



Real Estate Investment Trust (REIT) Offering

A Community Transformation &
Passive Real Estate Income Fund



Investment Presentation



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Vision

To bring new life to communities.

Mission

To deliver significant returns to purpose driven investors utilizing tax efficient strategies.

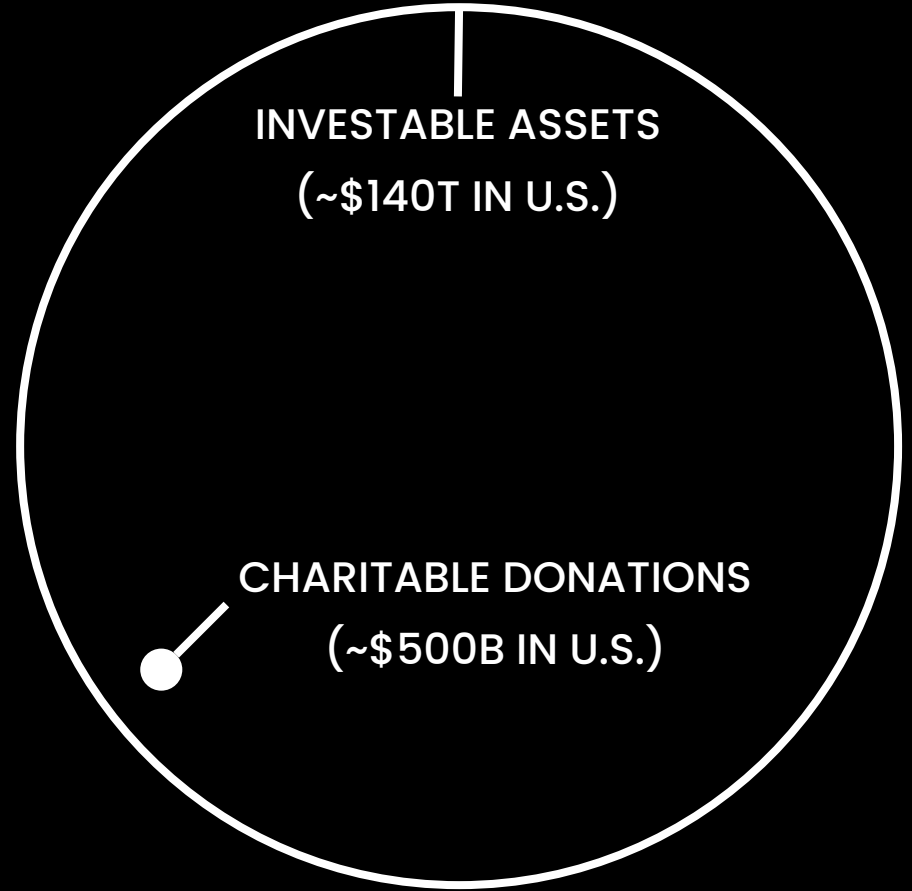
Purpose

To transform the lives of tenants and investors.



