

## 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

**25yrs.**  
Manager Experience

**65%**  
Loan to Cost  
(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 late-model mobile homes, which were later sold to residents on a lease-to-own basis and protected under home warranty.
- 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

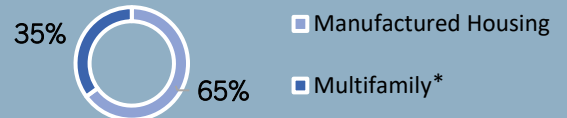
\*Past results are not a guarantee of future performance

\*\*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 V. Williams, CPEP has 25 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.



Lee Sage, MBA is a real estate investments and capital acquisitions leader with experience in Sales Management, Operations Management, Marketing, Financial Services, Business Administration, and Wealth Management. Lee serves as COO at PRIF.

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**20%**  
Historic Returns\*

**25yrs.**  
Manager Experience

**65%**  
Loan to Cost  
(not to exceed)

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### Market Summary

PRIF leverages the ever-increasing demand for affordable housing in key markets to maximize interest yield to lenders, 17% annual 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

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### OFFER HIGHLIGHTS

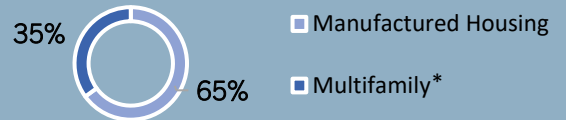
- \$4MM Maximum Debt Raise (limited)
- 17% Annual (12% + 5% kicker)
- Up to 24 Months (12-month minimum)\*
- Track Record of Uninterrupted Returns\*\*
- First Lien Position on Fund Assets
- Simple Interest Debt Capital Loan

\*Option to extend loan term is at the discretion of PRIF.  
\*\*Past results are not a guarantee of future performance

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### ANTICIPATED LOAN REPAYMENT SCHEDULE (EXAMPLE ONLY)

Loan Amount	Quarterly Interest Payments to Lender	Total Annual Repayment
\$50,000	Q1, Q2, and Q3: \$1,500 / Quarter Q4: \$4,000 (quarterly + 5% Kicker)	\$58,500
\$100,000	Q1, Q2, and Q3: \$3,000 / Quarter Q4: \$8,000 (quarterly + 5% Kicker)	\$117,000
\$1,000,000	Q1, Q2, and Q3: \$30,000 / Quarter Q4: \$80,000 (quarterly + 5% Kicker)	\$1,170,000

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Past performance is no guarantee of future results. Any historical returns, expected returns, or probability projections are not guaranteed and may not reflect actual future performance.

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All investments involve a high degree of risk and may result in partial or total loss of your investment.

### Liquidity Not Guaranteed

Investments offered by The Proactive Realty Income Fund, LLC are illiquid and there is never any guarantee that you will be able to exit your investments on the Secondary Market or at what price an exit (if any) will be achieved.

### Not a Public Exchange

The Proactive Realty Income Fund, LLC is not a stock exchange or public securities exchange, and there is no guarantee of liquidity and no guarantee that the Proactive Realty Income Fund flexible 3-to-5-year terms will continue to operate or remain available to investors, once the fund is fully subscribed. More complete disclosures, and the terms and conditions relating to an investment in a particular private placement, is contained in the memorandum. We mitigate risks in numerous ways. Please refer to the PPM & The Opportunity Deck after initial registration for more complete information, disclosures, and risk factors.