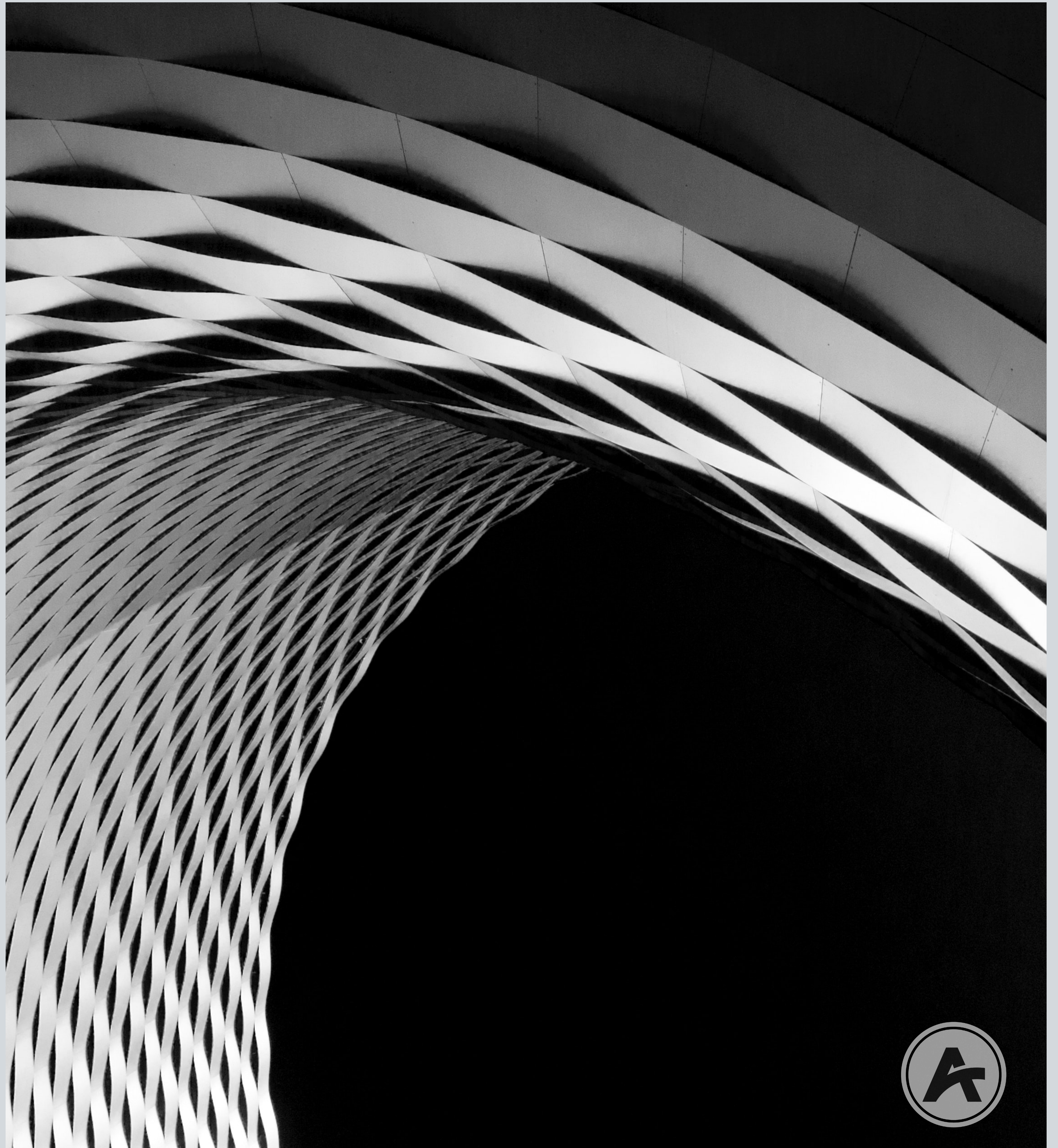




ARC Multifamily Fund II



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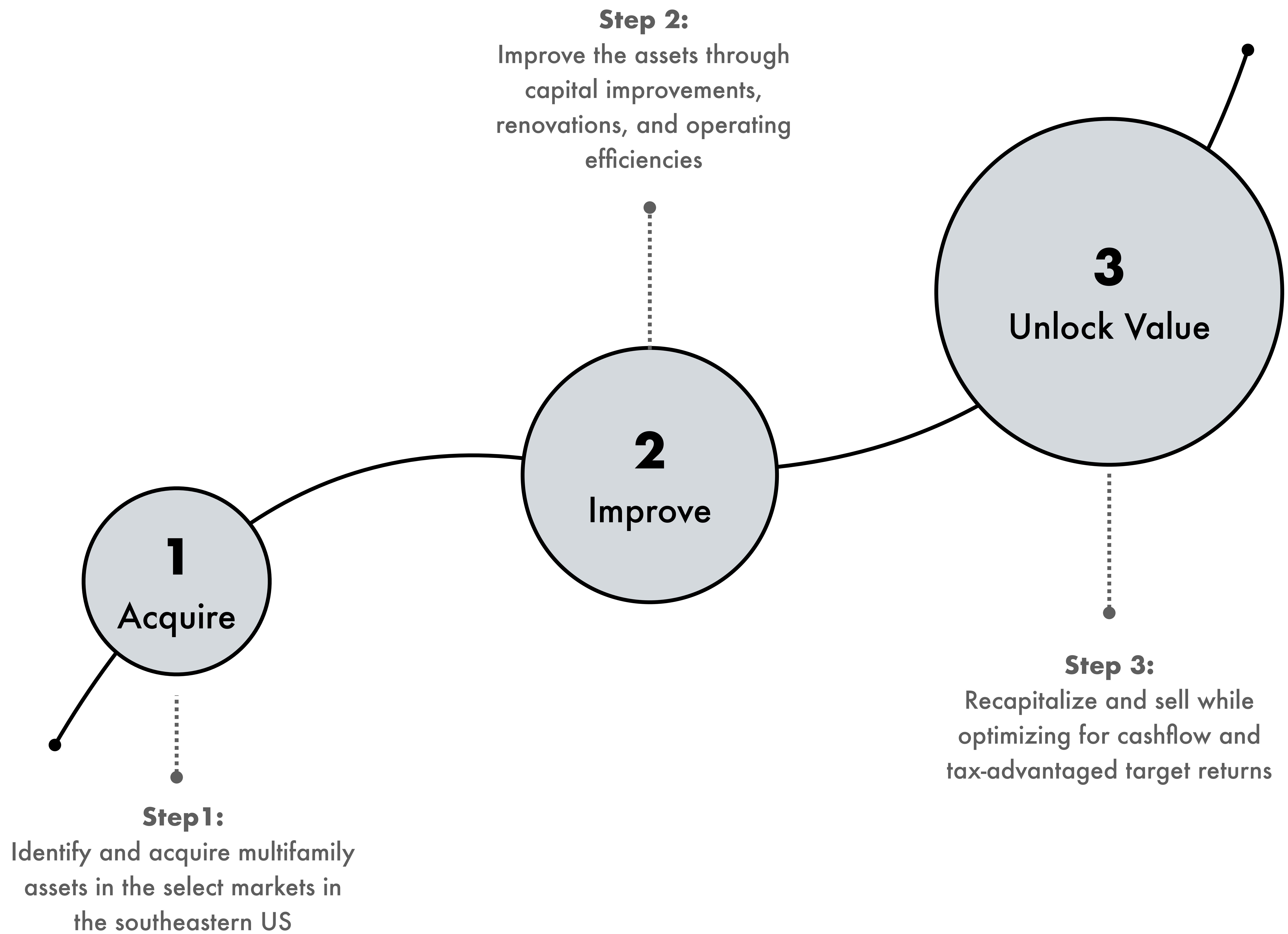
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ARC Multifamily Fund II - Highlights



ARC Multifamily Fund II - Business Strategy



Fund II - Investment Approach

Business Plan

