OVERVIEW

The Income REIT is a non-traded REIT making debt and equity investments in commercial real estate properties diversified by investment type, geography and property type. The Income REIT’s primary goal is providing monthly income to investors by rigorously evaluating numerous investment opportunities to find those that can support the Income REIT’s distribution target.

DISTRIBUTION FREQUENCY
Monthly

ANNUALIZED DISTRIBUTION RATE
6.0%

PRICE PER SHARE
$10.30, which is equal to the current NAV per share

LOCATION
United States

INVESTMENT TYPES
Debt and Equity

PROPERTY TYPES
Diversified; all major commercial types

DIVERSIFIED*
Broad selection of investments across property types and geographies designed to reduce risk.

PASSIVE INCOME*
Targeting cash flow from debt and equity investments in commercial real estate properties.

PRINCIPAL PROTECTION*
Debt and equity investments with principal repayment occurring within a 1-10 year hold period.

ABOUT THE INCOME REIT
Key Terms

**MANAGEMENT**  
RM Adviser, LLC

**INVESTMENT LEGAL STRUCTURE**  
Limited Liability Company

**TAX QUALIFICATION**  
REIT

**INVESTOR TAX REPORTING**  
1099 - DIV

Share Repurchase Program

<table>
<thead>
<tr>
<th>Time Frame</th>
<th>Repurchase Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>LESS THAN 1 YEAR</td>
<td>No Repurchase Allowed</td>
</tr>
<tr>
<td>1 TO 2 YEARS</td>
<td>98%</td>
</tr>
<tr>
<td>2 TO 3 YEARS</td>
<td>99%</td>
</tr>
<tr>
<td>3 OR MORE YEARS</td>
<td>100%</td>
</tr>
</tbody>
</table>

Fees and Expenses

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ORGANIZATIONAL &amp; OFFERING COSTS</strong></td>
<td>Capped at 3%</td>
</tr>
<tr>
<td><strong>UPFRONT SELLING COMMISSIONS</strong></td>
<td>0%</td>
</tr>
<tr>
<td><strong>ASSET MANAGEMENT FEE</strong></td>
<td>1% Annualized, payable monthly in arrears</td>
</tr>
<tr>
<td><strong>SERVICING FEE-DEBT AND PREFERRED EQUITY ONLY</strong></td>
<td>0.5%</td>
</tr>
</tbody>
</table>

Distributions

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISTRIBUTION REINVESTMENT PROGRAM</td>
<td>Elect to have distributions automatically reinvested. You may turn this feature on or off at any time.</td>
</tr>
</tbody>
</table>

Purchase Price

<table>
<thead>
<tr>
<th>Price Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRICE PER SHARE</td>
<td>$10.30, which is equal to the current NAV per share.**</td>
</tr>
</tbody>
</table>

**METHOD OF DETERMINING NET ASSET VALUE**

NAV is calculated by taking the total value of the assets less the total value of the liabilities, divided by the number of shares outstanding. NAV will be adjusted at the beginning of each fiscal quarter, or as soon as commercially reasonable thereafter.

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* There is no guarantee that diversified property types and geographies will reduce investor risks, or that passive income and principal protection will be achieved.

** As of September 30, 2023

1 There is no guarantee that shareholders will receive a distribution, and distributions have been paid from sources other than cash flow from operations, including net proceeds from our offering, cash advances by RM Adviser, LLC, manager of the Income REIT (the “Manager”), cash resulting from a waiver of fees or reimbursements due to our Manager, borrowings and the issuance of additional securities. The Manager may in the future declare lower distributions or no distributions at all for any given period.

2 As a percentage of the Repurchase Base Price per share. The repurchase price will be rounded down to the nearest $0.01. The Share Repurchase Program may require that Income REIT repurchase up to 25% of investors’ shares quarterly while this offering is ongoing. Repurchase base price per share is the most recently announced NAV per share; please refer to the offering circular for more details. Repurchases are made quarterly upon written request to us at least 30 days prior to the end of the applicable quarter.

