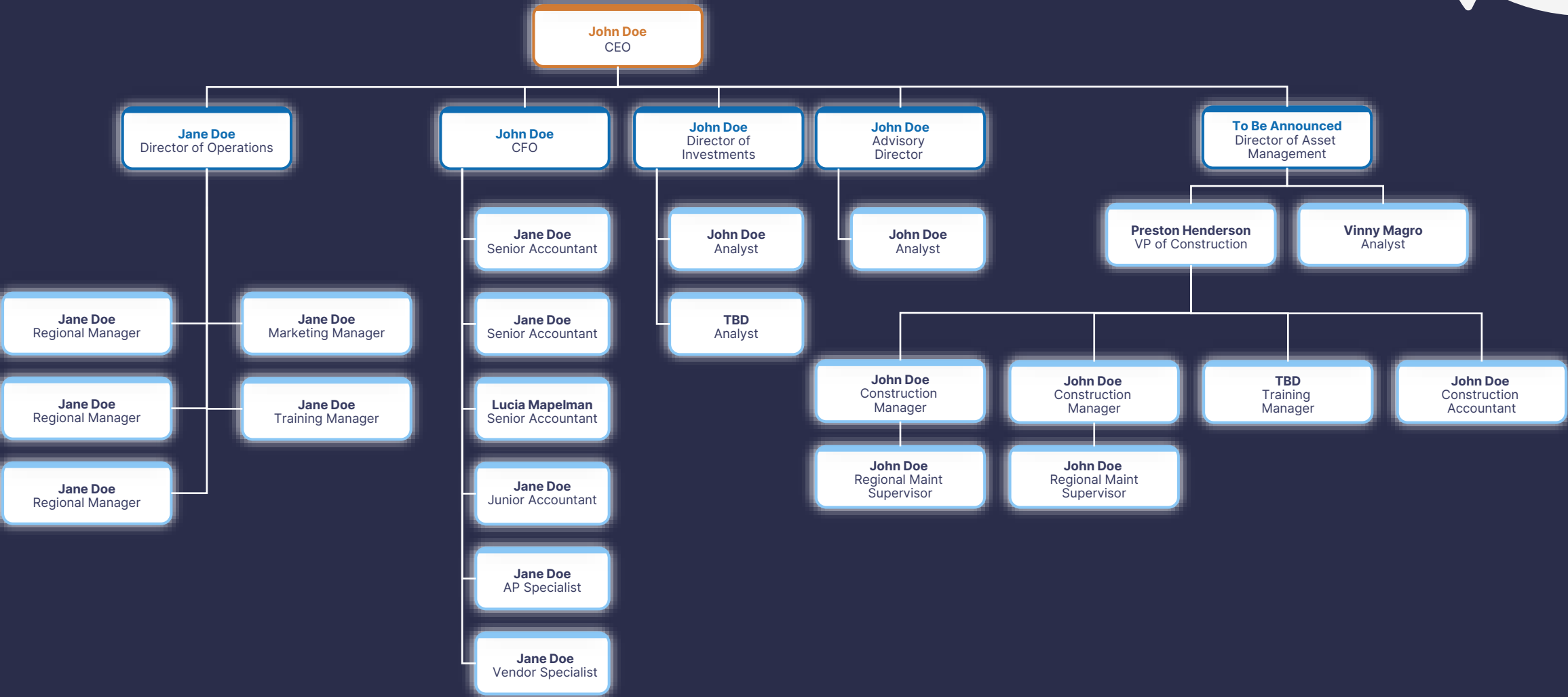
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Robert Dunns • Advisory Director (Joined in 2021)

