REVIVA

Real Estate Value Identification & Value Add

Building Wealth with Real Estate

www.revivamulti.com

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Asset Selection

Multifamily Real Estate

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

Wealth Creation – The Hard Questions

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- REVIVA answers the hard questions that investors must answer:
  - What can I do to securely build wealth without all the risks of the stock market?
  - Why do I pay so much in taxes on my investment income?
  - Is my money invested in real assets that benefit from proven long cycle economic growth trends which will continue?
  - Why do I have money in a bank account earning 1% or less?
  - Why do I have no control over the outcome of my investments?
  - What is the best proven investment to compound my wealth and protect my money from the tax burden?
  - Instead of getting rich quick, how can I get wealthy FOR SURE?

Building Wealth with Real Estate Made Easy

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Wealth Creation – Controlled, Consistent, Secure

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- REVIVA's controlled 'forced appreciation' system creates secure, income driven, tax advantaged, appreciating investments to build wealth more predictably and more safely than unpredictable and uncontrollable alternatives like stocks and bonds.
- REVIVA investments create consistent high income which benefit investors with far superior after tax proceeds than bonds, stock dividends or bank accounts.
- REVIVA investments provide tax advantages which result in lower taxes on investment income.
  - These tax advantages can in addition shield a portion of the investor's other income from taxation, which is far better than alternatives can provide.

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Asset Classes: A Closer Look

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5 Questions That Wealthy People Answer:

- *"Why would I ever have money sitting in low return savings accounts earning 1% or less?"*
- *"Why should I continue to willingly pay full tax rates on my investment income?"*
- *"Where can I invest my money that will consistently pay me high income and also allow for low or no taxes?"*
- *"How can I invest in controllable investments unlike the stock market which I cannot control?"*
- *"What can I invest in that is proven, controllable, produces high income and appreciation with tax advantages to build wealth without taking the risk of stocks, hedge funds or private equity?"*

Assets Classes vs. Features	Real Estate	Stocks	Bonds	Currencies	Options/ Futures	Venture Capital
Income Annually	6%-10%	1%-2%	0.7%-2%	0%	0%	0%
Controlled Gains	25%-75%	Unknown	Unknown	Unknown	Unknown	Unknown
Tax Rates	Low to 0%	Full	Full	Full	Full	Full
Risk	Low	High	Low	High	Very High	Very High
Predictable Income	Yes	No	Yes	No	No	No
Safe Long-Term Leverage	Yes	No	No	No	No	No

Why should you invest in Multifamily Real Estate with REVIVA?

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ASSET DIVERSIFICATION	INVESTMENT SECURITY	PASSIVE INCOME	TAX MINIMIZATION****
Removes Risk Mitigates the risk of losing 50% of your stock portfolio value due to an unforeseen macro-economic collapse*.	**Control of the Asset** Stocks offer zero control to investors. REVIVA controls the ability to increase the value of the asset through forced appreciation & value-add enhancements.	**Trading Money for Time** Stop trading your time for money and start trading your money for time. REVIVA multifamily assets distribute periodic income to investors.	**Income from Multifamily is offset by Depreciation** This is a legal way to diminish the income taxes owed (often entirely) from passive income earned from Multifamily Real Estate.
Geographic Security Investments are locally-focused on market demographics and micro-economics. They are not solely controlled by global macro-economics like stocks.	**Real & Tangible** Unlike money invested in stock, where you trade paper (money) for paper (stock issuance), your money invested with REVIVA buys ownership in a hard, physical asset.	**Earn 50-100x more than your bank savings account***** Periodic income distributions are anticipated to be 5-10% annualized. Certainly beats the JPMorgan Chase interest rate of 0.12%, doesn't it?	**Legal vehicle to avoid capital gains taxes into perpetuity** A 1031 Exchange (Tax Code 26 U.S.C. § 1031) is a legal method utilized to defer paying taxes indefinitely on Multifamily Investment Real Estate earnings.
Stability via Cash Flow Properties that positively cash flow survive market-derived drops in property values, unlike stocks, which provide no safety net.	**Intrinsic Value** REVIVA acquisitions provide a hedge against inflation (Apartment values have a historical 0.98 CPI Elasticity**) and they include ownership in land + buildings.	**Make your money work for you while you sleep** As Warren Buffet said: "*If you don't find a way to make money while you sleep, you will work until you die*".	**Unrealized gains can be realized tax-free WITHOUT selling the property** This is the power of a loan refinance when you invest with REVIVA in Multifamily Real Estate.

*Dow loses >50%: https://www.thebalance.com/stock-market-crash-of-2008-3305535 **MIT Economics article: https://economics.mit.edu/files/14673 ***Interest rates vary, each bank is different. Meant for example and illustration purposes only. ****Each tax situation is unique. Consult a tax professional to determine your tax situation. Meant for example and illustration purposes only.

Your Plan to Wealth: Which “Money-Myths” have you been told?