3 The Fees and Expenses reflected herein are not exhaustive, to review a full breakdown of all fees and expenses please refer to the Offering Circular.

4 Realty Mogul, Co. or Realty Mogul Commercial Capital, Co., each of which, in its loan servicing capacity, may be referred to as a RM Originator in the Offering Circular, will act as the servicer for RealtyMogul Income REIT loans and preferred equity investments. Each RM Originator may decide to enter into a Servicing Agreement with an unaffiliated third party to service and administer the loans and preferred equity investments.
ABOUT REALTYMOGUL

RealtyMogul Income REIT is managed by RM Adviser, LLC, an SEC registered investment adviser and a wholly-owned subsidiary of Realty Mogul, Co.

RM Adviser, which manages the Income REIT’s day-to-day operations, will have access to RealtyMogul’s deep team of real estate and finance professionals and will leverage their collective experience in originating, underwriting, and servicing billions of dollars in real estate-related assets over the course of their careers.

As of September, 2023

<table>
<thead>
<tr>
<th>FOUNDED</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEO</td>
<td>Jilliene Helman</td>
</tr>
<tr>
<td>CAPITAL DEPLOYED***</td>
<td>$1B+</td>
</tr>
<tr>
<td>TOTAL VALUE OF PROPERTIES FINANCED</td>
<td>$7B+</td>
</tr>
<tr>
<td>NUMBER OF REALTYMOGUL MEMBERS</td>
<td>280,000+</td>
</tr>
<tr>
<td>HEADQUARTERS</td>
<td>Los Angeles, CA</td>
</tr>
</tbody>
</table>

PLEASE REVIEW “RISK FACTORS” ON NEXT PAGE
RISK FACTORS (REVIEW BEFORE INVESTING)

Investing in the Company’s common shares is speculative and involves substantial risks. The Company cannot assure you that it will attain its objectives or that the value of its assets will not decrease. Therefore, you should purchase these securities only if you can afford a complete loss of your investment.

You should carefully review the “Risk Factors” section of the Offering Circular which contains a detailed discussion of the material risks that you should consider before you invest in the common shares.

These risks include the following:

• The Income REIT has limited operating history.
• The Income REIT’s ability to implement its investment strategy is dependent, in part, upon its ability to successfully conduct this offering through the RealtyMogul Platform, which makes an investment in it more speculative.
• This is a blind pool offering, and the Income REIT is not committed to acquiring any particular investments with the net proceeds of this offering.
• There are conflicts of interest between the Income REIT, its Manager and its affiliates.
• Failure to continue to qualify as a REIT would cause the Company to be taxed as a regular corporation, which would substantially reduce funds available for distributions to the shareholders.
• The Income REIT may allocate the net proceeds from this offering to investments with which you may not agree.

**Investor capital deployed by real estate companies and funds into real estate projects, as well as material amounts of committed but undeployed cash held by real estate companies and funds, since inception through September 30, 2023**

This Fact sheet is for informational purposes only and should not be regarded as a recommendation, an offer to sell, or a solicitation of an offer to buy any security. Any investment information contained herein has been secured from sources RealtyMogul believes are reliable, but we make no representations or warranties as to the accuracy of such information and accept no liability therefor. No part of this fact sheet is intended to be binding on RealtyMogul or to supersede any issuer offering materials.

Investing in the Income REIT’s common shares is speculative and involves substantial risks. The payment of distributions is not guaranteed and may fluctuate. Review the “Risk Factors” section of the Income REIT’s offering circular for a discussion of risks that should be considered before you invest. You should not invest unless you can sustain the risk of total loss of capital. Past performance is not necessarily indicative of future results. For additional information on risks and disclosures visit https://www.realtymogul.com/investment-disclosure.

RealtyMogul is not a registered broker-dealer, investment adviser or crowdfunding portal. We recommend that you consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with any investment opportunity.