The ARC business plan is simple:

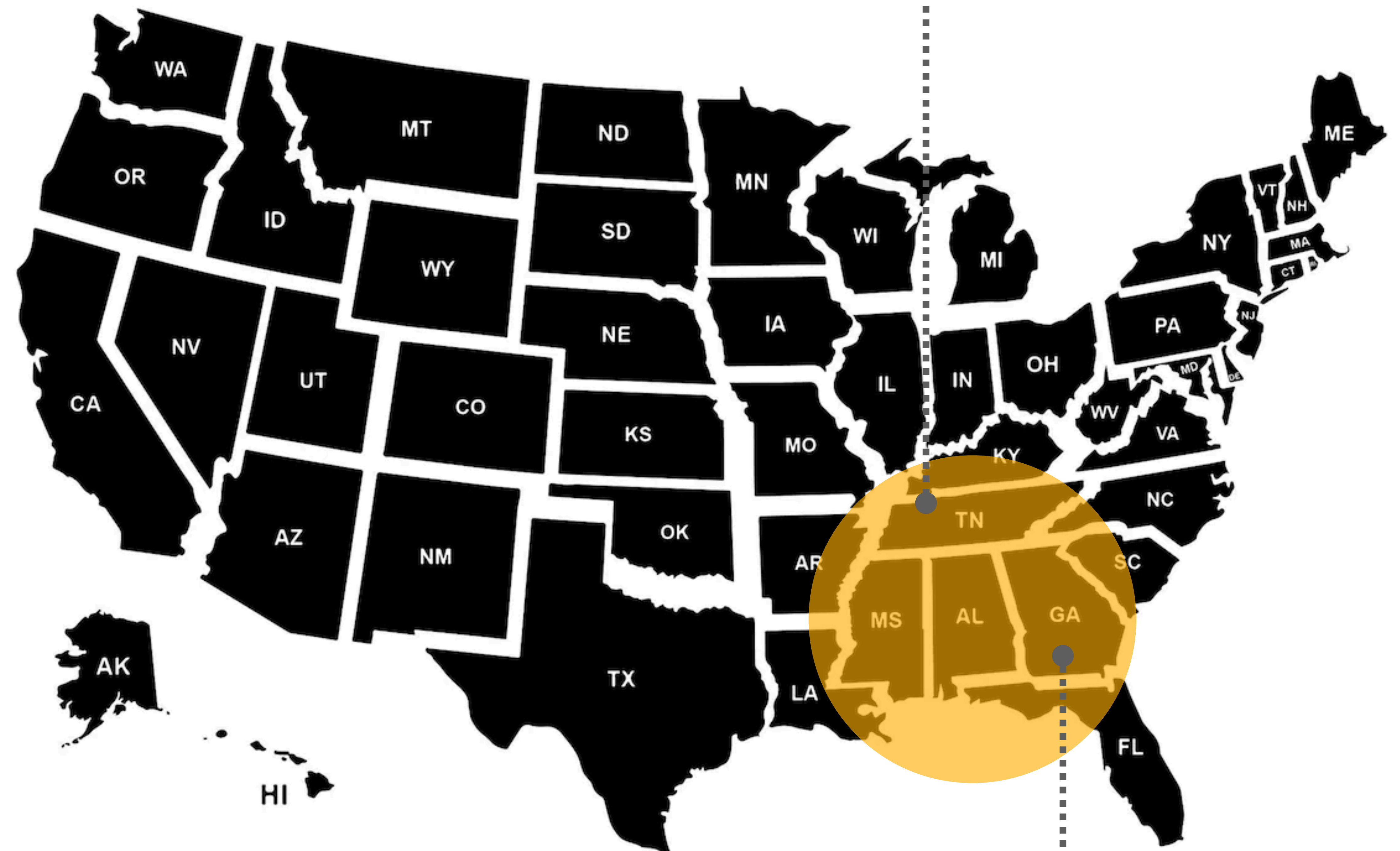
1. To identify and acquire multifamily assets in the southeastern US
2. To improve them through value-add strategies
3. To restructure, recapitalize and sell properties while providing for cashflow, tax-advantaged appreciation, and inflation-adjust upside potential.