“Save Your Money” Keeping Cash in the Bank?	“Stocks are a safe investment” Safe compared to what?	“But I need a place to live” Why buy what you live in?	“It’s illegal to not pay taxes” Are you sure about that?
INTEREST RATES This isn’t 1979 where interest rates were in the 15% range. Today, money sitting in major bank savings accounts earn about 0.12% annually. At that rate, it will take 600 years to double your money. 600 years!	**NO CONTROL** Buying and owning stocks comes with zero control of those stocks. Everyday investors have absolutely no influence over if a stock’s price increases or decreases and its subsequent value.	**YOU’LL NEVER OWN YOUR HOME** Buying a home is a great idea until you consider who actually “owns” the home. You, the “owner”, typically pay a mortgage payment to a bank each month until it’s paid off, and then you still must pay property taxes.	**DEPRECIATION** The US Tax Code requires that Multifamily Real Estate investments be depreciated each year, a tax provision that offsets the taxes owed from passive income received from those assets in that year.
INFLATION Inflation reduces the buying power of $1 by 1.8% per year historically. This means that cash in your bank account that’s earning less than 1.8% per year is literally going down in value.	**TRADING PAPER FOR PAPER** Buying stocks is just trading paper (money) for paper (stock) with the hope that the value will rise in the future. And if stock prices do rise in the future, stock owners hope that the prices rise faster than inflation.	**INVESTMENTS PAY *YOU*** Buying a home and paying for it each month means *you* owe money in order to keep the home, which is called a liability. Investments are defined to be assets that pay *you*. Therefore, a home is *not* an investment because you pay for it and it doesn’t pay you.	**LIKE-KIND EXCHANGES** A 1031 Exchange (Tax Code 26 U.S.C. § 1031) is a legal method utilized to defer paying taxes indefinitely on Multifamily Investment Real Estate earnings.
DEAD MONEY = OPPORTUNITY COST Money is useless until it is used. It has no intrinsic value and isn’t worth anything by itself.	**STOCKS CAN GO TO ZERO** Most stocks have very little intrinsic value. If a company struggles financially or goes out of business, then the stock becomes worthless. Buyers of stock can literally lose 100% of their money.	**GLORIFIED SAVINGS PLAN** Buying a home is a glorified savings plan at best, and at worst, a money pit. Plus, the down payment money is dead. That money is not working for you because it’s trapped.	**REALIZE EARNINGS TAX-FREE WITHOUT SELLING** This is the power of a loan refinance when you invest with REVIVA in Multifamily Real Estate.

Legally Avoiding Taxes vs. Lazily Paying Taxes

The below table shows the accumulation of wealth of two investors. One invests wisely and legally avoids paying taxes. The other is lazy and does nothing to avoid paying taxes.

Wise Investor: Assumptions	**Lazy Investor: Assumptions**
Tax Rate Paid	**Tax Rate Paid**
0%	25%
Multifamily Real Estate: Expected Returns	**Stock Market: Historical Returns**
15% IRR Annually	10% Annually (Before Inflation)

Summary	**Wise Investor**	**Lazy Investor**
Total ROI	607.57%	175.24%
Annualized ROI	40.50%	11.68%
Average Annual Earnings	$40,504.71	$11,682.96
Taxes Paid	$0.00	$65,295.91

Year	Wise Investor	Lazy Investor
1	$100,000.00	$100,000.00
2	$115,000.00	$107,500.00
3	$132,250.00	$115,562.50
4	$152,087.50	$124,229.69
5	$174,900.63	$133,546.91
6	$201,135.72	$143,562.93
7	$231,306.08	$154,330.15
8	$266,001.99	$165,904.91
9	$305,902.29	$178,347.78
10	$351,787.63	$191,723.87
11	$404,555.77	$206,103.16
12	$465,239.14	$221,560.89
13	$535,025.01	$238,177.96
14	$615,278.76	$256,041.31
15	$707,570.58	$275,244.40
Total Gain	**$607,570.58**	**$175,244.40**
Total Taxes Paid	**$0.00**	**$65,295.91**

Asset Classes – Why do Wealthy Investors Own Real Estate?