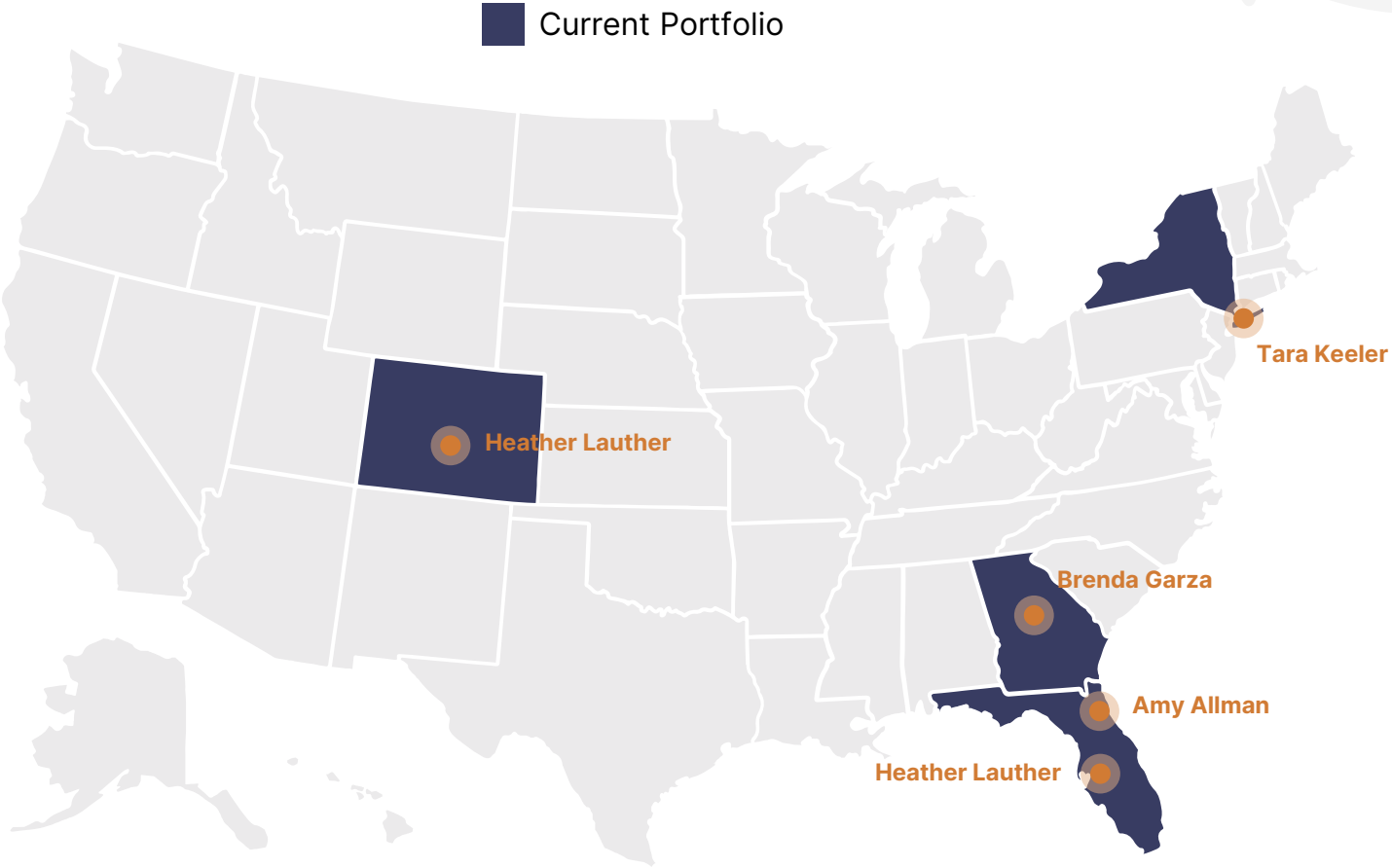
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Fully Dedicated Team



Current Portfolio - coverage and variable expenses per unit

Atlanta	\$X,XXX
Orlando	\$X,XXX
Tampa	\$X,XXX
Jacksonville	\$X,XXX
Long Island	\$X,XXX
Portfolio Avg	\$X,XXX



Variable Expense Experience

Property	Location	Units	Variable Expense / Unit
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
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Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Oak Hills Village	Brookhaven, NY	XXX	\$X,XXX
Totals / AVG.		X,XXX	\$X,XXX

