

Strategic Realty Capital & Strategic Realty Holdings

Sponsor's Track Record & Renovation Examples



Highlights*

\$3 Billion of multifamily properties acquired over the last 15 years (either as Principal or as Advisor)

Sponsor has delivered, on average, an annual cash on cash return of 8.55% and an internal rate of return (IRR) of 24.74% on 28 completed Projects (consisting of 40 individual properties) in the last 7 years.

Healthy Apartment Property Initiative (HAPI) Foundation, a 501C-3 Non-Profit, will team up with Impact Housing REIT to promote health & wellness for families living in our communities. HAPI provides and promotes health related education, fitness activities, nutrition programs, after school programs, & many more services.

Proven track record of identifying undervalued, underperforming and/or undercapitalized properties throughout the nation; unlocking the upside through-value add capital improvement strategies

Experience in raising over \$260M of equity from JV partners and private individual investors

*Past performance does not guarantee future results. For more information on Sponsor's track record, please view the full Offering Circular available on the website: www.impacthousing.com

Track Record On Completed Projects*

2010-2016

Projects	Hold Period (Months)	# of Units	Change in NOI (%) (From Purchase Date)	Average Annual Cash on Cash Distribution	IRR
Project Six	23.08	216	53.64%	5.36%	46.60%**
Project Nine	28.90	436	43.83%	9.46%	15.77%**
Project Ten	20.27	256	38.88%	10.76%	14.90%
Project Eleven	22.60	347	10.50%	4.89%	12.36%
Project Twelve	23.77	268	33.52%	10.49%	18.38%
Project Thirteen	48.03	1271	78.20%	3.73%	31.01%
Project Fourteen	32.03	155	294.83%	5.54%	24.75%
Project Fifteen	38.13	200	76.29%	7.58%	29.22%
Project Sixteen	38.10	296	52.61%	1.40%	22.62%
Project Seventeen	34.53	638	41.01%	9.14%	14.41%
Project Eighteen	38.60	346	148.74%	0.36%	30.83%
Project Nineteen	37.60	282	35.98%	21.48%	61.25%
Project Twenty	43.13	156	129.83%	22.50%	11.63%
Project Twenty One	37.67	400	33.77%	4.65%	24.24%
Project Twenty Two	41.07	484	76.15%	7.00%	25.71%
Project Twenty Three	44.57	160	19.07%	7.03%	19.91%
Project Twenty Four	43.60	195	218.10%	1.98%	13.05%
Project Twenty Five	43.63	440	32.46%	6.15%	11.59%
Project Twenty Six	54.93	176	405.10%	6.09%	20.11%
Project Twenty Seven	34.03	466	96.68%	3.98%	18.88%
Project Twenty Eight	48.03	200	14.79%	7.39%	12.72%
Project Twenty Nine	53.20	140	92.37%	24.47%	19.64%
Project Thirty	52.30	536	141.74%	8.68%	37.90%
Project Thirty One	52.53	264	93.55%	11.02%	34.82%
Project Thirty Two	51.67	218	573.50%	7.60%	20.28%
Project Thirty Three	57.70	330	640.03%	6.04%	25.59%
Project Thirty Four	56.50	240	81.47%	18.47%	40.00%
Project Thirty Five	63.17	475	1097.90%	6.24%	47.33%
Average	41.55	343	166.23%	8.55%	24.74%

*For more information, please refer to the Past Performance & Track Record in the Offering Circular.

**Projects Six and Nine each included two properties, of which one property in each Project has been sold. The IRR for the Project reflects the property that was sold.

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Value-Add Renovation Examples

Before



Before



Before



Value-Add Renovation Examples

Before



Before



Before



Value-Add Amenity Examples

BBQ & Picnic Areas



Water Features



Playgrounds



Cyber Cafes



Community Gardens



Beach Docks/Piers