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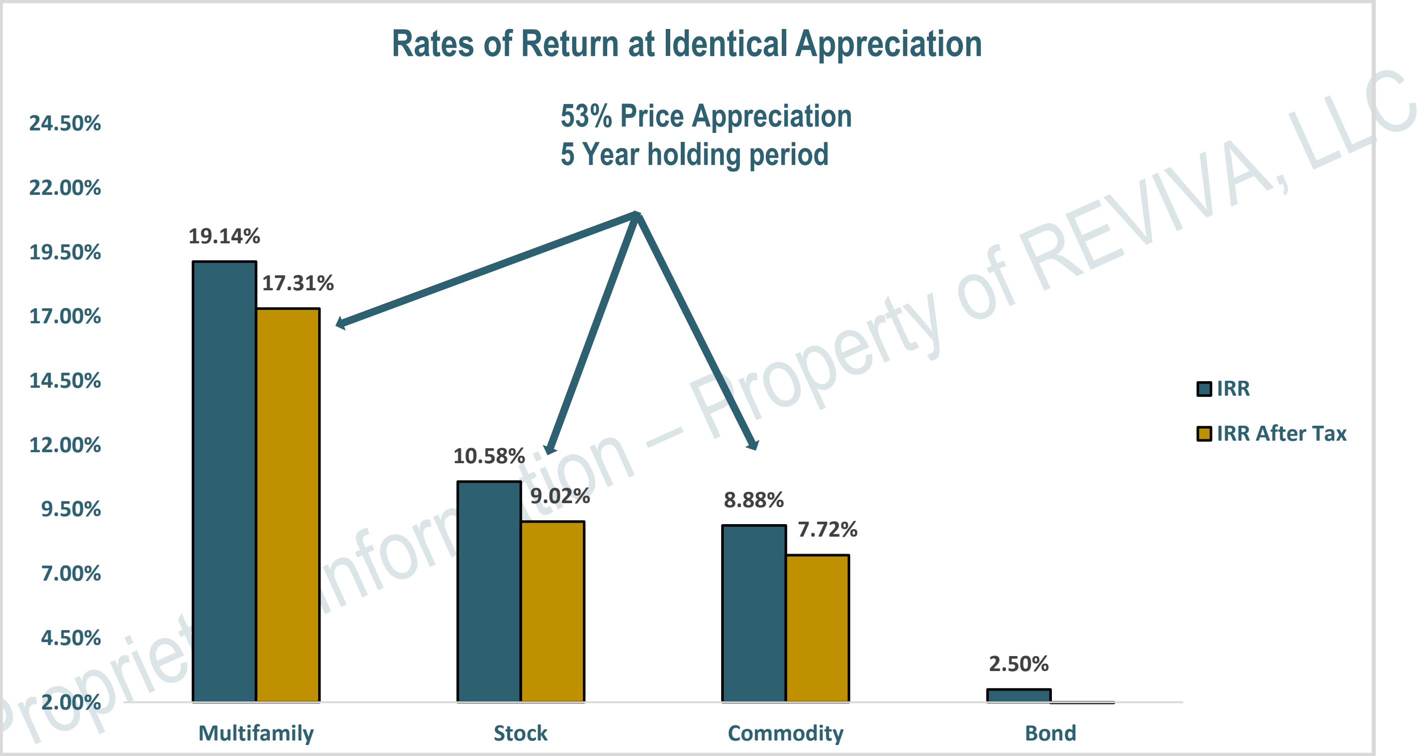
Why Multifamily Real Estate?

- *"Ninety percent of all millionaires become so through owning real estate."* – Andrew Carnegie
- *"We don't have to be smarter than the rest. We have to be more disciplined than the rest."* – Warren Buffett
- *"Real estate investing, even on a very small scale, remains a tried and true means of building an individual's cash flow and wealth."* – Robert Kiyosaki
- *"Buy on the fringe and wait. Buy…near a growing city! Buy real estate when other people want to sell."* – John Jacob Astor

Assets Classes vs. Features	Real Estate	Stocks	Bonds	Currencies	Options/ Futures	Venture Capital
Highly Liquid		✓	✓	✓	✓	
Less Liquid	✓					
Illiquid						✓
Cash Flow + Appreciation	✓	✓				
Forced Appreciation	✓					✓
Long-Term Leverage	✓					

Asset Return Profiles – Multifamily is Better



Multifamily - 10.18% Average Annual Distribution; Capital Gains 15%, Ordinary Income 25% (Example Only, Not Tax Advice); (S&P 500 T-12 Avg. Div.=1.94%); 5yr Holding period.

Asset Return Profiles – Multifamily Is Better

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Investment $1,000,000 / Time Horizon 5 Years	Multifamily	Stock	Commodity	Bond
	10.1% Avg. Income	2% Dividend	0% Income	2.5% Income
	53 % Price Gain	53 % Price Gain	53 % Price Gain	0% Gain
5 Year Income	$509,223	$100,000	$0	$125,000
5 Year Profit	$695,397	$530,000	$530,000	$0
Taxes Paid	-$232,469	-$104,500	-$150,000	-$26,250
Gain from Amortization	$118,522	$0.00	$0.00	$0.00
Net After Tax Earnings	$972,150	$525,500	$380,000	$98,750
IRR	**19.14%**	**10.58%**	**8.88%**	**2.50%**
IRR After Tax	**17.31%**	**9.02%**	**7.72%**	**1.97%**

Multifamily - 10.18% Average Annual Distribution; Capital Gains 15%, Ordinary Income 25% (Example Only, Not Tax Advice); (S&P 500 T-12 Avg. Div.=1.94%); 5yr Holding period.

Investor Report – A Look Inside The Numbers

Participation Percentage: 51.3%
Initial Investment: $1,000,000

Rent Assumption: 5% growth YoY after stabilization
Expense Assumption: 2% growth YoY

Cash Distributions: $509,223
Total Pretax Profit: $1,204,619

Limited Partner Individual Participation %	51.3%	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Annual Average	Total
Limited Partner Individual Investment $		$1,000,000							
Cash on Cash Return ($ paid annually)			$64,333	$89,301	$110,194	$117,295	$128,100	$101,845	$509,223
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)			$20,456	$21,342	$22,267	$26,620	$27,836	$23,704	$118,522
CoC Return + Debt Paydown (Total, paid & accrued)			$84,788	$110,643	$132,461	$143,915	$155,936	$125,549	$627,744
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			-$67,750	-$67,750	-$67,750	-$67,750	-$67,750		-$338,748
Annual Taxable Income Estimate (Cash Flow less Depreciation)			-$3,417	$21,552	$42,444	$49,545	$60,351		
Tax Bill Estimate (Consult a Tax Professional)			$0	-$5,388	-$10,611	-$12,386	-$15,088	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		$1,695,397					$1,695,397	69.5%	120.5%
Investor - Total Cash on Cash Return		$509,223					$509,223		
Total Cash to Investor (% & $$)	220.5%	$2,204,619					$2,204,619	$695,397	$1,204,619

