

The ProActive Realty Income Fund, LLC

PRIF (the “Fund”) is a high-yield affordable housing social impact fund. PRIF seeks and acquires value-add Class C and deeply discounted Class B properties, optimizes operational cashflow, and simultaneously improves housing affordability in underserved communities. Our priority is Manufactured Home Parks (MHPs), where we have an advantage as they remain largely overlooked by institutional investors and syndicators.

20%
Historic Returns*

*Total return includes interest, capital gains, dividends, and distributions

24yrs.
Manager Experience

65%
Loan to Value
(not to exceed)

Market Summary

PRIF leverages the ever-increasing demand for affordable housing in key markets to maximize returns to investors, 20% or greater returns to date.

- 7.3-million-unit shortage in affordable housing, an 8% increase from 2019
- According to Allied Market Research, the market for affordable housing will grow at a CAGR of 4.9% through 2031
- Decades-high interest rates are driving preference for rent vs. ownership among Millennials and working families

Operational Alpha

Our ability to identify and acquire undervalued properties, make critical improvements (often within the first 90 days), increase tenant occupancy, and overhaul management all contribute to our OA.

- “Boots-on-the-ground” expertise in property turn-around
- Swift increase in property value with initial infrastructure repairs
- 6 completed transactions as of 8/1/23 at a 20%+ returns*
- Immediate income to investors (usually 90 days after funding)

*Total return includes interest, capital gains, dividends, and distributions

Track Record

Since 1998, the Manager has been actively involved in the purchase, renovation, management, and sales of over \$30MM of Class C and B real estate transactions with uninterrupted returns, even during the pandemic.

Flagship Deal: Hammonds MHP

In Q4 2018, the Manager purchased the Hammonds mobile home park in Orangeburg, SC for \$1.2 million. At the time of purchase, the 187-site property was in the process of being condemned by the South Carolina Department of Health and Environmental Control (SCDHEC).

- The park was transformed through personal tenant interaction, reduction in crime, some necessary evictions, and with the removal of 78 irreparable units
- Critical repairs and updates commenced, including landscaping and the remodeling of certain mobile homes, which were later sold to new residents on a rent-to-own basis
- In Q3 2022, the property was sold to UMH Properties (NYSE: UMH) for \$5.2 million, which resulted in an average return of 25% to Preferred Unitholders

INVESTMENT HIGHLIGHTS

- Returns: 9% Preferred, Paid Quarterly
- Targeted IRR: 15%+
- 60:40 Member / Manager Thereafter
- Track Record of Uninterrupted Returns*
- Previous Property Sold to UMH**
- Hold: 3-5 Years

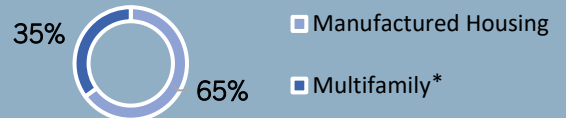
*Past results are not a guarantee of future performance

**Previous property purchase does not guarantee future purchases by UMH.

TARGET MARKETS

- U.S. Midwest, Southeast, and Southwest
- Mismanaged and under-capitalized properties converted for maximum cashflow

ASSET MIX



*Includes, but is not limited to apartments, townhomes, and SRO

ANTICIPATED INVESTOR DISTRIBUTION

Distributable Cash Allocation	Preferred Unitholders	Common Unitholders
9% Pref* on Invested Capital	100%	0.0%
Return of Capital	100%	0.0%
15% IRR on Invested Capital	100%	0.0%
Thereafter	60%	40%

*Paid quarterly

PRIF LEADERSHIP



Dr. Canaan Van Williams, PhD, CPEP has 24 years of experience in real estate investment and management with a track record of transforming distressed properties into high-quality, cash-flow positive assets. He is an industry leader in sourcing, revitalizing, managing, and selling Class B and C value-add properties.



Michael Zajas, MRED is a real estate investments and acquisitions leader with experience in sourcing, underwriting, developing investment strategy, fund creation and management, investor relations, capital raises and portfolio optimization.

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