

BASICS OF REAL ESTATE INVESTMENT TRUSTS

DEFINING REITS

A Real Estate Investment Trust, or REIT, is a single investment into a diversified basket of real estate properties.



REITs are required to distribute 90% of all taxable income to investors on a yearly basis.



Typically, REITs specialize in one or more property types or strategies.



REITs can be diversified by property type, investment type, geography or multiple categories to achieve a certain objective.

POTENTIAL BENEFITS

REITs are known for their objective of regular dividend income as well as moderate, long-term capital appreciation. REITs may offer the following potential benefits, including:

- ✓ **Passive Income**
- ✓ **Portfolio Diversification**
- ✓ **Capital Preservation**
- ✓ **Inflation Hedge**
- ✓ **Simplified Tax Reporting**
- ✓ **Professional Management**

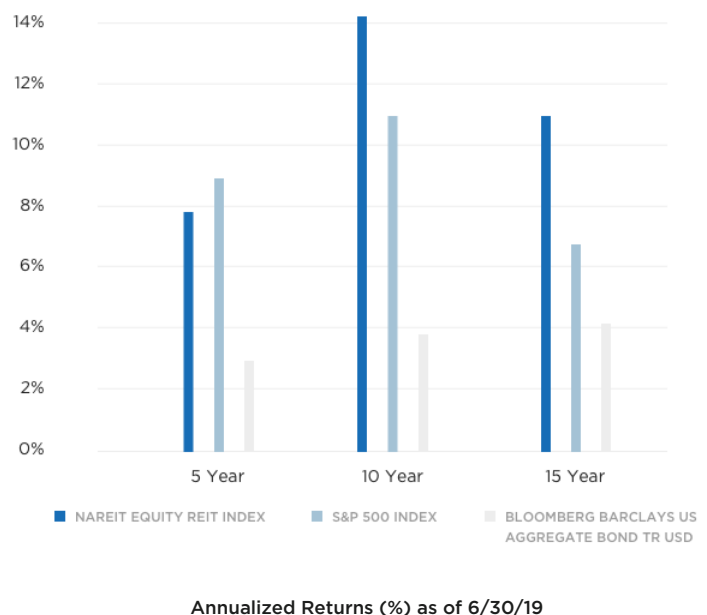
COMPARING DIFFERENT TYPES OF REITS

	PRIVATE (NON-TRADED)	PUBLIC (NON-TRADED) RealtyMogul Offering	PUBLIC (TRADED)
Availability	Only open to "Accredited" investors	Open to any investor, subject to certain limits	Open to any investor
Traded Daily on Public Exchanges	No	No	Yes
Frequency of NAV Fluctuation	Quarterly	Quarterly	Daily
Correlation to Daily Stock Market Volatility	Low	Low	High
Minimums	Typically High	Typically low, depending on REIT	Low
Term of Investment	Finite	Finite	Open-ended
Management	External management of a portfolio of investments	External management of a portfolio of investments	Internal management of a portfolio of investments
Liquidity	Very limited, subject to redemption program	Generally limited, subject to redemption program	Highly liquid - shares traded daily; easy to redeem

A PERFORMANCE HISTORY WORTH CONSIDERING

Considering investing into one of our REITs? Both our Real Estate Investment Trusts (REITs) are open to all investors with a minimum investment of \$5,000.

Over the long term, REITs have compared favorably to traditional investment indexes, such as the S&P 500.*



* Source: Bloomberg Barclays US Aggregate Bond TR USD data sourced from Morningstar (<https://performance.morningstar.com/Performance/index-c/performance-return.action?t=XIUSA000MC>). S&P 500 Index and NAREIT Equity REIT Index data sourced from NCREIF (NCREIF.org)

MEET OUR REITS

We have created distinct REIT strategies with different investment objectives.



Investment Type

Debt and Equity

Property Type

Diverse; all U.S. based commercial real estate properties

Investment Objectives

To pay attractive and consistent cash distributions and preserve, protect, increase and return investors' capital contribution

Annualized Distribution Rate

6.0%**



Investment Type

Preferred and Joint-Venture Equity

Property Type

Multifamily

Investment Objectives

To realize capital appreciation in the value of our investments over the long-term, and pay attractive and stable cash distributions

Annualized Distribution Rate

4.5%***

** The RealtyMogul Income REIT has consistently declared distributions on a monthly basis since inception on August 15, 2016. The annualized distribution rate is not a guarantee or projection of future returns, and the Manager may in the future declare lower distributions or no distributions at all. While the Manager is under no obligation to do so, the annualized distribution rate assumes that the Manager will declare distributions in the future similar with the distribution disclosed herein

*** The RealtyMogul Apartment Growth REIT has declared distributions on a quarterly basis since January 1, 2018. The annualized distribution rate is not a guarantee or projection of future distributions, and the board of directors may in the future declare lower distributions or no distributions at all for any given period.

UNDERSTANDING RISKS

There are risks involved in investing including, but not limited to, illiquidity, complete loss of capital, limited operating history, conflicts of interest and blind pool risk. Investors should understand the risks associated with real estate investing and that nothing is guaranteed. We cannot assure you that our REITs will achieve their objectives or that the value of our assets will not decrease.

Investing in the common shares of the REITs is speculative and involves substantial risks. The “Risk Factors” section of the offering circular for [The Income REIT](#) and [The Apartment Growth REIT](#) contain a detailed discussion of risks that should be considered before you invest. These risks include, but are not limited to illiquidity, complete loss of capital, limited operating history, conflicts of interest and blind pool risk. The Income REIT’s investments may be limited in assets or concentrated in a geographic region posing additional risks from natural disasters, economic downturns, and competition from other properties. The Apartment Growth REIT’s multifamily investments can be subject to specific risks including changes in demographic or real estate market conditions, resident defaults, and competition from other multifamily properties. For more information about investing in real estate, please contact us at (877) 781-7062 or visit www.RealtyMogul.com to learn more.

Not an offering of securities. Investments are risky and are not suitable for all investors. Past performance is not indicative of future results. This message is not an offer to sell or the solicitation of an offer to buy any security, which only can be made through official offering documents that contain important information about risks, fees and expenses. Investment information contained herein has been secured from sources RealtyMogul believes are reliable, but we make no representations or warranties as to the accuracy of such information and accept no liability. We suggest that you consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with any investment opportunity.