REVIVA

Real Estate Value Identification & Value Add

Building Wealth with Real Estate

REVIVA

What REVIVA Does

•REVIVA buys multifamily properties, implements systematic management, increases cash flow, creates higher value and structures the exit strategy to maximize investor returns with targeted hold periods of 3 to 7 years.

•This special preview is an abbreviated presentation provided to friends and family prior to the official launch to the general public.

•We appreciate your comments and feedback on the information in this presentation pertaining to:

- •Clarity of messaging
- •Rate of return on investment
- •Format of the numbers
- •And all other constructive criticism

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We would appreciate your comments:
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Provide REVIVA Feedback

Build Your Wealth with Real Estate

Want better returns and lower taxes?

Stable. Secure. Repeatable.

Find out how.

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Our Mission

•REVIVA provides **stable and superior returns with minimized risk exposure** to investors through multifamily apartment building syndications.

•The REVIVA business model is driven by **economic research** that considers dominant and sustainable factors including housing demand, population migration, emerging shifts in workplace dynamics, municipal investment and housing stock stratification studies among others.

•The REVIVA research has identified sectors within multifamily poised to benefit the most from these sustained and increasingly important trends, which will affect future multifamily housing utilization and drive opportunities for appreciation in existing cash flow and total property value.

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Building Wealth

Expected Returns – 5 Year Investment Scenario	Dollar Amount	Percentage of Initial Investment
Initial Investment	$100,000	100.0%
Total Return on Investment	**$120,462**	**120.5%**
Total Capital Gain	$69,540	69.5%
Annual Cash Flows (Cumulative)	$50,922	50.9%
Annual Cash Flow (Average)	$10,184	10.18%
Annual Tax Liability from Cash Flow* (Estimated Avg.)	$869.46	
Total Cash Distributed	$220,462	220.5%
IRR		**19.14%**

(*Not tax advice. Each tax situation is unique. Consult a professional tax advisor.)

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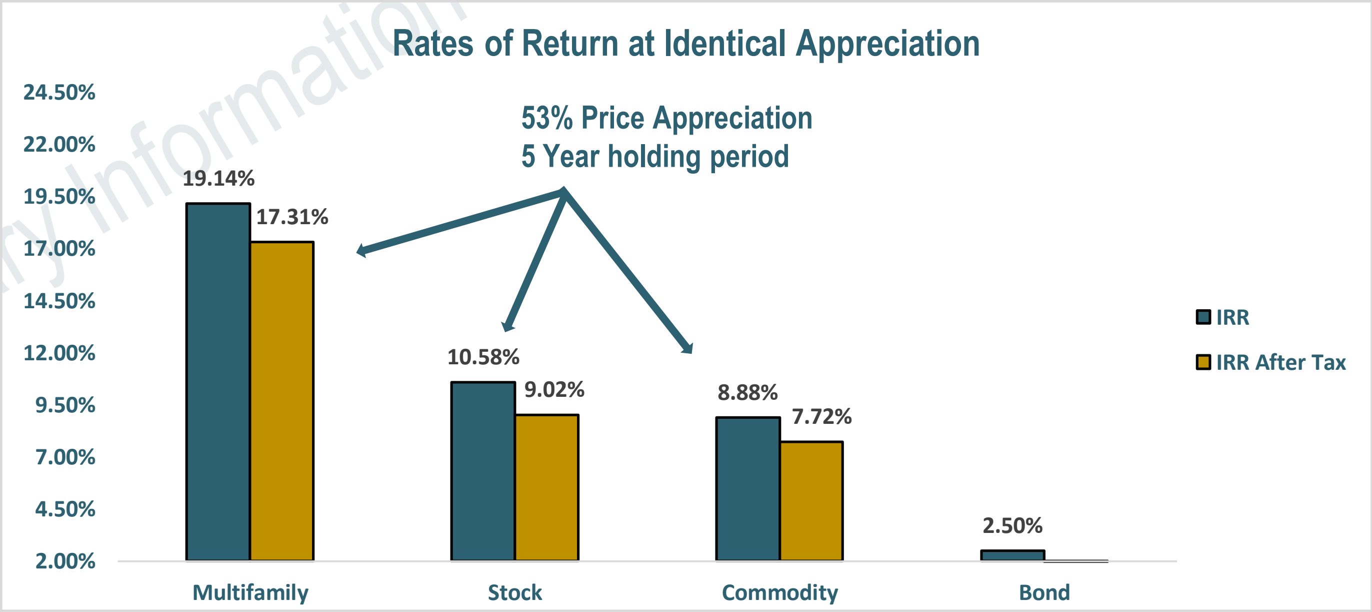
Building Wealth



