



RETAIL INVESTOR PRESENTATION

Market Opportunity

- Commercial properties are “on-sale”.
- Commercial buildings are selling at a 20–40% discount from peak prices (in 2022).
- ~\$4.7 trillion* debt wave. 42% of all commercial property loans will mature in 2024–2026.
- Due to higher interest rates, many commercial owners are not able to refinance.
- Numerous case studies of both small and large portfolio managers are selling at a discount.
- ~\$40 trillion* global market opportunity:
AARE is primed to capture market share.

* Source: costar.com and epra.com



Unique Position

- First time retail/crowdfunding ever offered.
- De-risked entry position: stable operating history, collateral assets, and recurring revenue. Set to produce positive EBITDA and dividends soon.
- No significant ongoing burn rate.
- Annual recurring revenue (\$7+million ARR).
- Due to Founder owning over 80% of shares, dilution to new and existing shareholders minimized.
- Attractive lifetime value (LTV) / customer acquisition cost (CAC) ratio multiple.



Unique Position (Continued)

- Strong market position. Leader in the movement.
- Steady growth rate. Reliable revenue streams.
- Demonstrated management expertise. Efficient operations. Strong team in place with structure.
- Proven product-market fit. Solid plan for scaling.
- Favorable ground floor valuation and position in the capital stack.
- Several formational public company expenses already incurred. Many foundational IPO and REIT readiness milestones already achieved.
- Efficient use of capital (see next slide).



Target raise and how the funds will be used

Use of Capital

Target: \$72,082,500 – Up to 75% of net proceeds invested in hard assets.

A. ACQUIRE PROPERTY

We plan to use \$42,500,000 from the proceeds to acquire interests in income producing commercial real estate assets..

B. INVESTOR BONUS SHARES

We plan to issue up to \$10,500,000 as bonus shares to certain investors with qualifying investments.

C. ADVERTISING & MARKETING

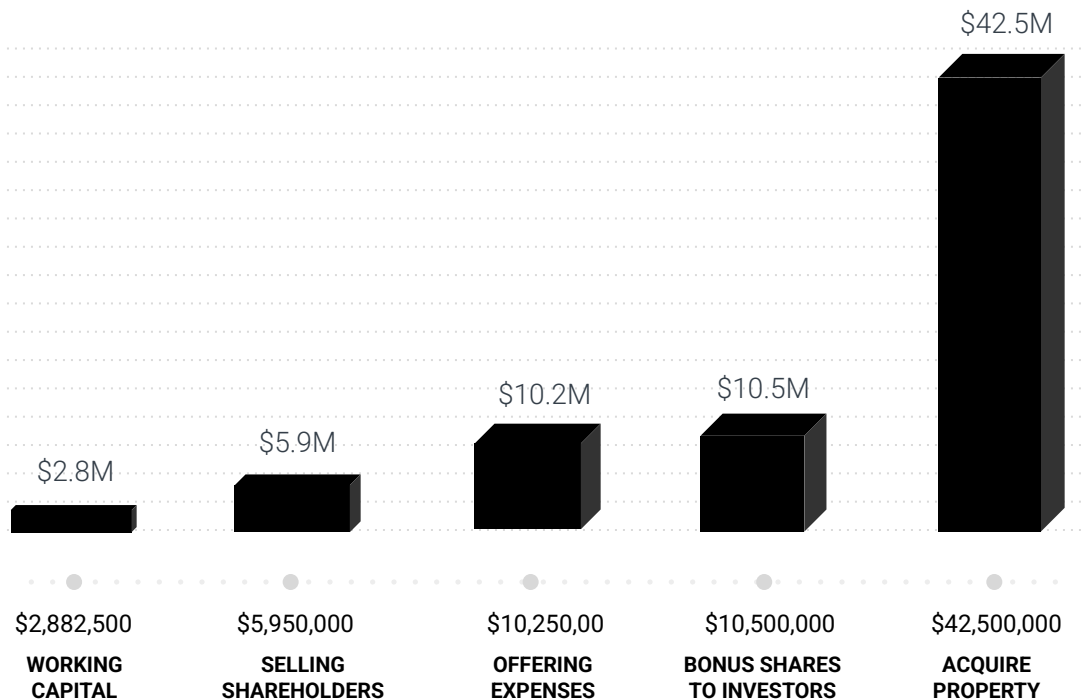
We plan to use \$10,250,000 from the proceeds to pay for offering expenses (marketing, legal, tax and broker fees).