Our Partners

INVESTCORP

KKR



TAURUS

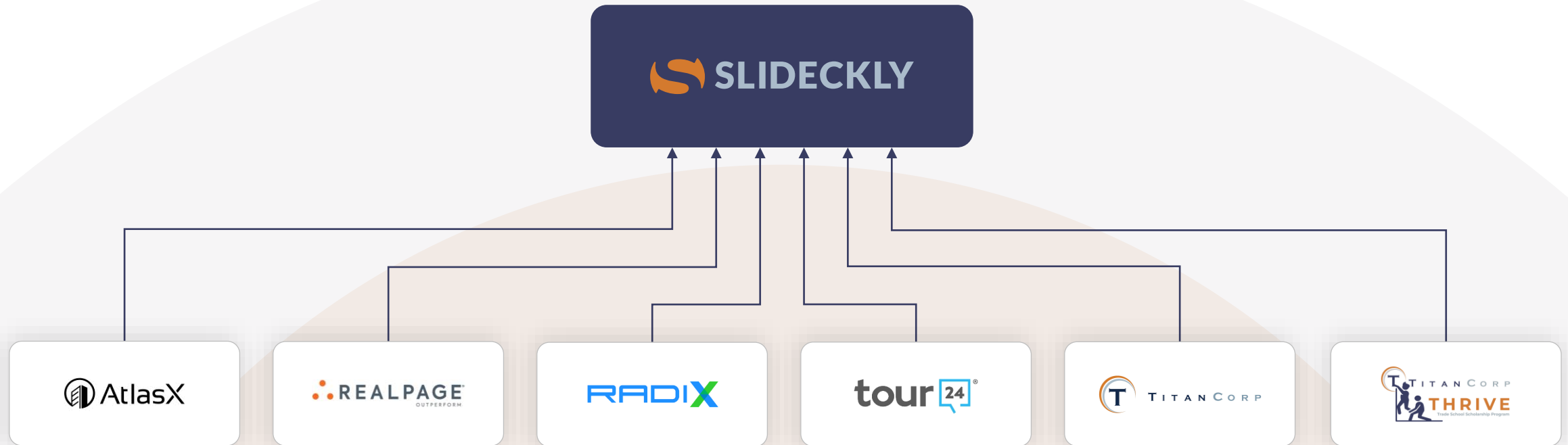


BRIDGE
INVESTMENT
GROUP

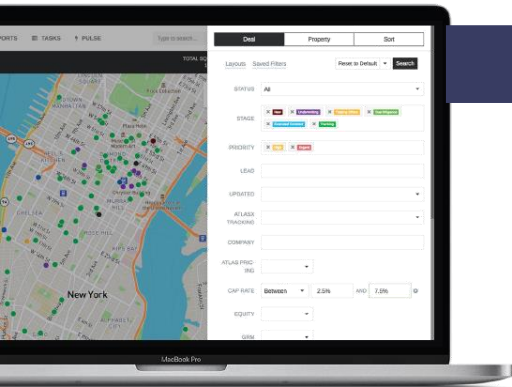


Wafra

Systems & Software



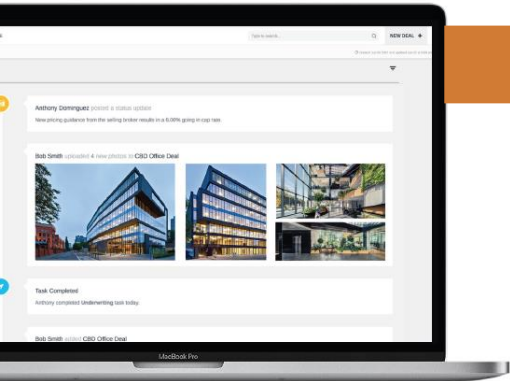
AtlasX – Institutional Pipeline and CRM



Pipeline Dashboard

Build an institutional memory of the market

- Search deals by keywords, drill in by markets, or segment by deal status and other custom metrics.
- Track dead deals or manage active opportunities
- Customize dashboard views for team members working within specific regions, roles, and more.



Deal Pulse

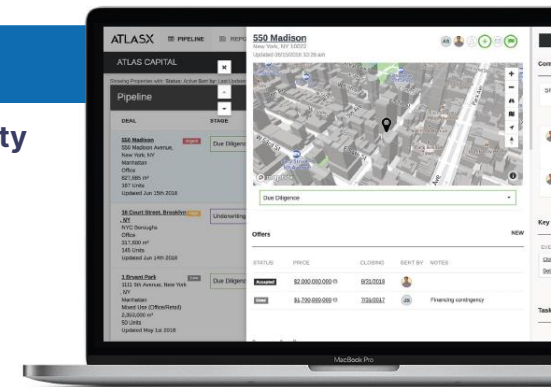
Real-time feed of all pipeline activity

- View acquisitions activity in a chronological timeline
- Bookmark last steps taken
- Stay on top of tasks and deal leads

Property Level

Real-time visibility into every asset & opportunity

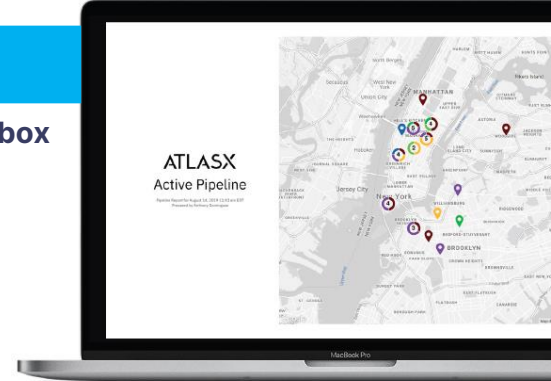
- Intelligently auto-populate deal profiles from Oms, emails and teasers using best-in-class artificial intelligence
- Deal management, documents, contacts, and more in one centralized place
- Automated property tracking using U.S. county data, get alerted when a deal in your pipeline trades, gets financing, and more