Investment Approach

1. ARC seeks to identify and acquire assets in the southeast markets with strong multifamily fundamentals such as employment growth and population growth
2. The value-add improvement plan includes repositioning assets through capital improvements, renovation of units, operational improvements, expense reductions, market rent optimization and implementing incremental revenue generating strategies on a per property level
3. Build on existing track record and market knowledge in southeastern US utilizing a world-class team to acquire and manage each asset

Target Market:

Southeastern United States



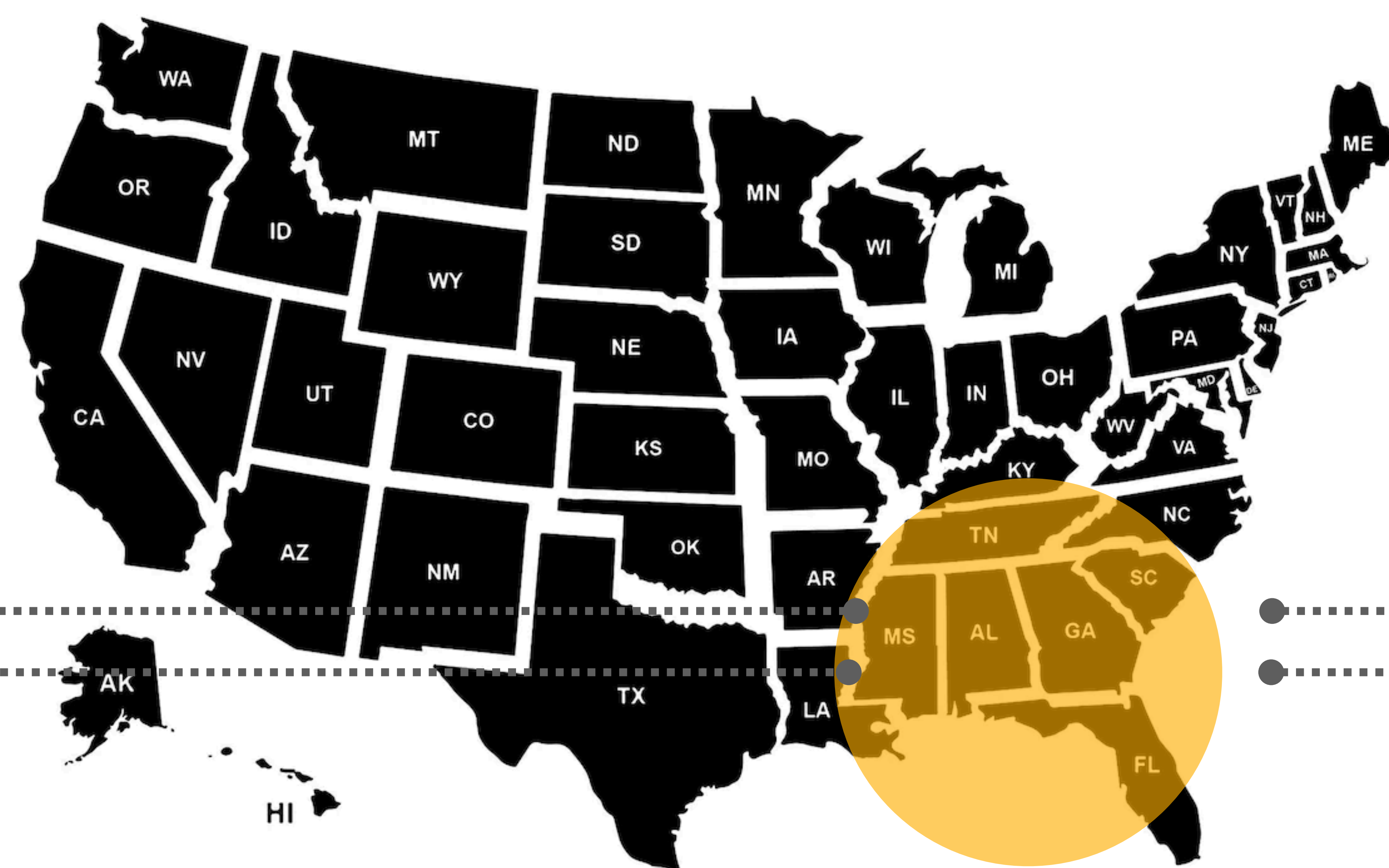
Focus on growth corridor starting in Metro Atlanta and naturally expanding outward into TN, AL, SC, NC and Northern FL