D. SELLING SHAREHOLDERS

We plan to use \$5,950,000 from the proceeds to pay the selling shareholders in the offering.

E. WORKING CAPITAL

We plan to use \$2,882,500 from the proceeds for working capital.





Current & Future Valuation + Growth Forecast

Valuation & Opportunity For Potential Future Valuation Increase



AARE Value:

\$39 million valuation (pre)

~ 11 million shares outstanding

\$3.50 share price

\$95 million valuation (post)*

~ 27 shares outstanding

*Based on maximum raise of \$72,000,000



3x-100x increase:

\$300 million - \$35 billion valuation

Public brokerage stocks to analyze:

Residential: COMP, EXPI, HOUS, RMAX, RDFN

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



100x increase:

\$40 - 120 billion valuation

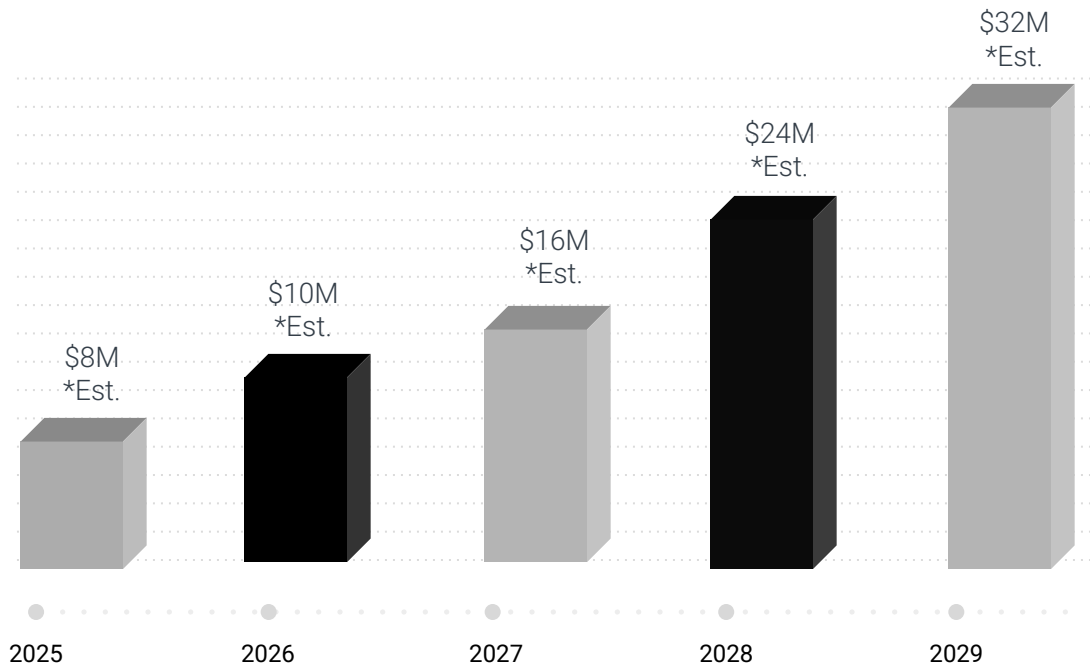
Public REIT stocks to analyze:

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

Services & Investment Revenue – 5 Year Forecast

Services & Investment Divisions Growth Forecast

With the funding of our REIT financing and the completed expansion into 25 additional states, we anticipate more hyper growth. Our target is to exceed our historical growth rates in the current decade between 2025-2035.



Road to IPO Milestones

- Raised \$3 million strictly by word of mouth.
- 250+ common shareholder base which qualifies company to become an investment trust (REIT).
- Delaware corporate structure in place with REIT and IPO readiness. PCAOB audits complete.
- Strategic partnerships with national operators .
- Revenue positive, already operating in 25 states.
- IPO & REIT readiness includes legal, tax, audit, equity comp, transfer agent, SEC filings and compliance providers in place ready to go.



