REALTYMOGUL INCOME REIT
PORTFOLIO SNAPSHOT

TEXAS RETAIL PORTFOLIO
14.0% fixed rate on a 95% leased retail portfolio with a diversified rent roll.

Amount Invested: $3,325,000
Investment Type: Preferred Equity
Property Type: Retail
Location: Multiple Cities, TX
Date of Investment: 07/18/17

LA PRIVADA APARTMENTS
Class B multifamily apartment complex situated in a fundamentally resilient market per CoStar.

Amount Invested: $4,748,227
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: El Paso, TX
Date of Investment: 05/31/19

THE HAMPTONS APARTMENTS
Value-add multifamily investment with additional in-place cash flow.

Amount Invested: $9,827,966
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Virginia Beach, VA
Date of Investment: 10/09/19

COLUMBUS OFFICE PORTFOLIO
Acquisition of two stabilized office buildings with cash flow upside in Columbus, OH.

Amount Invested: $7,000,000
Investment Type: Joint Venture Equity
Property Type: Office
Location: Columbus, OH
Date of Investment: 11/05/19

POHLIG BOX FACTORY & SUPERIOR WAREHOUSE APARTMENTS
Value-add 93-unit multifamily property with ground floor retail space.

Amount Invested: $7,424,307
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Richmond, VA
Date of Investment: 02/19/20

LUBBOCK MEDICAL OFFICE BUILDING
100% triple net-leased, Class B, 20,880 square-foot medical office building in Lubbock, Texas.

Amount Invested: $2,926,477
Investment Type: Joint Venture Equity
Property Type: Office
Location: Lubbock, TX
Date of Investment: 06/26/20
TURTLE CREEK
98% occupied, 128-unit, newly built cash flowing apartment community in a suburb of St. Louis.

Amount Invested: $6,000,000
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Fenton, MO
Date of Investment: 01/28/21

KINGS LANDING
Class A, 152-unit apartment community in Creve Coeur, Missouri, a suburb of St. Louis, Missouri.

Amount Invested: $8,000,000
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Creve Coeur, MO
Date of Investment: 07/28/21

ROOSEVELT COMMONS
Brand new 2020 built property comprising of 36 townhome-style units with a 10-year tax abatement.

Amount Invested: $3,209,112
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Vancouver, WA
Date of Investment: 09/20/21

MINNEHAHA MEADOWS
Brand new 2021 property comprised of 49 townhome-style units with near term rental upside.

Amount Invested: $3,355,018
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Vancouver, WA
Date of Investment: 09/20/21

BENTLEY APARTMENTS
138 unit apartment community built in 2020, equipped with premium finishes and high-quality construction.

Amount Invested: $8,000,000
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Grove City, OH
Date of Investment: 10/13/21

HAVERFORD PLACE
Built in 2001, the Property is primed for a value-add business plan and is comprised of 73% large and two- and three-bedroom townhomes.

Amount Invested: $9,000,000
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Grove City, OH
Date of Investment: 02/02/22

EDISON APARTMENTS
Class A 64-unit apartment community newly built in 2020 located in a suburb of Portland, Oregon.

Amount Invested: $5,500,000
Investment Type: Joint Venture Equity
Property Type: Multifamily
Location: Gresham, OR
Date of Investment: 03/30/22

COLUMBIA SQUARE
73K square-foot neighborhood center built in 2008 located in Cincinnati, Ohio.

Amount Invested: $4,000,000
Investment Type: Joint Venture Equity
Property Type: Office/Retail
Location: Cincinnati, OH
Date of Investment: 08/23/22

THE ACROPOLIS
208K square-foot seven building office portfolio built between 1999-2004 located in Dayton, Ohio.

Amount Invested: $7,700,000
Investment Type: Joint Venture Equity
Property Type: Office
Location: Dayton, OH
Date of Investment: 06/09/23
PAST INVESTMENTS

HANFORD RETAIL CENTER
9.5% min. interest rate loan on retail building in a Big Lots and grocery anchored shopping center.

- Amount Invested: $1,900,000
- Investment Type: Senior Debt
- Property Type: Retail
- Location: Hanford, CA
- Date of Investment: 03/31/17
- Date Completed: 12/12/17

CALIFORNIA SELF-STORAGE FACILITY
Self-storage conversion in high-occupancy market.

- Amount Invested: $3,915,000
- Investment Type: Mezzanine Debt
- Property Type: Industrial
- Location: Garden Grove, CA
- Date of Investment: 08/19/16
- Date Completed: 03/29/17

WYCKOFF AVENUE APARTMENTS
Minimum 11.75% interest rate loan on the redevelopment of a Brooklyn mixed-use building.

- Amount Invested: $1,350,000
- Investment Type: B-Note
- Property Type: Multifamily
- Location: Brooklyn, NY
- Date of Investment: 06/20/17
- Date Completed: 06/13/18

ANIMAS FLEX
100% Leased Flex building to a Johnson & Johnson Subsidiary.

- Amount Invested: $1,450,128
- Investment Type: Preferred Equity
- Property Type: Industrial
- Location: West Chester, PA
- Date of Investment: 01/11/17
- Date Completed: 09/18/18

JADAK HQ
11.0% rate on a 100% leased flex building to a tenant with an investment grade credit rating.

- Amount Invested: $1,500,000
- Investment Type: Preferred Equity
- Property Type: Office
- Location: Syracuse, NY
- Date of Investment: 06/28/17
- Date Completed: 06/03/19

CROSSROADS SOUTH
12.0% fixed rate on a 91% leased grocery-anchored retail shopping center.