Deal Pulse

Export on the fly or schedule delivery to your inbox

- View acquisitions activity in a chronological timeline
- Bookmark last steps taken
- Stay on top of tasks and deal leads



Slideckly Reporting

A central dark blue circle on the left contains the text 'Slideckly Reporting'. Four lines radiate from this circle to four numbered circles on the right. The circles are numbered 1 through 4. Each number is inside a dark circle, which is surrounded by a larger, lighter circle of the same color. The colors of the outer circles are: 1 (dark blue), 2 (orange), 3 (blue), and 4 (light blue). Each numbered circle is connected to a text block on the right by a line of the same color as the outer circle.

1

Weekly Leasing Report

Weekly reports sent to our partners displaying leasing activity for the week.

2

Monthly Financial Statements

Balance Sheet, P&L, & T12 statements are sent to our partners at the end of each month

3

Unit Renovation Tracker

Excel sheet sent to our partners with monthly financials to track unit renovations across the portfolio

4

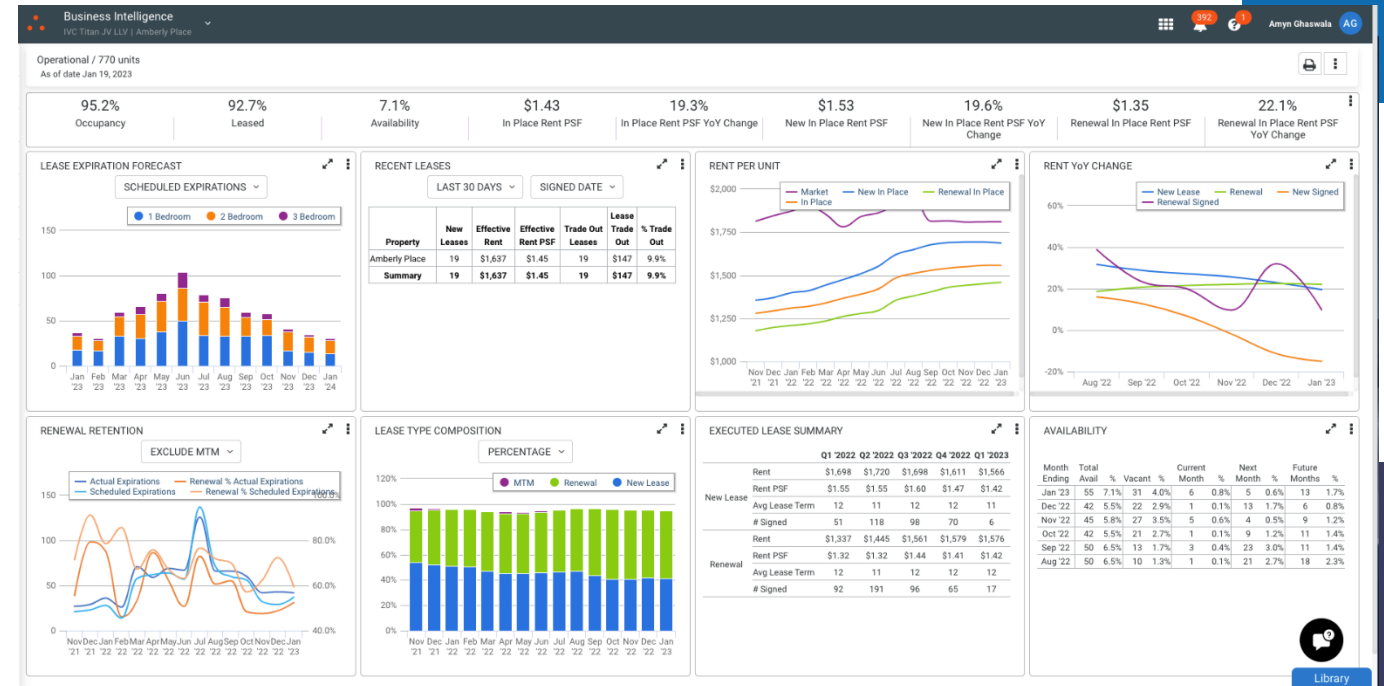
CapEx Tracker

Excel sheet used to track CapEx spending and to make draw requests



Drive efficiency with Business Intelligence by RealPage

- ✓ Integrated with all major operating systems
- ✓ Thousands of KPIs
- ✓ Flexible customizable dashboards
- ✓ Daily updates
- ✓ Custom reporting with the most comprehensive and easy-to-use custom report writer in the industry
- ✓ Drill-down capability, transaction-level granularity and integrated external data
- ✓ 360-degree insight into key metrics including operational, marketing, demographic, facilities, screening, accounting, and affordable compliance
- ✓ Covers Conventional, Student, Senior, and Affordable assets





SurveySwap™

SurveySwap™ is a patent-pending proprietary feature that allows Radix users to exchange information and data with their peer properties via the Radix platform without having to spend time on the phone, sifting through websites, or exchanging multiple emails. This enables clients to see trends on data such as rents, concessions, traffic and leases, occupancy and leased percentage, and more. SurveySwap™ creates a win-win for both sides by providing an efficient way to more accurately and efficiently exchange data, saving time for everyone involved.