The Case for the Southeastern US

The average population growth in the major southeastern markets has outpaced the US average by nearly double in the last five-years. The top seven metropolitan areas for population growth in 2020 were all in the greater Sun Belt region.

Due to friendly tax environments, individuals and businesses are motivated by the greater economic opportunity and affordability throughout the southeast. As seen by the relocation and expansion by major companies like Toyota, Apple, Rivian and Amazon.



Over the next decade, the Southeast population growth is expected to accelerate by another 19 million (+13%), whereas non-Sun Belt states are forecasted to rise by only 3 million (+2%)

The rapid population and job growth has created strong demand for multifamily housing as evidenced by the strong rent growth across major southeastern metros



Fund II Highlights

6-10

Target
Properties

5-7

Years
Anticipated Fund
Life

\$100K

Minimum
Investment

FOCUS

The focus of ARC Multifamily Fund II is on capital preservation and risk mitigation, while still having tax-advantaged and inflation-protected upside potential.

INVESTMENT CRITERIA

- Communities located in the growth markets of the southeastern United States, primarily focused around Atlanta and expanding into Alabama, Tennessee, and the Carolinas.
- Class A, B and C+ properties with excellent opportunities for value creation through restructuring and improvements.
- 150+ units complexes in strategic submarkets with macroeconomic tailwinds
- \$15 million to \$150 million total capitalization per property



Fund II Structure

The focus of ARC Multifamily Fund II is on capital preservation and risk mitigation, while still having tax-advantaged and inflation-protected upside potential.

The fund has two groups of partners:

1. The General Partners (GP) who are not only investors but also the the key managers of the fund.
2. The Limited Partners (LP) who are the majority of the investors in the fund.

The fund provides a two-tier return structure for the limited partners as outlined on this page.

Each Class varies based on the following components:

- Coupon (adjusted interest) rate
- Priority of principal repayment
- Equity participation

Additionally, most of our investors are interested in the tax advantages related to the accounting of depreciation on each asset acquired.

All classes receive depreciation allocation based on the principal amount invested and the cost segregation analysis performed upon acquisition by our tax advisors.

Please note that this is a high-level illustration of the investment opportunity. All the details regarding the limited partner interests are outlined in detail in the Fund's Subscription Agreement.

#1: Class A - Limited Partner (A):

- Coupon of 9% per annum
- First priority repayment of principal of the two classes
- Minimum \$100K investment

#2: Class B - Limited Partner (B):

- Coupon of 6.5% - 8% per annum (based on investment amount)
- Investors first receive preferred return (coupon)
- GP then has catch-up to 35% of amounts distributed
- Investors receive profit participation via Equity Waterfall

Equity Waterfall Illustration

- To 11% IRR 65% (LP) and 35% (GP)
- To 14% IRR 50% (LP) and 50% (GP)
- Thereafter, 35% (LP) and 65% (GP)

Class	Minimum Investment	Preferred Return
B - 1	\$1,000,000	8.0%
B - 2	\$500,000	7.5%
B - 3	\$250,000	7.0%
B - 4	\$100,000	6.5%



Fund II Targeted Returns

Similar to previous ARC investments, ARC Multifamily Fund II will continue to take a disciplined investment approach that focuses on targeting high-quality, well-located properties.

We aim to identify assets in markets with strong multifamily fundamentals, employment growth, population growth, and other key demand drivers.

The Fund has a targeted investment focus on well-located properties in the growth corridors of Atlanta spreading into AL, TN, NC, SC and other markets where thoughtful capital improvements and operational efficiencies can create significant value.

All of the properties that we expect to acquire will have a built-in market advantage or have deep value-add opportunities that include the ability to reposition the property through capital improvements and upgrades, renovating the interior units, improving operations, decreasing expenses, and creating other revenue generating projects.