WHY IMPACT INVESTING MATTERS

99.65%
of Capital Deployed
Annually is in
Investable Assets

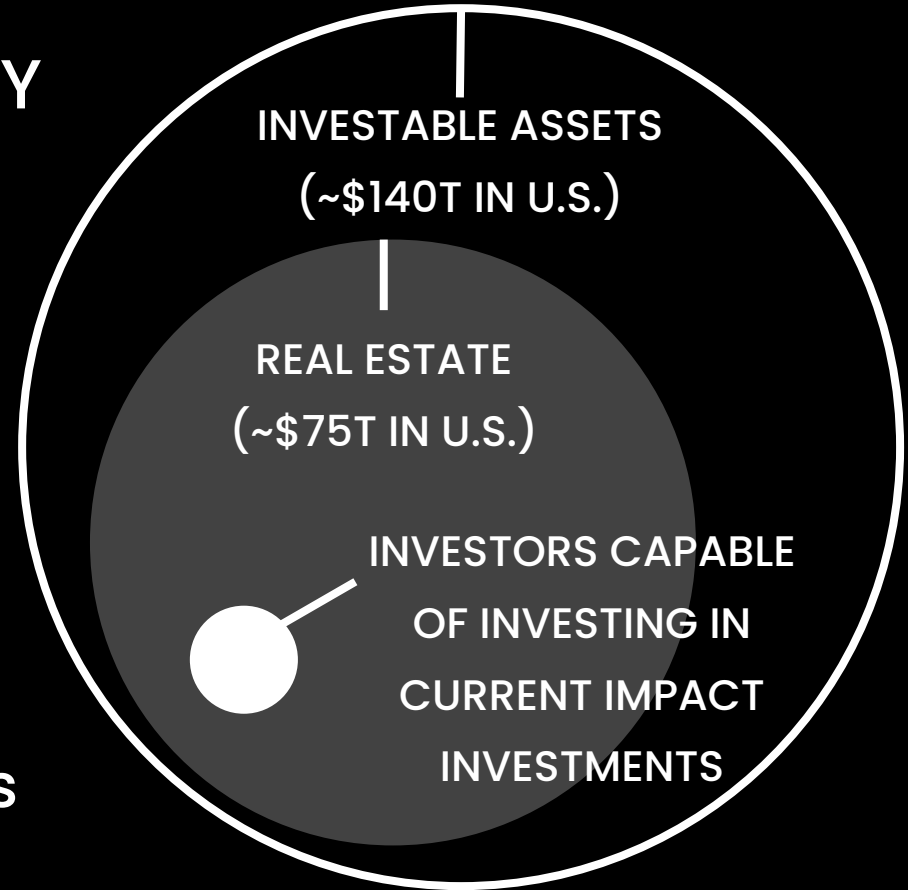


Source: www.his.fund

THE MARKET OPPORTUNITY OF A PUBLICLY TRADED IMPACT REIT

Real estate is by far the
biggest asset class.

Yet the majority of investors
don't fit inside the box.



Source: Redemptive Real Estate

We Bring Hope and Stability to Communities

- **37%** of the U.S. population lives in some form of multi-housing
- **98%** of multi-housing residents are unengaged or unchurched
- **21%** of adults struggle with loneliness and only **53%** of Americans have meaningful in-person social interactions

Sources: WayForward and Gallup

“When an operator sells a property, it disrupts Apartment Life’s mission by destabilizing tenant relationships and community cohesion, which are fundamental to our long-term goals. This turnover diminishes the continuity necessary for sustainable growth and profitability. Investing with AARE ensures a steadfast commitment to our properties, fostering stable environments that align with our enduring strategic vision.”

- Lynsey Monterastelli

Divisional Vice President

West Coast, Apartment Life

Our evergreen fund enables long term holds and our REIT structure enables our partner operators to have capital exits without discontinuing their work via a 721 exchange (UPREIT).

Purpose Driven Community Impact

Through partnership with ministries like Apartment Life and Marketplace Chaplains we can connect with residents and staff in a transformative way. Two examples of what we mean by impact:

1. An apartment ministry that led 345 people to Christ last year and trained 504 others on how to replicate their model ... how many churches do you know that did that last year?
2. An apartment syndicate that leases to the US government in order to create refugee apartment communities in the US where their resident care person speaks their native tongue. They find creative solutions to get them basic living supplies, jobs, and an introduction to a local church.



APARTMENTLIFE™



MARKETPLACE
CHAPLAINS
Exceptional Employee Care

Our Simple to Understand Investment Philosophy

- Purchase properties at favorable prices.
- Diversify alongside trusted partner operators nationwide
- Improve physical characteristics and amenities (value-add).
- Improve the well being of tenants to retain as long term tenants.
- Once improvements are complete, boost in cash flow will follow.
- Enjoy rising cash flow as rents and occupancy increase.
- Hold properties for long term. Only sell for a compelling reason.
- Enjoy appreciation that comes from inflation and rise in rents.
- 1031 exchange when necessary to avoid capital gain taxes.
- Steward capital wisely. Take great care of investors and tenants.
- Repeat the process over and over again as capital compounds.