- Amount Invested: $1,250,000
- Investment Type: Preferred Equity
- Property Type: Retail
- Location: Jonesboro, GA
- Date of Investment: 08/03/17
- Date Completed: 06/24/19
PAST INVESTMENTS (CONT.)

**CORONA MARKETPLACE**
Redevelopment of a Southern California retail center.

- Amount Invested: $3,549,300
- Investment Type: Mezzanine Debt
- Property Type: Retail
- Location: Corona, CA
- Date of Investment: 08/17/17
- Date Completed: 07/02/19

**ORANGE TREE VILLAGE**
Preferred equity investment for the acquisition and renovation of a 110-unit property.

- Amount Invested: $2,275,000
- Investment Type: Preferred Equity
- Property Type: Multifamily
- Location: Tucson, AZ
- Date of Investment: 04/23/18
- Date Completed: 07/16/19

**NORTHSIDE AT JOHNS CREEK**
14.0% interest rate on a 100% leased Class-A medical office building.

- Amount Invested: $1,500,000
- Investment Type: B-Note
- Property Type: Office
- Location: Suwanee, GA
- Date of Investment: 06/20/17
- Date Completed: 08/30/19

**PARKWAY PLAZA**
10% fixed interest rate on a stabilized office portfolio with a national tenant base.

- Amount Invested: $3,400,000
- Investment Type: Mezzanine Debt
- Property Type: Office
- Location: San Antonio, TX
- Date of Investment: 02/17/17
- Date Completed: 12/30/19

**HARBOR HILLS PLAZA**
Redevelopment of an Orange County retail center with strong traffic counts.

- Amount Invested: $1,900,000
- Investment Type: Preferred Equity
- Property Type: Retail
- Location: La Habra, CA
- Date of Investment: 03/16/18
- Date Completed: 01/31/20

**378 MOSS ST**
Senior debt financing for the renovation of a 16-unit multifamily property in San Diego County.

- Amount Invested: $4,490,000
- Investment Type: Senior Debt
- Property Type: Multifamily
- Location: Chula Vista, CA
- Date of Investment: 11/15/17
- Date Completed: 02/06/20
## PAST INVESTMENTS (CONT.)

### RIVERSIDE OFFICE PORTFOLIO
Mezzanine debt financing for the acquisition of a five building office portfolio in Riverside, CA.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$2,500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type:</td>
<td>Mezzanine Debt</td>
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<tr>
<td>Property Type:</td>
<td>Office</td>
</tr>
<tr>
<td>Location:</td>
<td>Riverside, CA</td>
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<td>Date of Investment:</td>
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<tr>
<td>Date Completed:</td>
<td>03/06/20</td>
</tr>
</tbody>
</table>

### NAUGATUCK SHOPPING CENTER
Preferred equity financing for the acquisition of a value-add retail center in Waterbury, CT.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$3,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type:</td>
<td>Preferred Equity</td>
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<tr>
<td>Property Type:</td>
<td>Retail</td>
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<td>Location:</td>
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<td>Date of Investment:</td>
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<tr>
<td>Date Completed:</td>
<td>03/16/20</td>
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</tbody>
</table>

### ASHLAN PARK SHOPPING CENTER
Retail shopping center with diversified tenant base in an area with strong population and job growth.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$3,600,000</th>
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<tbody>
<tr>
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<tr>
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<td>Date of Investment:</td>
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<tr>
<td>Date Completed:</td>
<td>04/17/20</td>
</tr>
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</table>

### AMERIGROUP HQ
Acquisition of a 100% Leased 70,760 SF Office Building.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$1,700,000</th>
</tr>
</thead>
<tbody>
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<tr>
<td>Property Type:</td>
<td>Office</td>
</tr>
<tr>
<td>Location:</td>
<td>Virginia Beach, VA</td>
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<tr>
<td>Date of Investment:</td>
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</tr>
<tr>
<td>Date Completed:</td>
<td>06/09/20</td>
</tr>
</tbody>
</table>

### 2395 29TH AVE
Senior debt financing for the acquisition and renovation of a San Francisco Multifamily building.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$4,750,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type:</td>
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<td>Property Type:</td>
<td>Multifamily</td>
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<tr>
<td>Location:</td>
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<td>Date of Investment:</td>
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<tr>
<td>Date Completed:</td>
<td>07/29/20</td>
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</table>

### PORTLAND OFFICE
100% occupied office building with a long term lease.

<table>
<thead>
<tr>
<th>Amount Invested:</th>
<th>$3,950,000</th>
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</thead>
<tbody>
<tr>
<td>Property Type:</td>
<td>Senior Debt</td>
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<td>Property Type:</td>
<td>Office</td>
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<td>Location:</td>
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<td>Date of Investment:</td>
<td>11/27/18</td>
</tr>
<tr>
<td>Date Completed:</td>
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</table>
For a detailed description of the investments in the portfolio, please see our most recent quarterly update, as provided in the “Resources” section of the Income REIT webpage.

This snapshot describes all assets, current or full-cycle, that have been acquired by the REIT as of date of last public filing. It does not include any investments made with idle cash in liquid securities. Investing in the Income REIT’s common shares is speculative and involves substantial risks. The “Risk Factors” section of the offering circular contains a detailed discussion of risks that should be considered before you invest. These risks include, but are not limited to, illiquidity, complete loss of capital, limited operating history, conflicts of interest and blind pool risk. The Income REIT’s investments may be limited in assets or concentrated in a geographic region posing additional risks from natural disasters, economic downturns, and competition from other properties.

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