

BALL^{RE}



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ROBERT BALL COMPANIES

Ball RE arises from Robert Ball Companies, a full-service real estate investment, development, and management team specializing in purchasing, building, rehabilitating, and repositioning large and small-scale urban and suburban mixed-use projects. Our teams endeavor to position and build communities that embody our core values - top tier locations, attention to detail, superb quality, preservation of historic value, pride of ownership, sustainability, and a commitment to neighborhood and community. Each of our projects have one common thread - our people.



A SMARTER WAY TO INVEST

Through our historic experience, we learned the most profitable investments are directly into a vertically integrated fund. We understand the importance, however, of a well vetted sponsor that has an excellent track record.

WE DECIDED TO FORM OUR OWN VERTICALLY INTEGRATED FUND ONLY AFTER WE BELIEVED WE HAD THE NECESSARY EXPERIENCE & SUCCESS.

We offer the 'actual investor' an opportunity to directly invest into our vertically integrated investment fund where our expertise allows for the direct project development and management – which we expect to capture higher returns when compared to indirect investing through another channel.

Vertical Integration

As a vertically integrated company, we guide many aspects of the opportunistic or development processes—acquisition, finance, design, construction, and asset management. With this hands-on approach we strive to purchase opportunities or create buildings that last for generations and are intended to maximize returns to investors. Our track record has shown that when we keep the community in mind, we can often generate better returns.





OUR STRATEGY

ROBERT BALL COMPANIES HAS MANAGED TO THRIVE THROUGHOUT VARIOUS REAL ESTATE MARKET PROGRESSIONS BY ALWAYS WORKING TO CREATE AND ADD VALUE, REGARDLESS OF THE CYCLE.

Extensive historical market knowledge and data intelligence guide our hand when choosing markets, timing, and projects – all while aiming to forecast excellent risk adjusted returns on capital.

We aspire to purchase or build quality projects in great locations because our decades of experience have shown these developments to generally be less susceptible to market variations than others. Of course, we measure our underwriting to customary investment standards but adding our own experience to the data has made all the difference. When it comes to the numbers, we use solid housing data and analysis to determine project costs and estimated rents.

Over several decades, we have developed strong underwriting principles and we use well refined forecasting tools and modeling to inform our decisions. All of this has added up to a track record of success. We have not always “followed the pack” when it makes more sense to be a market leader.



ADAPTABILITY

SOMETIMES OUR MARKET DATA TELLS US WE NEED TO BE FLEXIBLE IN OUR APPROACH. THE DATA CAN TELL US WHEN A REHABILITATION PROJECT IS LIKELY TO BE SMARTER THAN BUILDING SOMETHING NEW OR, IF IT MAKES MORE SENSE TO BUILD “FOR SALE” PRODUCT AS OPPOSED TO “RENTALS.”

Markets can also tell us when distress becomes an opportunity. We have purchased property in very unstable markets at distressed pricing which led to favorable returns. At times, we have significantly changed the course of projects that were far underway, in anticipation of market shifts that weren't obvious to all. Keeping a pulse on the market with fresh data allows us to make tough calls that sometimes “shock the market” but aim to maximize our return on capital.

Ahead of the Curve

We have previously found success being counter-cyclical to the market. When others have stopped new project formations, we may decide it's time to begin. In urban areas, it can take years to get a new project designed, permitted, and built. By starting when others have pulled back, we have beat others to the market, taken advantage of rising rents, and achieved success in project sales.

OUR INVESTORS COME FIRST

For decades, we have partnered with others to help capitalize our investments. All of us at Robert Ball Companies feel that our investors' money is no less important than our own and we have a strong track record of providing above-average returns for those that have shown confidence in our organization and people. We use what we believe to be our best practices to keep our partners informed and up to date. We also know it's important to have timely and accurate reporting for our investors. We are transparent and "open book" on any of our investments.

OUR SUCCESS HAS BEEN OUR INVESTORS' SUCCESS AND WE HAVE DECADES OF FRUITFUL PARTNERSHIPS THAT SUPPORT THIS CORE PRINCIPLE.



Managing for Investors

An experienced team supports Ball RE so that we can support investments into our fund. Our team has proven experience in fund finance, accounting oversight, cash schedules, portfolio status reports, subscription management, capital calls, distribution planning, independent fund waterfall for promotes, asset liquidation, and managing relationships with audit, tax, and fund administration.



INVESTING WITH EXPERTISE

THE TEAM AT BALL RE HAS VAST EXPERIENCE UNDERWRITING PROJECTS FOR PURCHASE, REPOSITIONING, RENOVATION, AND GROUND UP DEVELOPMENTS.