Current Opportunity

- Multi-family properties are “on-sale”.
- Apartment buildings 20–40% discount from 2022 peak prices.
- 42% of all commercial property loans will mature in 2024–2026.
- Due to higher interest rates, many commercial owners are not able to refinance
- Both small and large portfolio managers are selling buildings when they cannot refinance.



Eternal Returns

Inputs

7,529

People Received Prayer

10,110

Spiritual Conversations

5,481

Gospel Presentations

Outputs

255

New Monthly Church Attenders

276

Commitments of Faith

1,206

People in Bible Studies

Outcomes

Stories of community impact and lives transformed

Unlocked Capital in the pews

More impact models being used



*Hypothetical example based on annual figures on a deployed and stabilized \$75M raise - results will vary based on a multiplicity of factors

Target Investment Returns, Dividends & Fees

RETURNS & DIVIDENDS

- IRR: 8-12%
- Dividend: 4% (90% of income paid out regularly per IRS)
- Hurdle rate: 6%

MANAGEMENT FEES

- Management fee: 1.25% (Fund) or 1.75% (Direct)
- Performance fee: 15% (Fund) or 20% (Direct)
- Partner Operator Fees (Vary + are in addition to our fees):
 - Management fee: .80-2.0% (Negotiable)
 - Performance fee: 20-30%
- Acquisition and disposition fee on the purchase/sale/refi

**Returns and potential dividends will be shared with the existing shareholders of the company. See offering circular for more details.*



Top 10 Reasons to Invest with AARE

1. **Proven Track Record** – Our success with previous funds underscores our experience and capability. Successful outcomes and timely communication along the way.
2. **Legitimate Community Impact** – We partner with organizations proven to bring hope and build relational communities which, in turn, can benefit investors.
(See [Witten Advisors Impact Report](#))
3. **Regular Distributions & Cash Flow** – 90% of income is sent via dividend payouts per IRS guidelines.
4. **Liquidity** – Subsequent offerings and listing on an exchange offers investors liquidity (redemptions) on their investment.
5. **Diversification & Risk Mitigation** – Investments are spread across a variety of markets, properties, and operators to reduce risk. We are experienced in navigating market cycles.



Top 10 Reasons to Invest with AARE

6. **Inflation resilience** – Real estate is a hedge against inflation.
7. **Scale** – AARE breaks down investment barriers, allowing individual investors privileged access to institutional quality assets and preferential terms, including reduced operator fees.
8. **Passive Investment** – Avoid day-to-day property management hassles. Benefit from the operational excellence of a vertically integrated company that delivers exceptional efficiency.
9. **Retirement Plan Compatibility** – Invest from tax exempt accounts such as Self-directed IRA, 401K, and retirement plans.
10. **Tax Advantages** – Benefit from tax advantages such as 1031 and 721 exchanges, depreciation and cost segregation. Avoid double taxation and UBTI. Evaluate DST Opportunities and the possibility of a 20% tax deduction from the Tax Cuts and Jobs Act (“TCJA”) (see IRS code 199A). One 1099-DIV vs multiple K-1’s.





Valuation & Use of Capital Proceeds

Valuation | Opportunity For Potential Future Valuation Increase



AARE Value:

\$26 million valuation (pre)
5,279,183 shares outstanding

\$5.00 share price

\$93 million valuation (post)*
18,680,183 shares outstanding

*Based on maximum raise of \$75,000,000



3-35x return:

\$300 million - \$35 billion valuation

Brokerage stocks to analyze:

Residential: COMP, EXPI, HOUS, RMAX, RDFN

Commercial: JLL, CBRE, NMRK, CIGI, CWK, MMI



40-120x return:

\$40 - 120 billion valuation

REIT stocks to analyze:

PLD, AMT, EQIX, CCI, PSA, SPG, O

Use of Proceeds

Use of Capital | Minimum \$200,000 raise (12/2024-12/2025)

A. ACQUIRE PROPERTY

We plan to use \$176,000 from the proceeds to acquire interests in income producing commercial real estate assets.