It gives users access to competitor data on:



Rents



Concessions



Traffic and
Leases



Occupancy and
Leased Percentage

Spend Less Time

Sifting through websites, on
the phone, exchanging emails

Inputting and verifying data

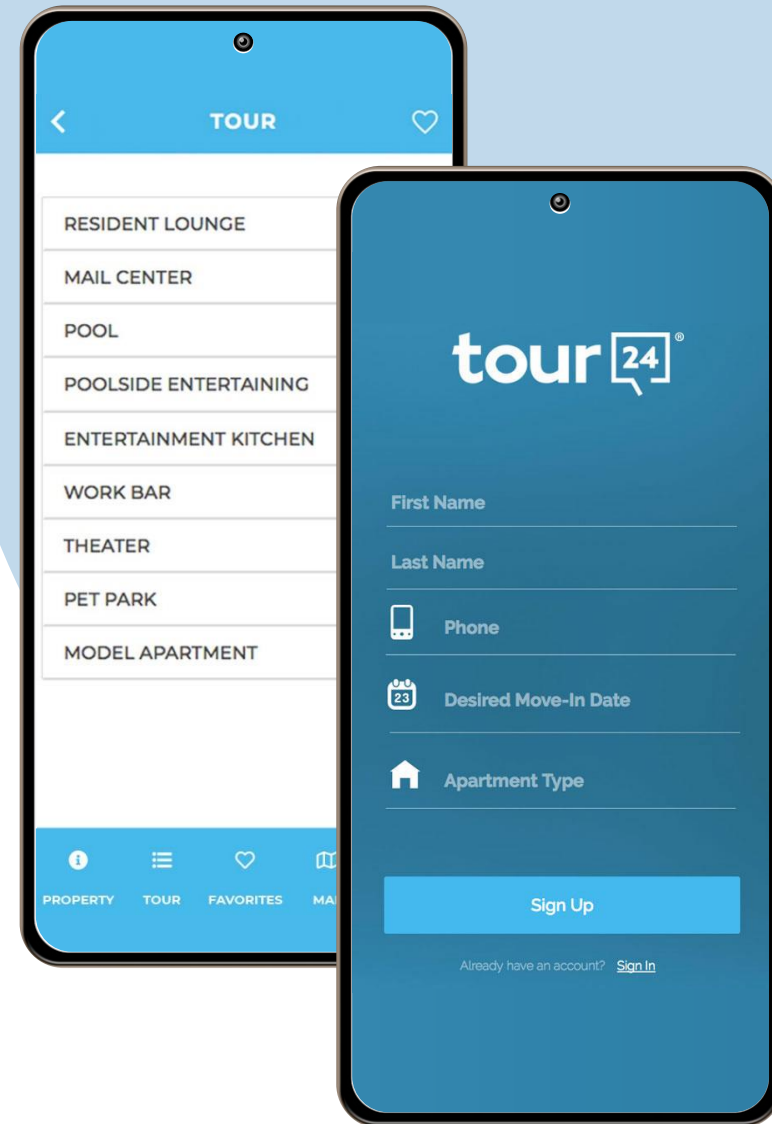


Tour24 enables renters to easily schedule an apartment tour anytime – whether it's after hours or during the day when the leasing teams are not available to give a tour.

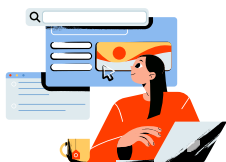
Your phone becomes your “key” to the building and your “onsite tour guide.” Tour24 is making it faster and easier to rent an apartment.

Tour24 can “give tours” when you’re busy during the day and provide tours after hours and on holidays and weekends when the office is closed – without adding headcount. Plus, we provide valuable data and feedback from the tour. More ours = more leases.

Accounted for **XX% of tour traffic**
and **XX% of leases** portfolio-wide in 20XX.