Building Wealth – Applied Economic Intelligence

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- ❖ The REVIVA business model is driven by economic research that considers factors including housing demand, population migration, emerging shifts in workplace dynamics, municipal investment and housing stock stratification studies.
- ❖ REVIVA identifies sustainable and increasingly important trends that will affect multifamily housing utilization and value.
- ❖ Driven by economic data, REVIVA targets a specific segment of the multifamily housing stock in markets displaying each of the characteristics necessary for successful investment.
- ❖ REVIVA utilizes a rigorous process to analyze market dynamics, the property specific financial data, the physical site status and then utilizes the REVIVA financial model to project capital expenditure costs, revenue growth and the target investment exit scenario.
- ❖ The REVIVA team determines if the REVIVA target return thresholds are satisfied by the subject property.
- ❖ REVIVA implements systematic property management techniques proven to enhance rent growth, decrease vacancy and generate forced appreciation.
- ❖ REVIVA has created a unique liquidity facility which provides our investors the opportunity to liquidate their investment prior to the traditional exit event.

Economic Research

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

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

Economic Research – Supply Demand Dynamics

REVIVA

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.

Economic Research

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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 buyers.)

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.)

Strategic Acquisitions: Forced Appreciation

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What is Forced Appreciation?

- ❖ Forced Appreciation is the implementation of effective business processes designed to increase revenue generation, decrease expenses, and enhance the value of an enterprise.

Why is Forced Appreciation important in Multifamily Real Estate?

- ❖ Multifamily businesses predictably respond to strategic management practices that force higher revenues and market multiples.
- ❖ Multifamily businesses are commercial enterprises generally characterized by decentralized ownership and a vast array of management practices ranging from unsystematic to highly systematic.
- ❖ The primarily observable outcome of unsystematic management of a multifamily business is below-market income generation, above-market business expenses, outdated facilities, a dissatisfied customer base that requires a discounted price for the substandard product, all of which result in sub-optimal multiples of total value.
- ❖ Because REVIVA identifies and measures these factors in the risk assessment model, the opportunity exists to acquire quality assets at prices reflecting the sub-optimal management and apply best-in-class management systems (shown below) which result in higher income generation and higher multiples of total value upon the exit.

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

Forced Appreciation: Transaction Examples

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Property Name	Year Built	Units	Hold / Year Sold	Price Appreciation (%)	Forced Appreciation ($)
Cedars of Chalet	1962	151	under 2 years / 2018	50%	$2.5mm
Sunny Cascade	1991	216	under 5 years / 2017	174.6%	$8.21mm
Willow Way	1979	296	under 3 years / 2016	73.2%	$3.44mm

Cedars Of Chalet

REVIVA

Location:	Decatur, GA
Vintage:	1962
No. Units:	151
Acquired:	2016
Sold:	2017

Purchase Price:	$5,000,000
Sale Price:	$7,500,000
Total Appreciation:	50%
Annualized Appreciation:	34%

50% forced appreciation in 1 year.

Sunny Cascade

REVIVA

Location:	Atlanta, GA
Vintage:	1991
No. Units:	216
Acquired:	2013
Sold:	2018

Purchase Price:	$4,700,000
Sale Price:	$12,910,000
Total Appreciation:	175%
Annualized Appreciation:	36%

175% forced appreciation in 5 years.

Willow Way

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Location:	College Park, GA
Vintage:	1979
No. Units:	296
Acquired:	2014
Sold:	2016
Purchase Price:	$4,700,000
Sale Price:	$8,140,000
Total Appreciation:	73%
Annualized Appreciation:	42%

73% forced appreciation in 2 years.

Economic Outlook

- Supply & Demand
- Macroeconomic Factors
- Demographic Factors
- Long Term Sustainability

Supply

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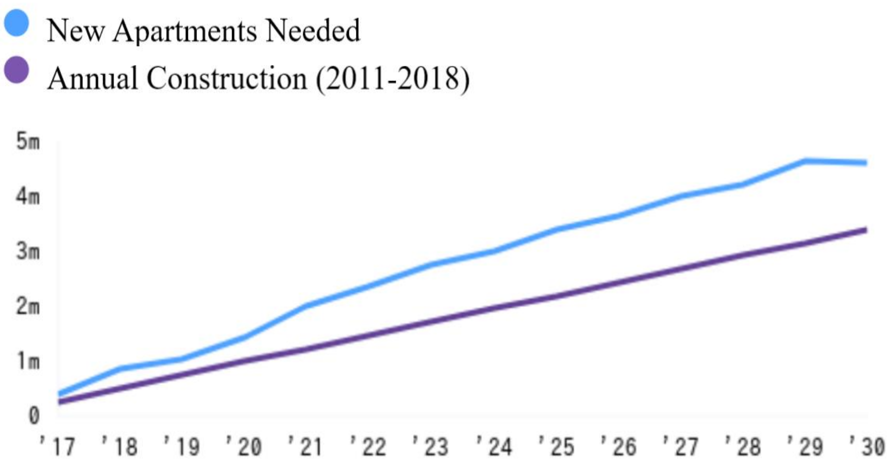
- **National Apartment Needs**: Between now and 2030, the country will need to build **328,000 new apartment homes each year** to accommodate household growth and losses to the existing stock.