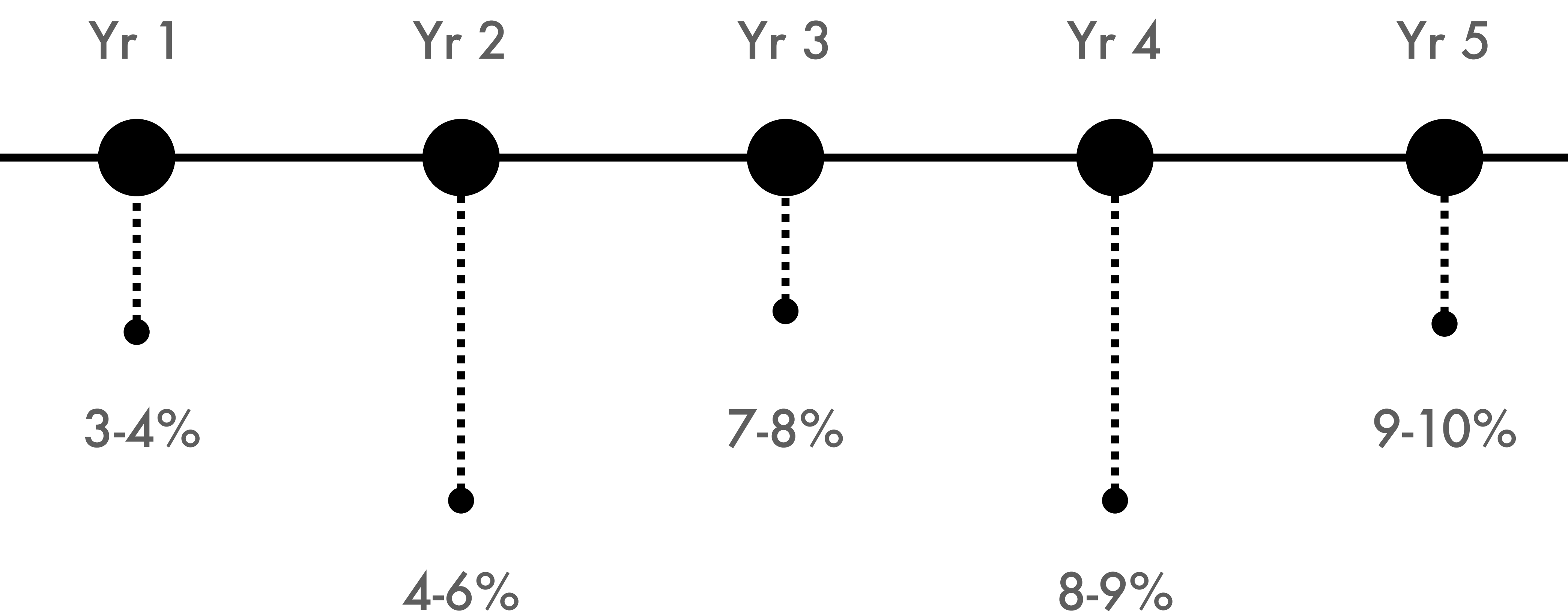
Every property has a unique business plan that is formulated with input from all aspects of the company in order to maximize investor returns while carefully focusing on preserving investors’ capital.

** Illustration based on 5-yr hold for Class B LP investment. Target returns and cash on cash projections represent base case ranges. Actual returns will vary based on each asset.*

Target Fund Returns - Illustration*

Cash on Cash Returns Average Including Sale 13% to 20%	Cash on Cash Returns Average Excluding Sale 6.8% to 8.5%
Levered IRR (Net) 12% to 16%	Equity Multiple (Net) 1.5x to 2.0x

Annual Fund Cash on Cash Projections - Illustration*



Sample Investment Illustration of \$250,000

Details	Purchase	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Initial Investment	-\$250,000						
Cashflow for Distribution		\$8,750	\$12,500	\$18,750	\$21,250	\$23,750	\$85,000
"Cash on Cash" Return		3.5%	5.0%	7.5%	8.5%	9.5%	
Profit & Return of Capital (at Sale)						\$385,000	\$385,000
Total Cashflow		\$8,750	\$12,500	\$18,750	\$21,250	\$408,750	\$470,000
Net Profit							\$220,000

Sample Initial Investment	Total Cashflow	Average Annual Return	Equity Multiple	Adjusted IRR Net	Overall Cash Return	Sample Net Profit
\$250,000	\$85,000	17.6%	1.88x	14.5%	\$470,000	\$220,000



Benefits of Investing In A Fund

An investment in a fund is 2.7 times less risky than an investment in a single property