B. SHAREHOLDER SALE

We plan to use \$20,000 from the proceeds to pay the selling shareholder(s) in the sale.

C. MANAGERS

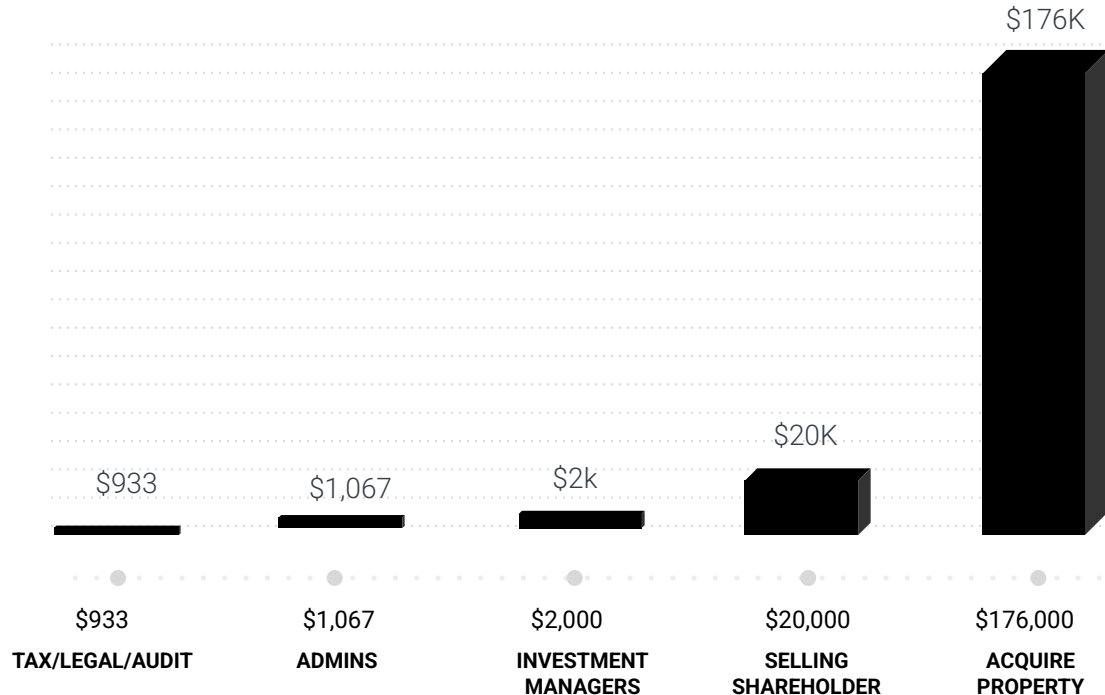
We plan to use \$2,000 to hire investment managers and admin to oversee our portfolio.

D. ADMINS

We plan to use \$1,067 to hire investment admins to oversee our portfolio.

E. TAX/LEGAL/AUDIT

We plan to use \$933 from the proceeds for expenses including tax, legal, and auditing.



Use of Capital | Maximum \$75,000,000 raise (12/2024-12/2025)

A. ACQUIRE PROPERTY

We plan to use \$66,000,000 from the proceeds to acquire interests in income producing commercial real estate assets.

B. SHAREHOLDER SALE

We plan to use \$7,500,000 from the proceeds to pay the selling shareholder(s) in the sale.