Who's already on-board and who's coming on-board?

Partner Providers | Meet our best in class partner providers

TAX (REIT)



Ernst Young,
REIT Tax & Compliance

AUDITOR



RJ International,
PCAOB Auditors

EQUITY COMP



Equity Compensation,
Executive Services

LEGAL (REIT)



REIT Expert Counsel

TAX (CORP)



CohnReznick,
Corp Tax & Compliance

BROKER DEALER



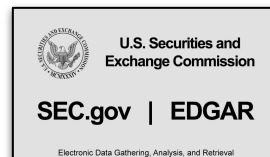
Broker Dealer Services

TRANSFER AGENT



Shareholder Services

LEGAL (SEC FILINGS)



Law Office of Craig V. Butler

*Certain providers listed above are already in place and certain providers have been identified as the provider of choice and will begin their services once our current round of financing is complete.



Competitive Advantages

Simple Entity Structure



Operating Partnership

Set up as a Delaware Limited Partnership.

Investment Operations

Our investment operations will be formed as a Maryland C-Corp set up to be qualified as a real estate investment trust (REIT) with our existing 250+ shareholder base.

Service Operations

Our service operations are formed as a Delaware C-Corp set up to be a taxable subsidiary (TRS), a wholly owned subsidiary of the real estate investment trust (REIT).

Company Overview

- Who:** AARE is a diversified real estate investment and services company forming a real estate investment trust (REIT).
- What:** Our services include residential, commercial, investments, property management, lending, syndication, and businesses.
- When:** Founded in 2004, AARE has a 20+ year track record and history of delivering positive results for investors and clients.
- Where:** We are licensed and established in 25 states across America. We are ready to grow into international markets.
- Why:** Our members, clients and investors are attracted to our unique faith driven Generous Capitalism® business model.
- How:** With this round of financing we will scale across the nation deploying our proven business model.

Competitive Advantages

- Advantage #1: Proven Track Record: High Performance
- Advantage #2: Experienced Investment & Service Operators
- Advantage #3: Diversified Services & Revenue Sources
- Advantage #4: Generosity Based Business Model
- Advantage #5: High Growth Potential: Global Reach
- Advantage #6: Tax Efficiency: Multiple Tax Benefits
- Advantage #7: Intellectual Property

Competitive Advantage #1

Proven Track Record: High Performance Results

Investment Operators Historical Performance KPI

LP Average IRR Return %

Our operators have been deeply vetted and provide the best-of-the-best return and impact profiles nationwide.

Multiple of Invested Capital

The average MOIC per deal in the past 20 years of our top operators was more than 2x the original capital invested (after fees, net returns).

National Partner Operators

Our partner operator network provides maximum geographic and asset type diversification providing risk management.

>20%

LP AVERAGE IRR

Avg. Track Record = 20+ Years

100,000+ Owned Units

Avg. Deal Size =
\$40 million

>2x

Multiple of Invested Capital

Total Network AUM = \$5B+

Top Operators = \$1B+ AUM

Average AUM Per
Operator = \$200M

>25

National Partner Operators

Total National Network = 25+

Nationwide coverage

Sunbelt and midwest focus

Competitive Advantage #1

Proven Track Record: High Performance Results

Service Operations Historical Performance KPI

Sales Volume Increase

We have total lifetime sales volume of \$2.75 billion with \$1.5+ billion coming in over the last five years alone.

.....

Revenue Growth Increase

We have cumulative lifetime revenue over \$70 million with \$40+ million coming in over the last 5 years alone.

.....

Member Count Growth

We have grown our member count nationwide to approximately 300 members.

2.75B**Lifetime Sales Volume****Last 5 Year Sales = \$1.5+ Billion**

5,000+ Properties Sold

Scaling across US

70M**Cumulative Lifetime Revenue****Last 5 Years = \$40+ Million**

Gave \$1,000,000+ to charity

Diversified services

300**Member Count Growth****National Member Count = 300**

Shareholder Base = 250+

25 states and growing

Experienced Service Operations: Executive Spotlight



GROWTH

ANDREW ARROYO

Andrew has over 25 years of real estate experience. He has led AARE to over \$2.75 billion in lifetime real estate transactions and pioneered its mission-driven business model called Generous Capitalism®. He founded AARE 20 years ago.