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SPECIAL PREVIEW

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Building Wealth

Total Investment	Total Taxable Gain	Tax (Estimated Total)	Pre-Tax IRR	After Tax Gain	Non Taxable Gain from Amortization	After Tax Gain plus Amortization	After Tax IRR	After Tax Gain % of Investment
-$50,000	$54,305	-$11,623	**19.14%**	$42,681	$5,926	**$48,608**	**17.31%**	**97.2%**
-$100,000	$108,610	-$23,247	**19.14%**	$85,363	$11,852	**$97,215**	**17.31%**	**97.2%**
-$150,000	$162,915	-$34,870	**19.14%**	$128,044	$17,778	**$145,823**	**17.31%**	**97.2%**
-$250,000	$271,525	-$58,117	**19.14%**	$213,407	$29,630	**$243,038**	**17.31%**	**97.2%**
-$500,000	$543,049	-$116,235	**19.14%**	$426,814	$59,261	**$486,075**	**17.31%**	**97.2%**
-$1,000,000	$1,086,098	-$232,469	**19.14%**	$853,629	$118,522	**$972,150**	**17.31%**	**97.2%**

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Investor Benefits

- **Cash-flow Distributions**: Surplus income from property revenue consistently paid out to investors
- **Controllable Appreciation**: Property value tied to NOI & capitalization rate, driven by rent prices
- **Enhanced Return-on-Capital**: Debt financing provides improved Cash-on-Cash returns and a higher IRR
- **Consistent Equity Growth**: Tenants pay down the loan debt (amortization)
- **Security**: Land & building possess intrinsic value
- **Asset Diversification**: Alternative investment to stocks & bonds
- **Inflationary Hedge**: Higher correlation coefficient than stocks & bonds
- **Reduced Income Tax**: Pass Through Depreciation and Cost Segregation
- **Compound Growth of Principal:** 1031 Tax Deferred Exchanges; Cash-Out Refinance

Investor Report: Transparency

Limited Partner Individual Participation % of Total	5.1%	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Annual Average	Total
Limited Partner Individual Investment $		$100,000							
Cash on Cash Return ($ paid annually)			$6,433	$8,930	$11,019	$11,729	$12,810	$10,184	$50,922
Cash on Cash Return (annual cash as a %)			6.43%	8.93%	11.02%	11.73%	12.81%	10.18%	50.92%
Annual Debt Paydown (Investor $ accruing annually)			$2,046	$2,134	$2,227	$2,662	$2,784	$2,370	$11,852
CoC Return + Debt Paydown (Total, paid & accrued)			$8,479	$11,064	$13,246	$14,392	$15,594	$12,555	$62,774
CoC Return + Debt Paydown (Real Economic benefit %)			8.5%	11.1%	13.2%	14.4%	15.6%	12.55%	62.77%
IRR - Investors (Pretax)	19.14%						19.14%		
Tax Benefits:									Total
Depreciation - Annual			-$6,775	-$6,775	-$6,775	-$6,775	-$6,775		-$33,875
Annual Taxable Income Estimate (Cash Flow less Depreciation)			-$342	$2,155	$4,244	$4,955	$6,035		
Tax Bill Estimate (Consult a Tax Professional)			$0	-$539	-$1,061	-$1,239	-$1,509	Proceeds After Repayment of Investment	
Estimated Effective Tax Rate (After Depreciation)			0.0%	6.0%	9.6%	10.6%	11.8%		
Sales Scenario:		Total						Cap Gain Unadjusted	Capital Gain + Cash
Net Investor Proceeds from Sale		$169,540					$169,540	69.5%	120.5%
Investor - Total Cash on Cash Return		$50,922					$50,922		
Total Cash to Investor (% & $$)	220.5%	$220,462					$220,462	$69,540	$120,462

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Results

REVIVA provides investors with attractive returns, which build long-term wealth on invested capital through cash flow, appreciation and tax benefits.