We have successfully taken both rental and sale projects of varying sizes through due diligence and acquisition, design and construction, and final sales. With ample experience guiding projects through complicated entitlement processes, we step up to do what it takes, and our objective is to make each project successful. In the past, this has included passing local ordinances, state laws, guiding projects through design review and historic design review and even garnering approvals for projects on the National Register of Historic Places. This experience has also allowed us to understand how to capitalize on distressed projects or opportunities when they become available.

Teams

Learning to assemble teams with the right experience for each of our projects has been instrumental in our success. Through experience, we understand that a great architect or contractor for one project may not be a great fit for another. We look beyond a firm as a whole when choosing a team and try to gain a deep understanding of the actual experience of those working on each project. When problems arise, having a strong team in place proves to be beneficial toward creating the best outcome.

BUILDING COMMUNITY

ROBERT BALL COMPANIES' DEVELOPMENTS INTEND TO CONTRIBUTE TO THE ENRICHMENT OF LIVES AND THE FABRIC OF NEIGHBORHOODS. WHETHER FOR SALE OR RENTAL, EACH PROJECT HAS ELEMENTS THAT WE BELIEVE MAKE IT SPECIAL. THE ARCHITECTURAL DESIGN OF EACH PROJECT STANDS OUT AND IS INTENDED TO FEEL UNIQUE. OUR INTERIORS AND AMENITIES ARE THE PRODUCT OF FOCUSED PLANNING THAT CONSIDER HOW THE FINISHED RESIDENCES WILL FEEL TO THE OCCUPANT AND HOW THEY WILL USE THEM. WE DO THIS WITH A SHARP EYE TOWARDS REASONABLE COSTS, BUILDING EFFICIENCIES IN CONSTRUCTION, AND A MAXIMIZATION OF FUTURE REVENUE.

We have also taken great pride in rehabilitating historic structures and enabling their continued use for decades to come. As a result, many of our projects have gained community recognition and acclaim.



We ask questions to guide our work:

- How will each space within a residence be used?
- What are the finer details that make each space more livable?
- How do we make the buildings and every unit within them feel unique?
- What amenities are important to residents?
- How can we strive to stay connected to our communities and people that live in them?

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Robert Ball

PRINCIPAL AND MANAGING DIRECTOR

Robert Ball is one of Portland's leading developers and has been a successful real estate investor, developer, manager, and owner. He brings a refined combination of development talent and experience in land planning, entitlement processing, market and feasibility analysis, design and construction, and the essential operational components of real estate investment. Robert negotiates and manages acquisitions, property analysis, development profitability forecasts, acquisition feasibility, market conditions, property due diligence, and overall project and real estate product concepts. His career has spanned over 25 years, creating large scale projects along with the formation of real estate development, sales, and management companies.



THE TEAM



Ben Stutz

DIRECTOR

Lawyer-turned-developer Benjamin Stutz has spent the last 30 years successfully redeveloping property in Portland, Oregon. His involvement spans across 17 projects with uses ranging from: apartments, condominiums, offices, retail, creative space, and more- and who's total value surpasses \$100 million.

Benjamin's business passions go beyond real estate and many local residents know him as the owner-operator of the Portland staple: Kelly's Olympian bar and venue.

Personally, Benjamin lends his time and talents to several community endeavors including The Oregon Children's Theater, where he was a board member, as well as the Central Eastside Industrial Council.

Kevin Litle

LICENSED PROPERTY MANAGER

Kevin Litle brings extensive property management experience to the Robert Ball Companies team. He is a principal with Pearl Property Management and manages all tenant and client services. Kevin took over the operation of Robert Ball's Portland property management company in 1995 and was responsible for management of all company properties. He has also been an integral part of the Robert Ball Companies development team as a key operations manager, financial analyst and controller. Kevin has an in-depth knowledge of homeowner associations and a working relationship with Portland's most established association management companies. As a member of the Pearl Property Management team, Kevin has an extensive knowledge of the unique rental market in the Pearl and downtown neighborhoods providing a proximity to clients and tenants that other management companies cannot offer. In his spare time, Kevin enjoys attending concerts, collecting music, running, and is an avid pro tennis and college basketball fan.



THE TEAM



Josh Silva

ASSOCIATE - INVESTMENT & MANAGEMENT

Josh began his career in Real Estate working as the executive assistant to the owner of an investment firm which specialized in acquiring and managing multi-family products across multiple states. He then joined a commercial brokerage and performed research and marketing for top-performing brokers and gained a thorough understanding of the Portland commercial real estate market, the listing and offering process, retail leases, closings, and general brokerage operations.

After several years in the retail and Commercial areas, Josh identified luxury multifamily development as the area where he wanted to focus his attention and started working at Robert Ball Companies. He started as the manager of a luxury project learning all aspects of property operations, maintenance, tenant relations, retail and residential leasing, and loan administration. He then began to support the CEO in a number of roles and today Josh is a Development Associate and head of creative services.