FINANCE

CLARK ANCTIL

Clark has more than 12 years of finance experience and has worked with AARE for 5 years. He oversees capital planning, financial modeling, and investor reporting.



INVESTMENTS

NICK BONNER

Nick has more than 20 years experience as an investor, asset manager, and broker. He has completed 1,000+ transactions, leased 4.5M square feet in space, and completed nearly \$900M in volume. He leads the investment team at AARE.



ADMINISTRATION

TIFFANY MOHLER

Tiffany brings 13 years of real estate operations experience and has been with AARE for 8 years. She oversees the compliance, internal systems, and HR for the expanding national team.

Experienced Investment Operators: Advisor Spotlight

David Snyder



David's expertise comes from more than 41 years of commercial real estate investment experience through his founding company, Continental Realty Group. Headquartered in Littleton, Colorado, Continental Realty Group is founded and operated on biblical principles that involve an active participation in the social and spiritual development of its fund investors, partners, residential clients, and corporate staff. Conducting more than \$4B in multifamily real estate investments, David has governed all phases of real estate investment for pension funds, insurance, family office partners, private equity partners and CRG sponsored funds. Continental Realty Group's economics research system is renowned for their comprehensive predictive analytical processes in the multifamily industry.

Chuck Welden, III



Chuck holds a B.S. from the University of Alabama in Commerce and Business Administration, a J.D. from George Washington University School of Law, and LL.M in Taxation from New York University School of Law. After practicing law at the Birmingham law firm of Burr & Forman, Chuck joined WeldenField, a Birmingham-based family real estate company. He focuses on alternative investments and real estate opportunities that include both acquisition and development in multifamily, single family, hotel, active adult, and land. He currently serves on the Board of the Alabama Wildlife Federation and the National Christian Foundation of Alabama.

Competitive Advantage #3

Diversified Services & Revenue Sources

SERVICES INCLUDE:

Real Estate Investment Trust (REIT)

Management of real estate investments and partner interests in real estate holdings nationwide.

Commercial Real Estate

Representing investors in purchases and sales of multifamily apartment buildings, retail, office, medical, industrial, and other commercial properties.

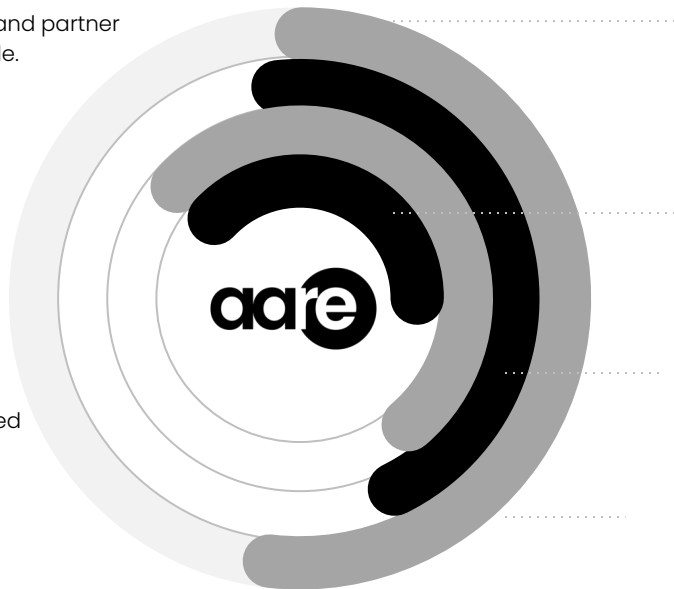
Residential Real Estate

Representing homeowners in purchases and sales of single family homes, condominiums, townhomes, manufactured homes and land.

USA and global real estate market stats (total addressable commercial assets):

USA = \$26.8 trillion* total market
Global= \$39.8 trillion* total market

*Source: clarionpartners.com and epra.com



Property Financing

Originating loans for residential and commercial clients. This includes conventional loans, FHA, VA and a variety of other loan products.

Property Management

Residential and commercial property management services for individuals, families, funds, trusts, and a variety of public/private equity groups.