- Attractive Returns on Investment
- Significant Opportunities for Forced Appreciation
- Sustainable Long-Term Supply & Demand Dynamics
- Consistent Periodic Income Distributions
- Tremendously Beneficial Legal Taxation Treatment

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Economic Research

Know the 5 Big Numbers: Why is the "Renter" population growing?

1. **Household Formation Trend**: In the past ten years, the number of new renter households rose by nearly 10 million, significantly outpacing the owner segment, which reported minimal growth. We expect steady growth in renter households to continue in the future.
2. **Demand** for apartment homes is significantly outpacing supply, and Industry estimates anticipate another 500,000 new rental households per annum through 2025. Additionally, nationwide it is now cheaper to rent than buy in more than half of all counties
3. **Growing Single Demographic:** Formation data reveal that since 2008 the single population rose by a whopping 15 million, now 5 million above people who are married. The shift in independent living is attributed to lifestyle changes in both younger and older American households. More young adults are postponing marriage, while older adults divorce more frequently. All have led to a rise in apartment living, generally a more manageable expense and flexible living arrangement than a single-family home.
4. **Student debt :** Experts observe that student debt, which correlates highly with renter-household formation, is **nearly 5X higher** than it was in 2004, just 15 years ago*.
5. **$1.5 Trillion** in total student debt. Hindrance for first time home buyers. (Debt to income ratio is elevated, savings for down payments are delayed.)

Data provided by Legg Mason, 11/29/18; *ValuePenguin by Lending Tree

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Economic Research

Supply: America needs 328,000 new apartment homes each year to keep up with current demand trends. Utilizing the pace of construction for past 8 years as a baseline for the projection of new apartment home supply, the **demand will outpace supply by nearly 1,598,379 units**.

Demand: The estimated percentage of American's that rent an apartment home has grown to 12%. Millennials and baby-boomer's alike appreciate mortgage-free living, the ability to easily pursue new employment opportunities, and the option to choose amenities that align with their lifestyle.

REVIVA's Target Market Criteria: Employment growth, population migration trends, infrastructure investment, friendly business environment, high occupancy rates, rising median income statistics, rising rent rate trends, and positive supply-demand dynamics for apartment homes.

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Economic Research

Economic Cycle and Value Observations in the Macro:

1. **Hourly Earnings**: Current econometric forecasts for Year over Year hourly earnings growth predict a continued and steady rise in the USA but hourly earnings will fail to hit 4.0% Year over Year growth for 9 years. (Conclusion: Inflation Moving Up, but not Sharply. Economists often utilize a rule of thumb metric for hourly earnings growth at or above 4.0% as pre-recessionary.)
2. **Oil Production**: A Global Paradigm Shift: Because the USA is now the largest energy producer, Oil price spike events are less likely and will have a diminished effect to cause US recessions or hyper-inflation as they have in the past.
3. **Renting is cheaper**: The gap between home payments and rent payments on average reveal that renting is less expensive. (In addition, the memories of the financial devastation suffered by many homeowners in the great recession remain vivid in the minds of many, including the first-time buyer.)
4. **Affordability**: 93% of new apartment construction supply is Class A (the most expensive option). This means only 7% is Class B since basically no Class C is being built. (These supply trends are an opportunity for REVIVA to intelligently fill the “Affordability Gap” that will become even more prevalent for renter-households as Class A supply predominates.)
5. **Global Bond yields:** Historically low bond yields are driving low risk investors to higher yielding assets. (Conclusion: The global demand for superior risk/return assets, like apartments, will continue indefinitely.)

SPECIAL PREVIEW

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Strategy

REVIVA seeks out opportunities to acquire multifamily assets at prices reflecting sub-optimal management to then apply best-in-class management systems proven to:

- Increase product demand
- Improve customer satisfaction
- Improve visibility
- Increase revenues
- Tightly manage costs
- Produce transparent reporting

These systematic property enhancements result in higher cash flow during property ownership and higher multiples of property value on an exit event (refinance or sale).

SPECIAL PREVIEW

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Invest in Real Assets

- ✓ Cash Flow
- ✓ Appreciation
- ✓ Taxation Benefits
- ✓ Long-Term Wealth

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