In our development division, Josh is responsible for market research, financial modeling, sales & marketing, property management, and other office operations.

Andrew Shute

ASSOCIATE - INVESTMENT & MANAGEMENT

Andrew, a born-and-raised Portland native, began his real estate career in New York City at the impressive age of 18 – right after graduating from Oregon Episcopal School. Eager to dive into the business, Andrew secured a job at one of New York's preeminent real estate start-ups, XL Real Property Management, a company specializing in the management of ultra-luxury units on behalf of foreign investors. There Andrew worked in operations and marketing, helping to grow the company and its client base while managing teams of employees and vendors and supervising over \$300,000 of renovation projects on behalf of owners. While in New York Andrew was also responsible for running the regional operations and programming for Essay Busters, a non-profit providing mentorship and college-application support to students in underserved communities. With a deep desire to delve into real estate development and financing, Andrew relocated back to Portland and begin working for Robert Ball Companies as Operations Assistant to the CEO. In his spare time, Andrew enjoys hiking, whitewater rafting, and currently is an apiarist (beekeeper) with a goal of developing a local honey. He is currently pursuing a degree in Economics.



THE TEAM

Investment in the fund contemplated to be sponsored by the Management Company (the “Fund”) is suitable only for sophisticated investors for whom an investment in such Fund does not constitute a complete investment program and who fully understand and are willing to assume the risks involved in the Fund. Alternative investments by their nature involve a substantial degree of risk, including the risk of total loss of an investor’s capital. Further, alternative investments such as an investment in the Fund are subject to less regulation than other types of pooled investment vehicles, are often illiquid and can involve a significant use of leverage, making them substantially riskier than the other investments. The portfolio risk management processes discussed herein include an effort to monitor and manage risk, but should not be confused with and do not imply low risk or the ability to control risk.

This material is qualified in its entirety by the information contained in any Fund or other investment product’s offering documents, including any prospectus, private placement memorandum or other offering memorandum related thereto and any governing document of such product (collectively, “offering documents”). Any offer or solicitation of an investment in an investment product may be made only by delivery of the Fund’s or applicable investment product’s offering documents to qualified investors. Prospective investors should rely solely on the offering documents of any investment product in making any investment decision. The offering documents contain important information, including, among other information, a description of an investment product’s risks, investment program, fees and expenses, and should be read carefully before any investment decision is made. An investment in an investment product is not suitable for all investors.

No person has been authorized to give any information or to make any representation, warranty, statement or assurance not contained in the private placement memorandum or other offering documents and, if given or made, such other information or representation, warranty, statement or assurance may not be relied on. The offering of any Fund described herein will be made in reliance upon an exemption from registration under the Securities Act of 1933, as amended, for offers and sales of securities that do not involve a public offering. No public or other market will develop for the interests. The interests are generally not transferable without the consent of the Management Company and the satisfaction of certain other conditions, including compliance with Federal and state securities laws.

Information contained herein is based on data obtained from statistical services, company reports or communications, or other sources, believed reliable. However, we have not verified this information, and we make no representations whatsoever as to its accuracy or completeness. The information and views discussed herein may change without notice.

The principal of the Management Company (the “Principal”) has invested in and developed real estate projects previously, but such investments and projects were made in different circumstances that vary materially from the management of a vehicle formed to invest commingled capital in multiple investment opportunities that have not yet been identified. This presentation also includes information and discussion relating to the Principal’s historical experience operating a real estate investment and development business. However, such business and investments were not related to investing commingled capital of third parties in investment opportunities through a blind pool fund structure, and neither the Principal nor the Management Company has previous experience in managing or investing on behalf of a fund. Accordingly, investors should not rely on such performance or historical experience when considering the investment opportunity discussed herein.

Past performance is not indicative of future results. Future performance is not guaranteed, and a loss of principal may occur. Market and exchange rate movements may cause the capital value of investments, and the income from them, to go down as well as up and the investor may not get back the amount originally invested.

This presentation includes certain “forward-looking statements”. All forecasts or related statements or expressions of opinion are forward-looking statements. Although the Management Company believes that the expectations reflected in such forward-looking statements are reasonable, it can give no assurance that such expectations will prove to be correct, and such forward-looking statements should not be regarded as a guarantee, prediction or definitive statement of fact or probability.

Any reference to a specific security does not constitute a recommendation to buy, sell or hold such security. Such information pertains to past performance or is the basis for previously made investment.





Our Values

From humble beginnings, Robert Ball started his company embracing the values of quality, service, sense of place, and home. Ball set out to develop projects that provide pride of ownership, historic value, and attention to detail.

The entire Ball RE team is dedicated to the founding values.

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