Business Opportunities

Representing business owners in the purchase and sale of business opportunities.

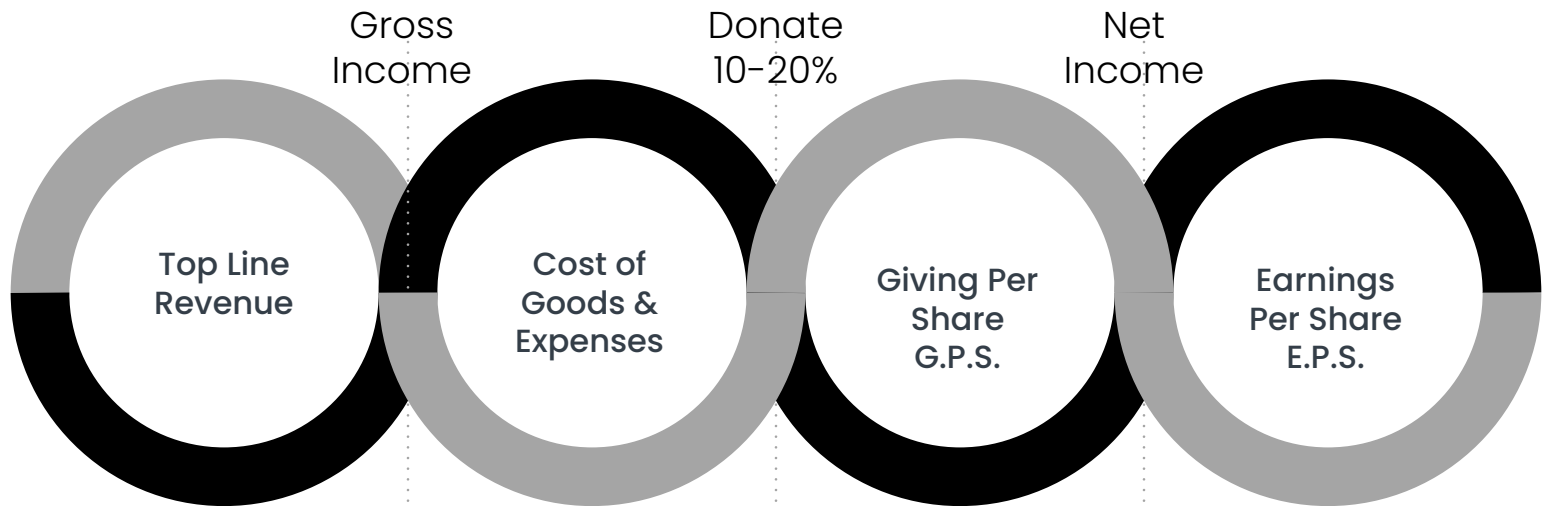
Syndications

Management of private equity syndications and separately managed accounts to help clients build wealth through real estate holdings.

*Our niche is our hybrid business model that participates in residential and commercial real estate, lending, property management, business opportunities, and syndications.

Generous Capitalism® – A New Business Model

Our Members “Live to Give” NOT “Give to Get”



*Our company policy is to give up to 20% of our net income to charity. Net income is defined as top line revenue–Cost of goods sold–Expenses=Net income.

A map of the United States where states are colored in two categories: dark blue and light gray. The dark blue states include Montana, Wyoming, Colorado, New Mexico, Texas, Oklahoma, Arkansas, Louisiana, Mississippi, Alabama, Georgia, Florida, South Carolina, North Carolina, Virginia, West Virginia, Kentucky, Tennessee, Indiana, Michigan, Wisconsin, Illinois, Missouri, Kansas, Nebraska, Iowa, Minnesota, North Dakota, South Dakota, and Nebraska. The light gray states include Washington, Oregon, California, Nevada, Arizona, Idaho, Utah, New Mexico, Texas, Oklahoma, Arkansas, Louisiana, Mississippi, Alabama, Georgia, Florida, South Carolina, North Carolina, Virginia, West Virginia, Kentucky, Tennessee, Indiana, Michigan, Wisconsin, Illinois, Missouri, Kansas, Nebraska, Iowa, Minnesota, North Dakota, South Dakota, and Nebraska.