Search



Reputation



Website

ENGRAIN
 **Matterport™**

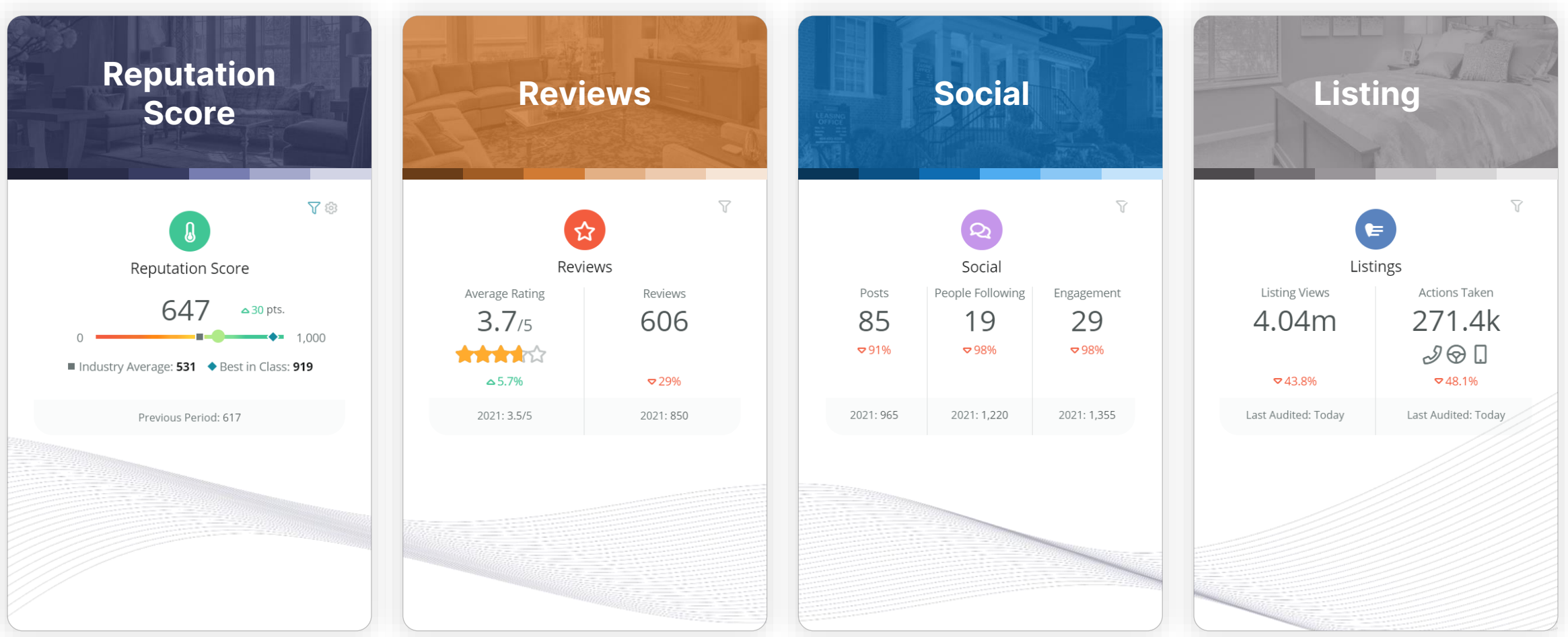
Digital Advertising

 **Apartments.com™**

Apartment  **List**

Our Reputation Matters

With the help of Reputation.com, we increase online presence and customer ratings across the web.