- **Annual Construction**: Utilizing the pace of construction for past 8 years as a baseline for projection of new apartment home supply, the **demand will out pace supply by nearly 1,598,379 units.**

Apartments Needed

4,598,379 Apartment homes needed in the Country by 2030



Sources: National Multifamily Housing Council (NMHC), National Apartment Association (NAA), Real Capital Analytics, Inc.(RCA); Moody's Analytics Inc.; National Association of Realtors; U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics; U.S. Census Bureau; U.S. Department of Housing & Urban Development.

Renting

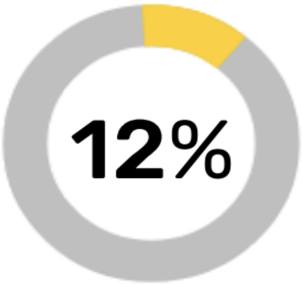
- **Renting is on the Rise**: Presently, more than 12% of U.S. residents live in an apartment home. Socioeconomic and lifestyle preferences, job mobility, job tenure trends, decentralized workplace trends, (remote workers) and personal debt are expected to become even more prevalent.

- **Local Target Market Economic 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.

Renting on The Rise

Many people in the U.S. call apartments home. They appreciate mortgage-free living, the ability to follow new work opportunities and amenities that fit their lifestyles.

IN THE U.S.



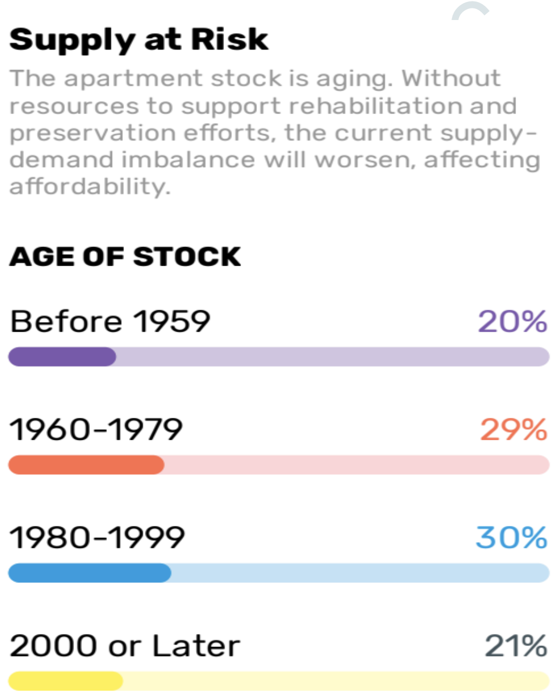
Of U.S. residents call an apartment home

Sources: National Multifamily Housing Council (NMHC), National Apartment Association (NAA), Real Capital Analytics, Inc.(RCA); Moody's Analytics Inc.; National Association of Realtors; U.S. Bureau of Economic Analysis; U.S. Bureau of Labor Statistics; U.S. Census Bureau; U.S. Department of Housing & Urban Development.

Property Age

- **Property Age**: Nationally, 59% of the apartment home housing stock was constructed between 1960 and 1999.

- The projected shortfall of new supply (**an estimated 1,598,379 units**) relative to the demand for apartment homes will attract capital to the 1960-1999 vintage of properties because the cost-benefit of revitalization presents attractive opportunities for forced appreciation.



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Demand

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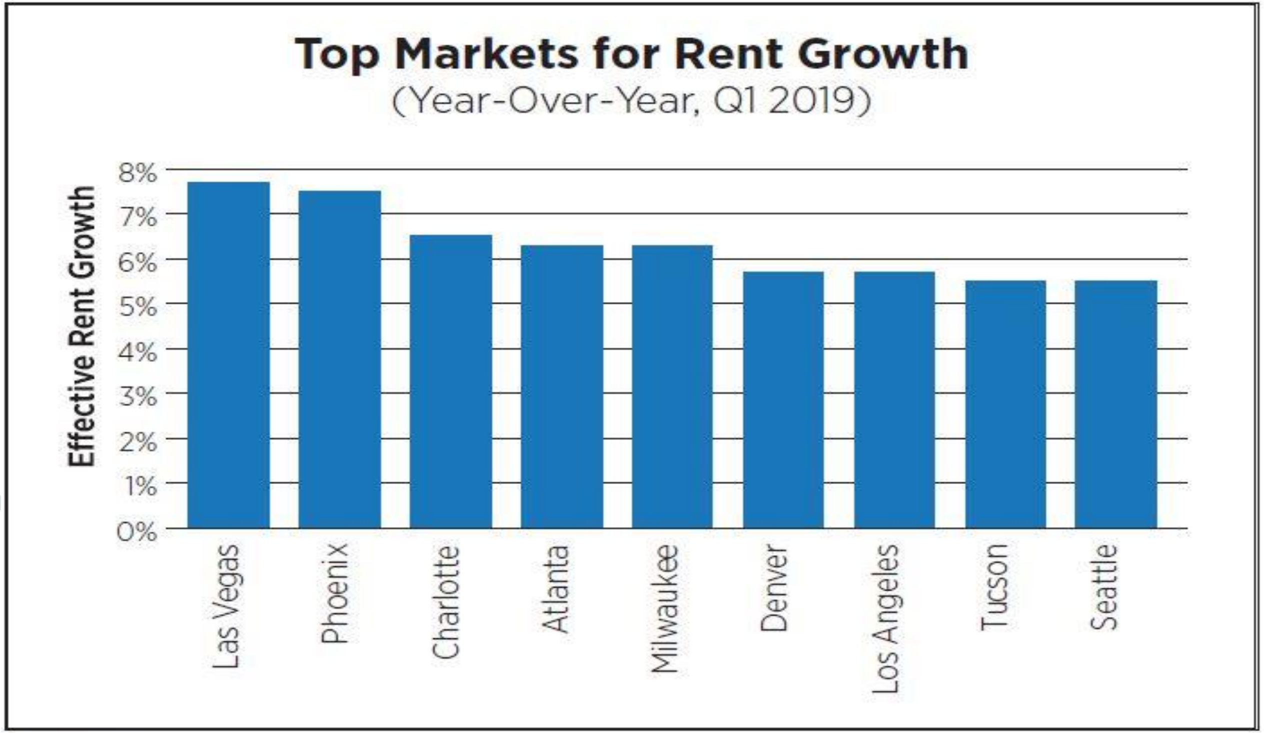
REVIVA: Investment Strategy