FUTURE OPERATIONS IN THE USA

National Operations: 25 States
Global Opportunity: 50+ Countries

AARE was founded by Andrew Michael Arroyo. Arroyo started his career as a real estate appraiser's assistant in 1996. By 1999, Arroyo held a real estate sales license and a real estate appraisal license and started making the transition from appraisals to sales. In 2004, AARE was launched. Now, we have hundreds of members (agents, lenders, brokers, managers, and staff) to help us keep everything running smoothly. We have successfully grown into 25 states and recently developed a scalable business model that allows for growth in all 50 states as well as worldwide.

Competitive Advantage #6

Tax Efficiency & Multiple Tax Benefits

BENEFITS INCLUDE:

No Corporate Income Tax (C-Corp REIT)

C-corps IRS qualified to be taxed as a REIT pay no corporate income tax. Dividend payouts are required.

Deferred Cap Gains (1031)

When exchanging like-kind property capital gains can be deferred on both the federal and state tax level.

721 Exchange (aka UpREIT)

An investor can contribute property into our REIT in exchange for shares in a 721 exchange which allows for similar tax treatment as a 1031 exchange.

Taxable REIT Subsidiaries (TRS)

The ability to break out our taxable service subsidiaries that would compromise the REIT status with the IRS but still have them contribute toward valuation and dividends.



One 1099-DIV (not a pile of K-1's)

Rather than collecting multiple K-1s from each syndication or fund, investors have the benefit of receiving one annual 1099-DIV.

Depreciation of Assets

We lower the taxable income through real property depreciation. Accelerated depreciation techniques include DDB, SYD, Section 179, and cost segregation.

Estate Transfer Friendly

For shareholders who exchange properties into the REIT via 721 exchange this provides a share based structure to fairly divide interests among beneficiaries.

401(k), IRA, DAF, ERISA, UBIT Friendly

We allow tax deferred accounts to invest with us (certain investment minimums). We also manage private equity syndications and separately managed accounts to help clients build wealth through real estate holdings.

*Our hybrid business model combines owning real estate investments with providing real estate services which results in maximizing tax benefits available per the IRS tax code.

IP – Education, Media, Tech & Future Potential Patents

**1**

Education, Media, Tech

We have created a media library, education tools and developed three broadcast ready programs, all real estate related shows that focus on real estate and financial news.

2

Trademarks

We own several trademarks and service marks including AARE®, Real Cash Flow®, Top Dollar TV®, Real Estate Insight®, Generous Capitalism®, and 7 Steps to a Paycheck®.

3

Future Potential Patents

We continue to research and develop technology systems in house related to real estate and finance with a goal to produce proprietary systems and products we can patent.

Additional Benefits – Beyond Our Competitive Advantages

Benefit #1: Our Culture & What We Stand For

Benefit #2: Legitimate Community Impact

Benefit #3: Privileged Access to Institutional Grade Investments

Benefit #4: Pure Play – Passive Real Estate Income

Benefit #5: Regular Cash Flow & Dividends

Benefit #6: Diversification & Risk Mitigation

Benefit #7: Inflation Resistant

About our company

Values Aligned Culture

MISSION DRIVEN

Our mission is to pioneer Generous Capitalism®. Our vision is to *bear fruit* which is a biblical principle that means to *yield positive results* for our clients, members, investors and God.

CLEAR VALUES

Our values include faith, relationships, accountability, integrity, truth, honesty, trust, standards of excellence, communication, work-life balance, morals, ethics, loyalty, gratefulness, success and rewards.

REAL SUCCESS

Real financial success comes by mastering your behavior and skills. We believe you can experience successful financial outcomes by combining your God given talents with righteous actions.

FAITH
RELATIONSHIPS
ACCOUNTABILITY
INTEGRITY
TRUTH
HONESTY
TRUST
STANDARDS OF EXCELLENCE
COMMUNICATION
WORKLIFE
BALANCE
MORALS
ETHICS
LOYALTY
GRATEFULNESS
SUCCESS

Conclusion | Contact Information



Thank you for your support and consideration.

Invest today at invest.aare.com

Questions? Visit our comprehensive FAQ section on the website above. Email us at invest@aare.com or call 888-322-4368.