Social Media Presence



4.5 Stars

Google Rating for the Portfolio

5,376

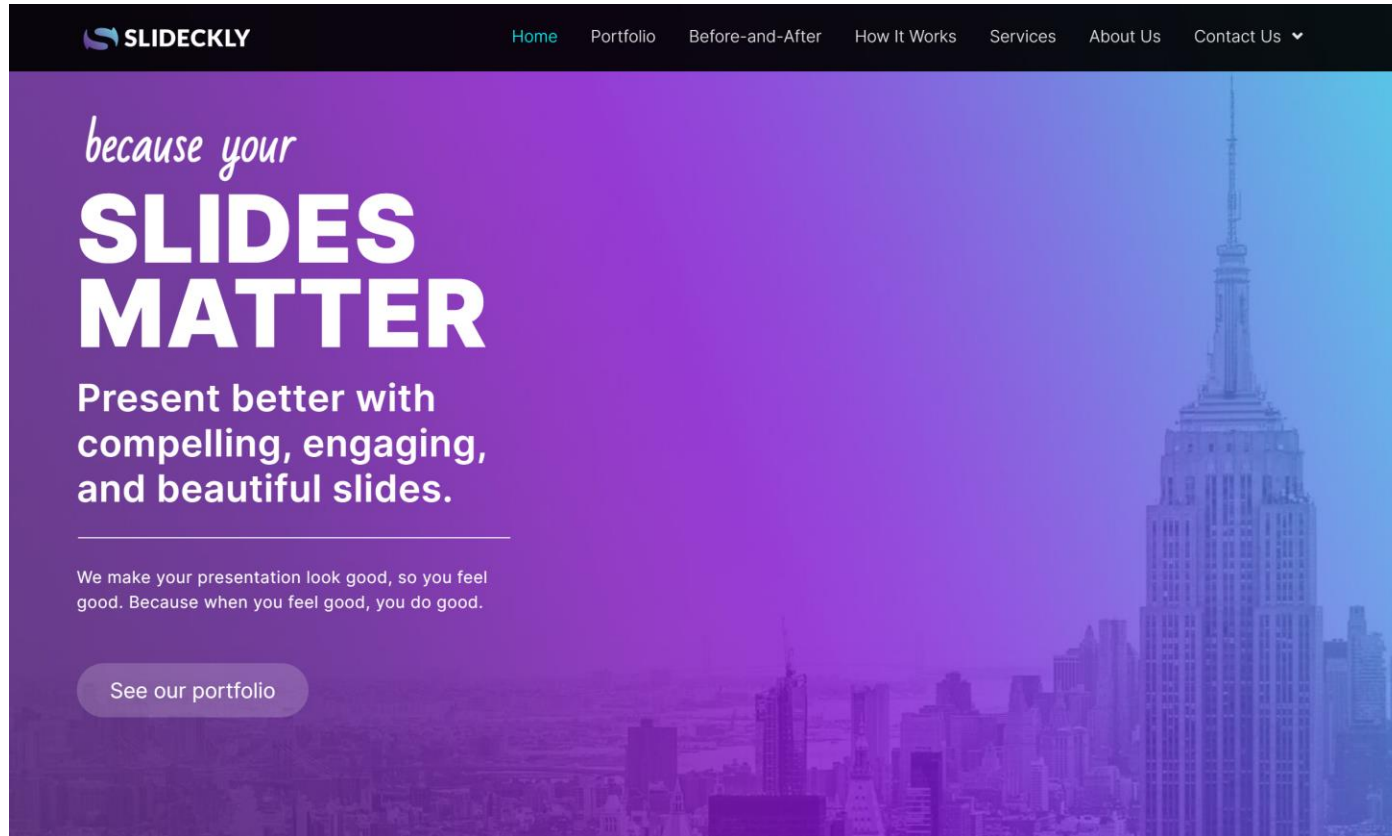
Total Reviews

3.2 Stars

Competitor Average

Recently implemented QR code cards distributed by on-site staff to increase review frequency

Find Us On The Web (www.slideckly.com)



We Acquire

Our decades of experience in proven investment strategies meet the growing needs and return expectations of our investors.

We Manage

Slideckly has a deep track record of quickly turning around assets with its obsession with the People. Often forgotten, Multifamily Assets are a home providing safety and security.

We Invest

We invest our own funds into all the projects we undertake. When you have a stake in the community, you quickly make the most of new opportunities and adapt.

Revamped Websites

DESIGN SERVICES

From one-time project to continual support, we're here to help tell your story visually.



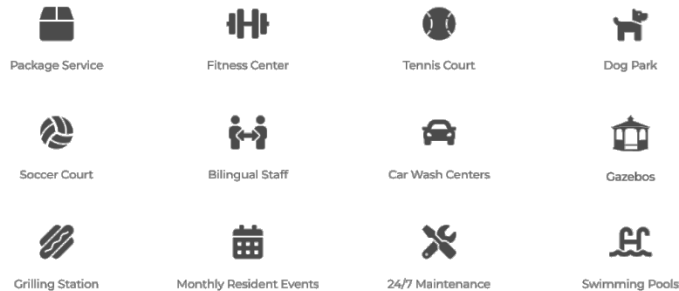
New Don't know where to start? No problem! We can design everything from a blank sheet of paper, bullet points, or chosen sketches. Get your time back and relax.

Polish Impress your audience by improving and redesigning your existing presentation and turning it into something that engages your audience and captivates their attention.

Template Have a beautifully-designed, reusable, and versatile presentation template that you and your team can use no matter the occasion, anywhere, and anytime.

Ongoing Need two slides today for tomorrow's big meeting? Consider it done. Regardless of how small the task, we will get it done fast without sacrificing quality.