- Recent data demonstrates the sustained positive impact on rent growth driven by the demand for apartment homes.
- Target market selection is driven by data analysis which demonstrate sustainable trends like the chart shown.
- Several of these are REVIVA target markets.



Source: Reis

Investment Fundamentals

- Sustainable Local Economic Activity.
- Identifiable Migration Trends.
- Cash Flow Enhancement.
- Value-Add Opportunity.
- Capital Expenditure Efficiency.
- Property Disposition Analysis.

Investment Criteria

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- **Property Type**: Multifamily apartment buildings that are operationally performing below the market cohort. Primary Value-Add opportunities exist in C+ to B class properties in B+ or A locations.
- **Property Location**: Primarily in markets with conducive socio-economic demographics within metropolitan territories demonstrating buoyant regulatory policies that drive jobs growth, business investment, and robust population migration trends in the Southeastern United States.
- **Property Size**: 50 – 400 units.
- **Property Age**: Typically built between 1974 – 2006.
- **Target Purchase**: $5 Million – $50 Million.
- **Financing**: Long-term financing followed by cash-out financing and/or asset sale.
- **Cash Flow & Profits**: Positive cash flow with a high probability of additional revenue plus significant profits upon disposition.
- **Targeted Returns**: Internal Rate of Return (IRR) of 15% - 21% compounded over 3-7 years.
- **Primary Focus**: Opportunities for Forced Appreciation. Value-add by asset revitalization and repositioning resulting in enhanced cash flow, asset appreciation & tax advantaged earnings.

Elimination Criteria

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- **Location**: Outside of the defined economic oppportunity geographic areas.
- **Capital Expenditure Requirements**: Properties with substantial deferred maintenance.
- **Extreme Vacancy**: Properties that are un-stabilized (i.e. revenue doesn't cover expenses + mortgage payments).
- **Unrealistic Sellers**: Properties priced too high to achieve targeted returns with little/no pricing flexibility.
- **Regulatory Constraints**: Properties governed by regulatory provisions which limit forced appreciation (i.e rent control).

Investment Strategy Metrics

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Asset Acquisition:
- Target Hold Period: 3-7 years
- Target Annualized CoC: 7.5%+
- Target Equity Multiplier: 81%+

Asset Disposition:
- Capture asset appreciation via asset sale;
- Return of initial invested principal;
- Distribute profits to investors and deal partners, or
- 1031 Exchange - Tax deferred reinvestment of principal and/or profits into next asset acquisition.

Loan Refinance:
- Capture asset appreciation via new loan origination
- Return of initial invested principal
- Distribute profits to investors and deal partners
- Continued asset ownership including FCF distributions to investors

Property Plan: Prerequisite of Success

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REVIVA assembles, collaborates and manages the team of vetted service providers to develop a thorough Property Plan unique for each asset in the REVIVA portfolio.

- Operating Budget
- Exhaustive Competitive Analysis
- Current Income Assessment
- Enhanced Income Opportunities
- Expense Management: Assessment, Reduction and Reallocation
- Service Offerings Enhancement
- Marketing Plan and Effective Reach Analysis
- Repair and Maintenance Budgets
- Taxes and Insurance
- Capital Expenditure Impact Assessment
- Utility Analysis and Planning
- Regulatory and Environmental Compliance Plan
- Administrative costs: Legal, Accounting, Tenant Relations, Investor Reporting

Investment Benefits

REVIVA

- **Cash-flow Distributions**: Surplus income from property revenue.
- **Controllable Appreciation**: Property value tied to NOI & capitalization rate, driven by rent prices.
- **Enhanced Return-on-Capital**: Debt financing provides improved CoC returns and a higher IRR.
- **Consistent Equity Growth**: Rent receipts 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 or Cash-Out Refinance.

Multifamily Investment: A Compensation Example

REVIVA

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%**

Multifamily - 5.5% CoC; Capital Gains 15%, Ordinary Income 25% (Example Only, Not Tax Advice. Consult a Tax Professional.); 5yr Holding period.