C. MANAGERS

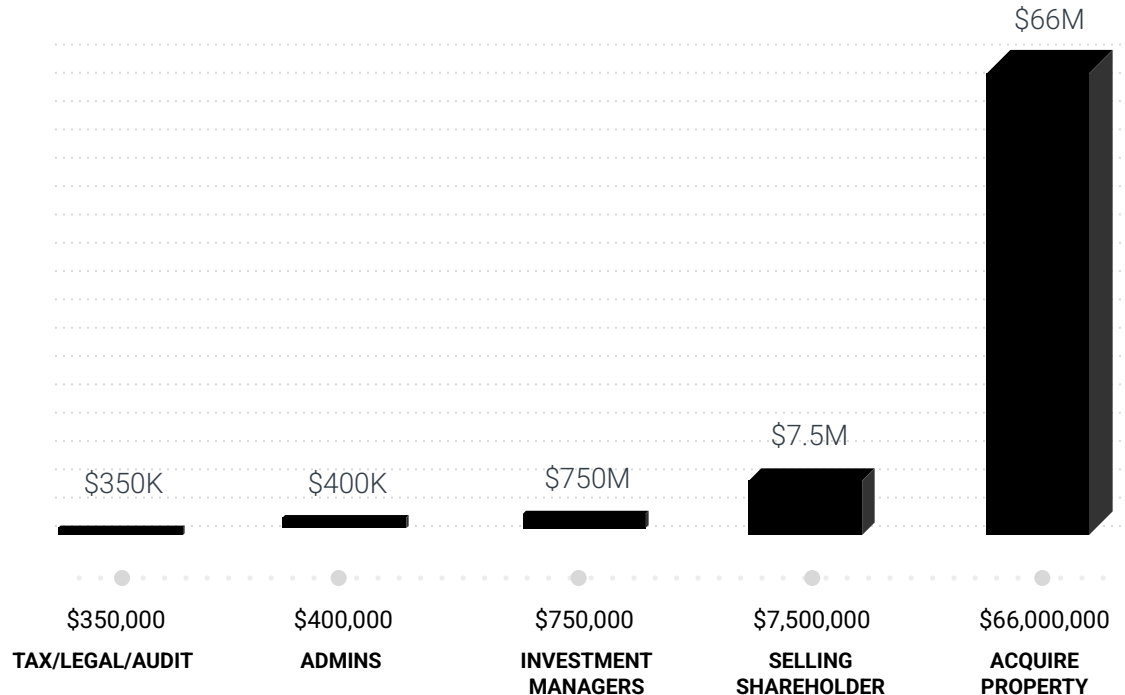
We plan to use \$750,000 to hire investment managers and admin to oversee our portfolio.

D. ADMINS

We plan to use \$400,000 to hire investment admins to oversee our portfolio.

E. TAX/LEGAL/AUDIT

We plan to use \$350,000 from the proceeds for expenses including tax, legal, and auditing.



Frequently Asked Questions*

Is AARE a Public Company?

AARE is a public real estate company (not yet publicly traded). In 2021, AARE filed with the SEC to become a public company through a Regulation A+ offering. The offering was successful with 120 new shareholders.

Is REIT offering part of AARE?

Yes. The current offering is to invest in AARE's stock which includes the formation of the REIT. In other words, shareholders will receive shares in AARE which includes the REIT. Per IRS guidelines, the services company operations will become a taxable REIT subsidiary ("TRS") once the REIT is established.

Will I receive shares in both?

Yes. At this time all shares are under one entity, however, once the TRS is established (for the services company) per IRS guidelines, you will receive an equal amount of shares in both the REIT and AARE's services company.

Will you list on an exchange?

The goal is to list on an exchange as soon as a 2-3 year track record is established. Once the properties are purchased, stabilized and cash flow is consistent, we can consider listing on an exchange or the OTC markets.

Can I share this with others?

Yes. We are seeking a wide range of investors throughout our network and would appreciate any introductions to investors seeking real estate income.

*Read the Company's SEC filings and Offering Circular for more information at aare.com/sec-filings/

End of Presentation

Conclusion – Investment Presentation



Thank you for your support and consideration.

Subscribe today at aare.com/reit

Nick Bonner

Investment Director

(619) 889-0947

Nick.Bonner@aare.com