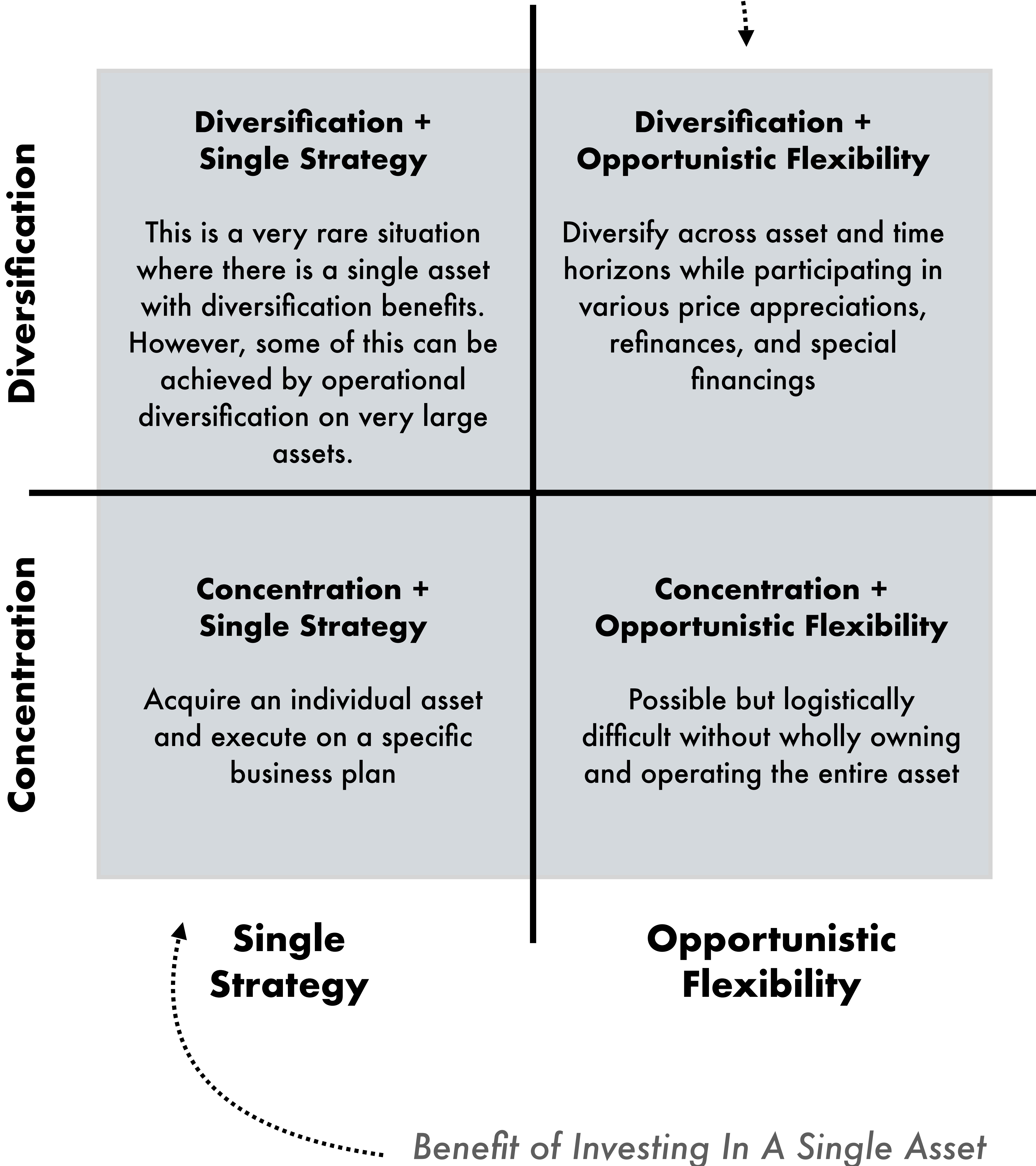
The two big advantages we see are:

- 1. Diversification across assets and time horizons
- 2. Opportunistic Flexibility

Thematic Benefits:

- Spreads out investor equity over multiple assets
- Greater exposure to investments in various markets and asset profiles
- Ability to invest in different individual property business plans and holding periods
- Ability to enter and exit investments at opportunistic times
- Diversification offers the ability to reduce risk while offering the potential for higher returns
- Potential tax benefits for investors such as continuous stream of pass-through depreciation opportunities and fund related 1031 exchanges
- Provides opportunities to participate in upside on property price appreciation upon sale, refinances, and strategic supplemental financing options

Benefit of Investing In A Fund



Case Studies and Track Record



4375 Cascade Road

- Purchase Price: \$20,020,000
- Number of units: 260
- Purchase price per unit: \$77,000
- Date of purchase: October, 2020
- Projected 5 year price per unit: \$125,000
- Date of sale: January, 2022
- Sale Price: \$37 million

We exceeded our 5 year exit price per unit within 15 months, selling this asset for \$37 million, or \$142,000 per unit.

ARC Investors achieved a return on equity of 1.6x in just 15 months, and an IRR of 47%.

\$20m

Purchase
Price

\$37m

Sale Price
(15 months)

47%

Internal Rate
of Return



Netherely Park

- Purchase price: \$31,164,000
- Number of apartment units: 294
- Purchase price per unit: \$106,000
- Date of purchase: August, 2021
- Projected 5 year exit price per unit: \$157,000

While ARC still currently owns this asset here is a current update:

- A recent brokers opinion of value (BOV) for Netherley Park priced this asset at \$155,000 per unit.
- ARC expects to continue to raise the NOI at Netherley Park for the next few years, and expects to exit significantly higher than our projected 5 year exit price

294

Total Units

\$106K

Purchase Price
Per Unit

\$155K

Current
BOV Per Unit



Hawks Nest at the Preserve

- Purchase price: \$25,440,000
- Number of apartment units: 120
- Purchase price per unit: \$212,000
- Date of purchase: December, 2021
- Projected 5 year exit price per unit: \$285,000

While ARC still currently owns and operates this asset, here is a current update:

- ARC completed a 3 year business plan in the first 100 days with repositioning the asset as a non-fractured condo, immediately boosting it's overall market value and positioning
- A recent brokers opinion of value (BOV) for Hawks Nest priced this asset at \$257,000 per unit.
- ARC expects to continue to raise the NOI at Hawks Nest for the next few years, and expects to exit significantly higher than our projected 5 year exit price

120

Total Units

\$212K

Purchase
Price Per Unit

\$257K

July 2022 BOV
Price Per Unit



Leadership Team



Robert Pereira
Managing Partner

Robert founded ARC Multifamily Group and is a real estate industry veteran with over 2 decades of investing and operating experience. In addition to managing capital and structuring deals, Robert has personally managed over \$120+ million of construction and value add projects.