Systems of Property Management

REVIVA

- **Fully-Integrated Information Systems**: Systematic centralized processes ensuring scalable success.
- **Digital Rental Management Processes**: Customer application and screening, Leasing, Collection, Community marketing, Customer communications, Online presence.
- **Financial Management:** Collection, Disbursement, Reporting, Financial Projections, Vendor Management, Area Market Data, Payroll, Tax Document Integration.
- **Physical Facility Management:** Utility Monitoring, Regular Maintenance Scheduling, Project Management, Reporting and Analysis, Forecasting.

Principals & Process

Principals

REVIVA principals believe that numerous current investment opportunities exist in REVIVA's target markets that are closely aligned with the investment strategy.

REVIVA principals Vance and Trey possess decades of combined experience in the institutional commercial real estate capital markets, owning multifamily and single-family properties and partnering in multifamily syndication. Vance and Trey each apply their skill-sets and experience to identify, negotiate, implement and oversee the management of REVIVA investments.

Vance Wheeler, MBA, *Principal*

- 27+ years' experience advising and transacting with highly sophisticated investors in structured real estate assets, complex debt instruments, fixed income, modeled loan portfolios, and derivative strategies for hedging or portfolio optimization. Consistently a #1 producer and Presidents Award winner.
- Sophisticated, institutional clients included FreddieMac, Blackrock, Bank of America, Wells Fargo, Prudential Insurance, Fidelity Investment Management, John Hancock, Invesco, AIG, Franklin Templeton, WAMCO, Credit Suisse Asset Management, TIAA, Apollo Management, 5 State Retirement Funds, among others.
- Successfully completed transactions totaling in excess of $600 billion. (MBA, Vanderbilt, Owen School)

Trey Wheeler, *Principal*

- Current Apartment Broker at *Cushman & Wakefield* in Orange County, CA
- Former Top performer & Lead Negotiator at Andreessen Horowitz-backed Real Estate company *Flyhomes*
- Formerly negotiated nearly $200M+ Real Estate transaction volume while at *Flyhomes*
- Former Division 1 Quarterback
- Cum Laude Finance graduate (*Olin School of Business*, University of San Diego)

The REVIVA Investment Process

REVIVA

1. **Pre-Commitment of Funds**: Investors provide their indication of interest through a non-binding ***pre-commitment*** of funds.

2. **Prioritized Standing:** The pre-committed investors are awarded a **prioritized standing** ahead of the general public in the participation phase for acquisition(s) that meet the required return profile of REVIVA's investment model.

3. **Commitment of Funds**: Investors secure their portion of an investment via a ***secured electronic funds transfer*** to a professionally administrated escrow account on a specified date prior to the closing of a REVIVA acquisition.

4. **Periodic Cash Distributions**: Investors receive periodic ***cash flow*** distributions via ***secured electronic funds transfer*** typically on a scheduled basis.

5. **Reinvestment of Funds:** Investors decide to ***reinvest*** with REVIVA.

The REVIVA Investment Process – Timeline of Events

1: REVIVA Introduction

2: Pre-Commitment of Funds

3: Property Under Contract

4: Investors Contacted

5: PPM Distributed to Investors

6: Wiring Instructions Provided

7: Commitment of Funds

8: Transaction Closes

9: Property Management

10: Periodic Cash Distributions

11: Property Sells or Refinances

12: Reinvestment of Funds

Investor Notifications: Email Sample

REVIVA

The REVIVA team proactively communicates with REVIVA investors including providing email notifications when a periodic cash distribution is delivered. REVIVA places supreme value on long-term investment relationships.

Email Sample

John Doe,

Thank you for investing in *Value-Add Living* with REVIVA. Your most recent cash distribution is summarized below. Quality service and security are extremely important at REVIVA. If you have any questions regarding this transaction, please contact our team immediately.

We appreciate your confidence in the REVIVA team and if you have any questions please contact our team at www.revivamulti.com/invest-now. We look forward to a long and prosperous investment relationship!

Property Name	Investing Entity	Date	Amount Distributed	Cash-on-Cash Return
Value-Add Living	John Doe IRA	Jan 1, 2019	$848.67	10.18%

Vance & Trey
REVIVA, *Principals*

Investor Notifications: Report Sample

REVIVA

Participation Percentage: 5.1%
Initial Investment: $100,000

Rent Assumption: 5% growth YoY after stabilization
Expense Assumption: 2% growth YoY