AMENITIES



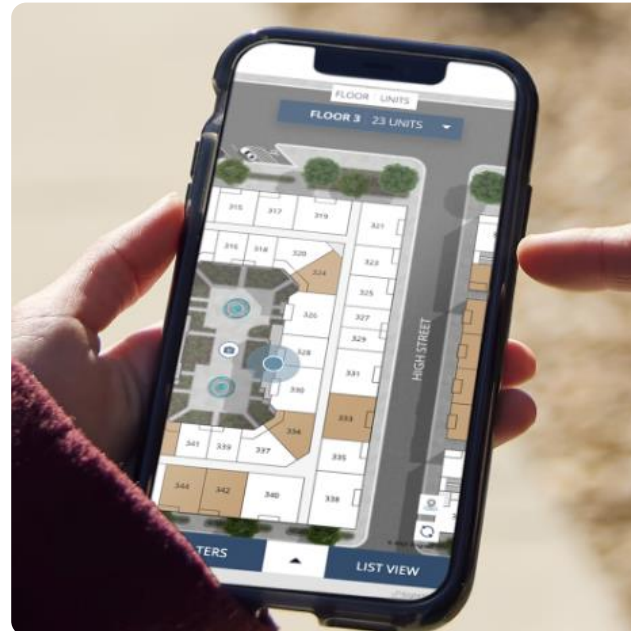
ENGRAIN

Lease more apartments

Break down leasing barriers with more visible details for prospects to explore, including using GPS technology, so users know where they are via a familiar "blue dot."

Lease more apartments

Virtual tours, video, tour paths and more – all of your content visible at the unit, room, or suite level.



Matterport

3D virtual tours
increase leasing traffic

95%

Of people are more likely to call about properties with 3D virtual tours



Making an Impact (www.Titanthrive.com)

SlidecklyTHRIVE is a trade school scholarship program that provides our residents opportunities to complete certifications in trades of their choice, enriching their lives and helping them achieve success.

The application process is simple – residents complete an application, sign the Titan Pledge, and submit the application to their community manager.

Since its inception, TitanCorp has awarded over **\$XX,XXX** in scholarships to eligible residents.





Case Study: Subic Oak Hills



Investment Overview

- XXX-unit, Class B+, townhome-style apartment complex purchased in February 20XX
- Amenities include a Fitness center, four outdoor pools, a clubhouse, three tennis courts, and private entrances to units with direct access garages, among additional features
- The XXX County multifamily market vacancy rate has averaged X.X% since 19XX. Given the high cost of land and strict zoning regulations, the area has seen minimal new development.
- Successfully executed upgrades to XX% of the units at rental premiums well ahead of projections (XX% ROC). Additionally, added backyard fences and new technology to individual units.
 - The investment has outperformed underwriting due to higher occupancy, rental rate growth, and expense reductions, resulting in a trailing 12-month NOI of XX.X% ahead of underwriting.
- Implemented \$XXX amenity fees for all new and renewal leases, generating an additional \$XXXXK of annual revenue.
- Studied office traffic trends to optimize staffing, resulting in the elimination of two positions saving \$XXk per year in operating expenses.



Investment Performance



November 2020

Sale Date



\$XXX,000,000

Sale Price



\$XXX,000,000

Purchase Price



\$X,X00,000

Capital Projects Completed



XX.X%

Fully Realized Net IRR



X.Xx

Equity Multiple

Clubhouse Renovation



Fitness Center Renovation



Kitchen Renovations



Current Portfolio

Property Management Assignments

Property Name	Acquisition Date	Purchase Price	Units
Macasero Palace Hills (Tampa FL)	Nov-20	\$XX0,000,000	XX0
Macasero Palace Hills (Tampa FL)	Nov-20	\$XX,000,000	XXX
Macasero Palace Hills (Tampa FL)	Nov-20	\$XX,000,000	XX0
Macasero Palace Hills (Tampa FL)	Nov-20	\$X0,000,000	XX0
Macasero Palace Hills (Tampa FL)	Nov-20	\$XX,000,000	XX0
Macasero Palace Hills (Tampa FL)	Nov-20	\$XX,000,000	XX0
Total 3rd Property Management		\$XXX,000,000	X,XXX

Property Management Assignments with Equity

Property Name	Acquisition Date	Purchase Price	Units
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XXX
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XXX
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX0,000,000	XXX
Macasero Palace Hills (Tampa FL)	Dec-21	\$X,000,000	XXX
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XXX
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XX0
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XX0
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX0,000,000	XX0
Macasero Palace Hills (Tampa FL)	Dec-21	\$XX,000,000	XXX
Macasero Palace Hills (Tampa FL)		\$X,000,000,000	X,XXX
Total Influence	XX	\$X,X00,000,000	X,XXX

Interior Renovation



Exterior Paint Renovation





Contact Information

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661-342-1954

slideckly.com