Key Highlights:

- Acquired and developed over 250+ projects
- Raised and managed over \$170m of capital
- Recently acquired over 800 units in GA and AL
- BSc Engineering, University of Waterloo
- MBA, UC Irvine
- Resides in Orange County CA with his family



Sharran Srivatsaa
Partner

Sharran brings diverse real estate experience from investing to owning and operating large real estate companies including brokerage, mortgage, escrow and property management. He is former Goldman Sachs and Credit Suisse Banker.

Key Highlights:

- 10+ years investing and operating real estate
- Sold Teles Properties \$3.4B to Douglas Elliman
- Goldman Sachs, Credit Suisse, VC & PE
- 4x Inc. 500 Entrepreneur
- BA Computer Science & Math, Luther College
- MBA Honors, Vanderbilt University

Monique Wasson • Director of Operations

Monique brings 20+ years of asset management experience to ARC. She has deep experience in value-add multifamily repositioning projects, including construction project management and financial asset management. Monique has her degree Business Administration from Lake Michigan College and leads the operations team out of Atlanta.

Tim Crisman • Director of Acquisitions

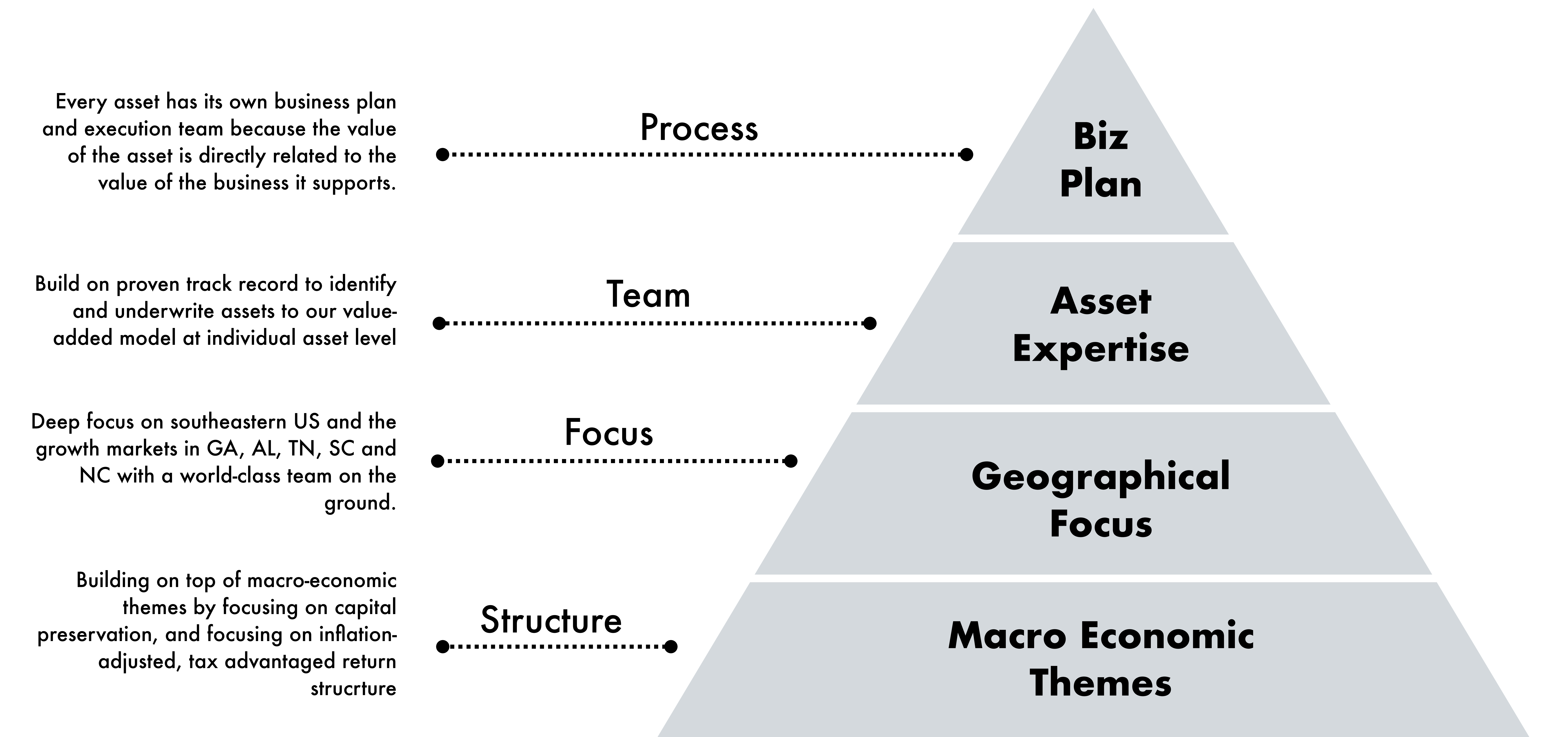
Tim brings 15+ years of acquisitions and property management experience to ARC. He has deep experience with underwriting and market analysis, combined with value-add asset management experience. Tim received his BA in real estate from Austin Peay State and leads the acquisitions team based out of Atlanta.