Cash Distributions: $50,922
Total Pretax Profit: $120,462

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

Liquidity Facility: A REVIVA Investor Advantage

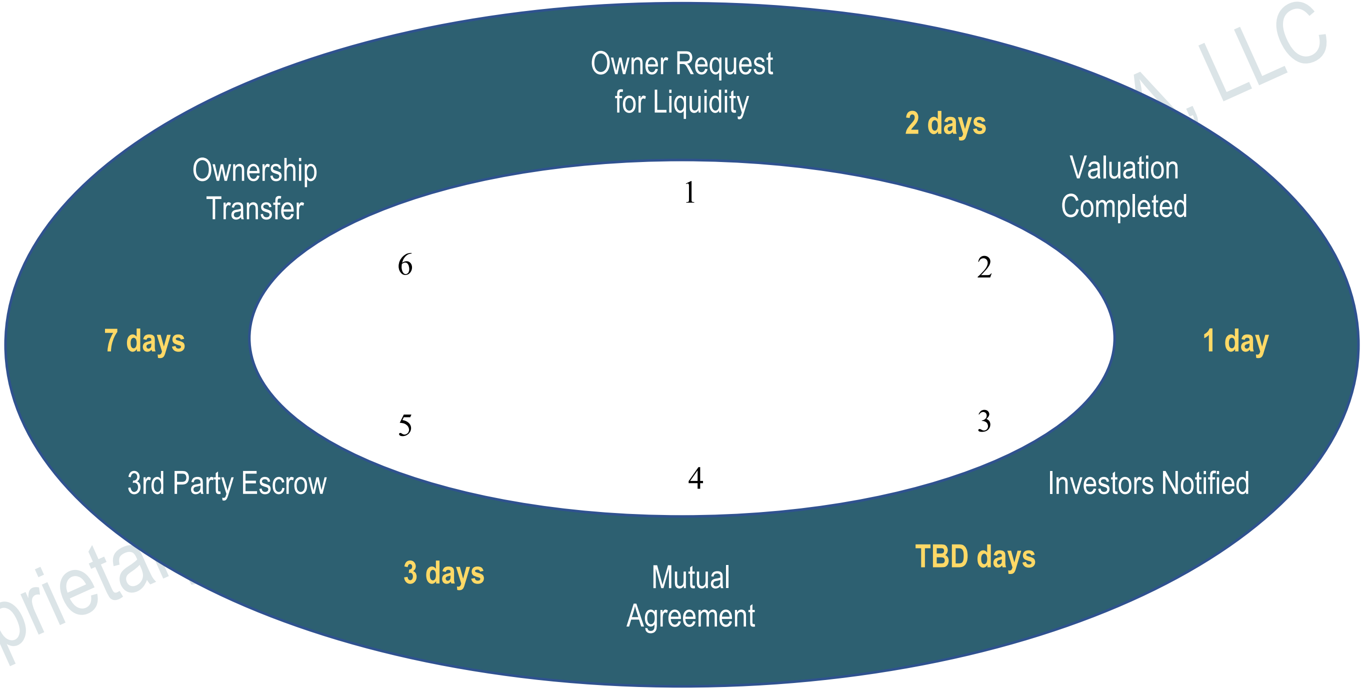
REVIVA

REVIVA provides a liquidity facilitation process for our investors.

- Investors desirous of liquidating 50% or more of their membership stake submit a formal request to REVIVA.
- REVIVA promptly provides an updated liquidation valuation to the investor.
- REVIVA then presents this investment opportunity to our network to find a willing buyer for this stake.
- All monetary components are handled through a 3rd party escrow process.
- Following the escrow funding, the books and records are updated reflecting amended membership stakes.
- Following final review of documentation, the funds are released from escrow to the investor who requested liquidity.
- REVIVA Liquidity Facility was built for our members and adds a significant value for investors.

Liquidity Facility

REVIVA



Frequently Asked Questions

Frequently Asked Questions

REVIVA

Q: Is the REVIVA team concerned that the US economy may be at the top of a market cycle?
A: No, we're not overly concerned. Supply and demand dictates market prices and the current undersupply of Multifamily product in the marketplace will continue. As such, we expect the demand for Multifamily product to persist well into the future.

Q: How does REVIVA differentiate itself when compared to other syndication groups?
A: REVIVA operates like an M&A company focused on buying businesses that are underperforming, undercapitalized, and underappreciated, primarily in multifamily housing. REVIVA provides a liquidity facilitation process for our investors.
REVIVA is a professionally operated business by principal partners that have executed more than half a trillion dollars in transactions.

Q: Once I invest, how much money can I expect to earn?
A: While each investment is unique, our deal-level model targets investor returns of 7.5% cash-on-cash and a total ROI target of +81%. For example, a $100,000 investment should return a total of $181,000 (includes return of initial $100,000 investment) including paying $1875/quarter as value builds. These profits will be realized when a liquidation event occurs (refinance or sale).

Frequently Asked Questions

REVIVA

Q: What's the long-term vision for REVIVA?
A: REVIVA aims to maximize profits for investors through tax-efficient return of capital mechanisms and offering additional opportunities for low-risk, high-return investments.

Q: How long until my investment is returned?
A: The anticipated hold times are anywhere from 3-7 years. Although the REVIVA team anticipates that investments may run full-cycle in less time, REVIVA reserves the right to choose when an asset is sold. This liquidation governance protects REVIVA investors and ensures that investments are sold at an optimal time for maximal profit.

Q: How are properties and locations classified?
A: Subjective rating system includes A, B, C, and D ratings.

A-properties: Luxury or semi-luxury, top of market rents. **A-locations**: Nice areas, near premium dining and shopping.
B-properties: Nice, well-maintained properties for working-class customers. **B-locations**: Quality restaurants and chain shopping centers.
C-properties: Deferred maintenance and typically poor management. **C-locations**: Lower income areas with minimal chain restaurants/shopping.
D-properties: Poorly maintained and in dire need of immediate upkeep/renovations. Often high vacancy. **D-locations**: Almost no chain restaurants/shopping and almost always in very low-income area.

REVIVA

<u>Make sure to join the Priority Investor Class</u>

The REVIVA Priority Investor Class is rewarded with immediate deal access and direct access to the REVIVA team.

To enjoy the benefits of REVIVA's Priority Investor Class, click the REVIVA logo.

End

REVIVA

REVIVA

Build Your Wealth with Real Estate

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