Bryan Brinson • Strategic Advisor

Bryan is the managing partner at Meridian Managment Group overseeing 15K+ units in the southeast US. Bryan is an expert in the regional multifamily market related to valuation, underwriting, market metrics, and value add property management. Bryan received his business degree from the University of Georgia.



The ARC Advantage

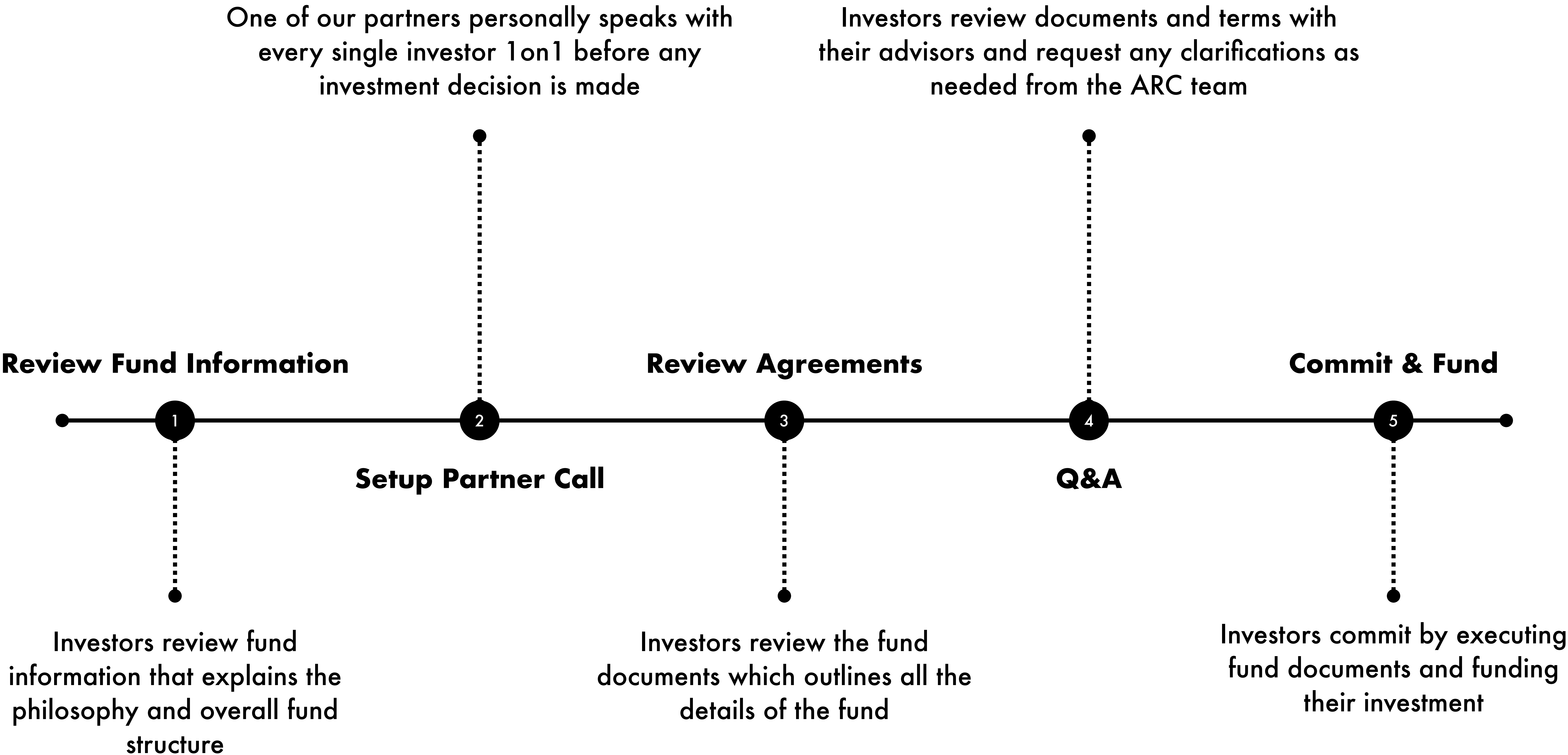


1. People	2. Process	3. Platform
<p>We have built a world-class team to acquire and manage each asset.</p> <p>This includes ARC team combined with asset and property management partners, along with specialized advisors on an individual asset basis.</p>	<p>We believe that good process drives good results.</p> <p>Every phase of our business is tied to industry-centric best practices based on SOPs and action plans to deliver predictable, profitable results.</p>	<p>Our investment platform has 3 core pillars: Acquisitions, Capital Structures, and Operations.</p> <p>Our focus is to drive performance in each of the three areas by combining talented human capital with robust systems and processes.</p>

Investor Next Steps



Investor Onboarding Process



Next Steps

Step 1



Review Fund Information

Review a presentation and video where our partners explain the philosophy and overall approach of the fund, including the business strategy, investment approach and highlights of the fund’s structure.

Review Info

Step 2



Setup Partner Call

We take our relationship with our investors very seriously. One of our partners personally speaks with every single investor 1on1 before any investment decision is made.

Book Call



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The Class B Limited Partners projected annual returns are based on proforma cash flows, the Class B coupon amount, and projected distributions based upon operations and projected disposition of investment asset. The Class B coupon is based on investors capital contribution which shall accrue until distribution by the general partner of the Company in its sole discretion.



