



Utilizing Housing As a Foundation for Success



SENIOR MANAGEMENT



JIM HEARN
Executive Managing Director



TIM BURNS
Executive Managing Director,
Chief Investment Officer



ERNEST JOHNSON
Executive Managing Director



DAVID STEELE
Senior Managing Director

The ApexOne Investment Partners Team



JIM HEARN
Partner
Executive Managing Director



TIM BURNS
Partner
Executive Managing Director,
Chief Investment Officer



ERNEST JOHNSON
Partner
Executive Managing Director



DAVID STEELE
Partner
Senior Managing Director



BILL SAUL
Partner
Managing Director



CHRIS GULLEDGE
Senior Vice President
Asset Management



RYAN SIMON
Senior Vice President
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GWEN PHAM
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NICK VACCARI
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TREVANTE WATSON
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ANDREW DE VRIES
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Acquisitions



JACK RAMPTON
Junior Associate
Acquisitions

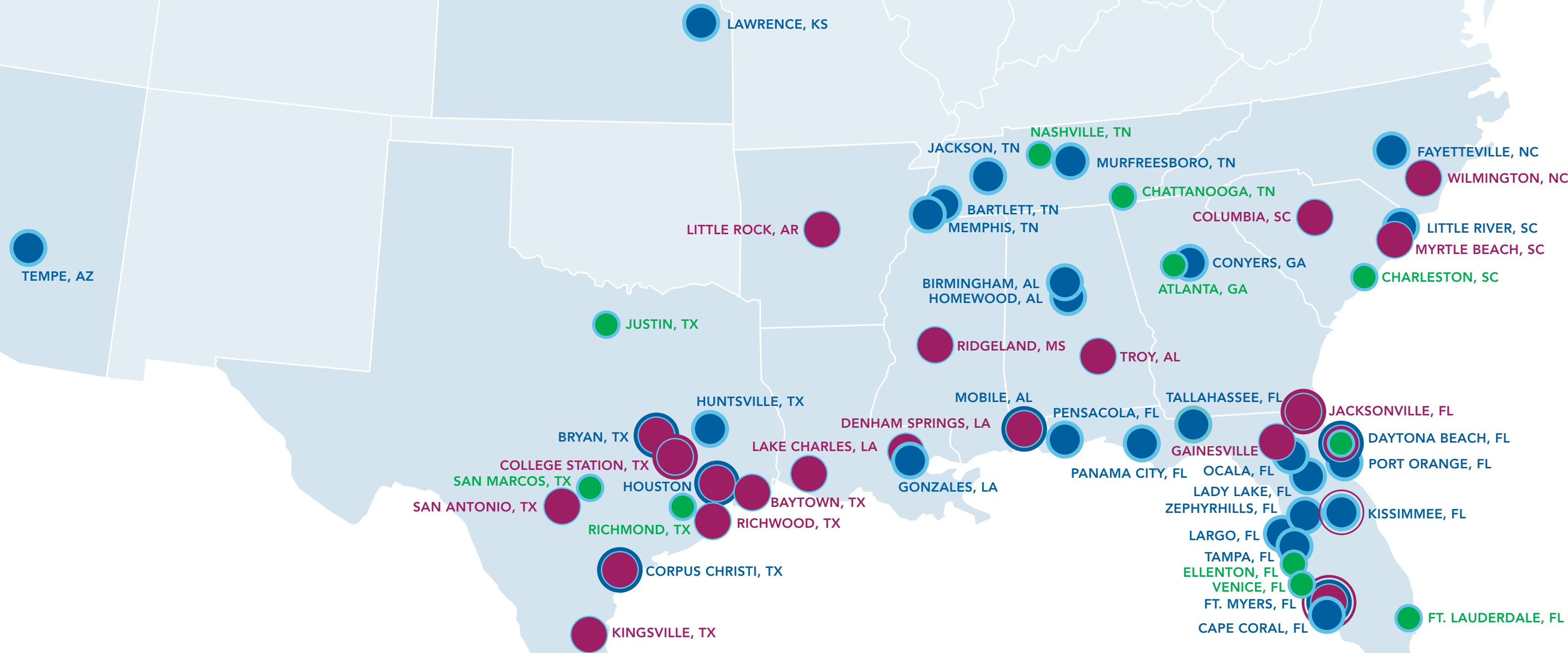


KELLEY COTE
Assistant Vice President
Operations/Investor Relations

ApexOne Multifamily Portfolio

~25,000 UNITS IN 45 UNITED STATES MARKETS

~\$900MM IN EQUITY ACROSS ~\$4.0B IN TRANSACTIONS



- SOLD INVESTMENT
- CURRENT INVESTMENT
- FUND V INVESTMENT

All values throughout this presentation are in U.S. dollars (\$USD)



Since our founding in 2011,
our core and steadfast strategy
has been to utilize

HOUSING as a
foundation
for **SUCCESS.**

Utilizing **HOUSING** as a foundation for **SUCCESS**.

Recognizing shelter as a fundamental building block in **Maslow's hierarchy of needs**, our commitment to providing quality, safe, well-located, and fair-priced housing serves as the catalyst for our residents' success.

By ensuring their foundational needs are met, **we empower individuals to exceed in life.**

This ripple effect not only benefits our residents but also **yields success for our investors** and contributes to the overall prosperity of our company.

It all begins with the fundamental concept of housing.



Utilizing **HOUSING** as a foundation for **SUCCESS**.



ApexOne is **committed to investing in the future of our residents** by curating communities that not only cater to their present housing needs but also anticipate the demands of tomorrow.

In light of the persistent tightening in the housing market with no immediate relief, **we foresee a rising trend towards long-term renting**. Acknowledging this evolving landscape, we recognize that our current residents are likely to be our residents of tomorrow.

This foresight propels our **dedication to establishing sustainable and enduring living spaces**, aligning with the changing and enduring needs of our community members.

Utilizing **HOUSING** as a foundation for **SUCCESS**.

Every apartment owned by ApexOne is more than just a property; it's **someone's home**.

We encourage everyone at ApexOne, along with our operating partners, to **approach their responsibilities as if they were living in the space** and to treat our residents how they would expect to be treated.

This ethos reflects **our commitment to creating a warm and welcoming living environment, fostering a sense of community, and ensuring that each resident feels valued and cared for in their home.**





Utilizing **HOUSING** as a foundation for **SUCCESS**.

Ambition propels us toward tomorrow as we aim to exceed the expectations of our residents, **ultimately driving returns for investors** and enhancing enterprise value.

Embracing Warren Buffet's wisdom to 'be fearful when others are greedy and be greedy when others are fearful,' **we advocate running toward challenges** with plans A, B, C, and beyond.

Success is not just achieved; it's strategically pursued, and we are determined to navigate the course with foresight and resilience.

Our PERFORMANCE

FUND	VINTAGE	CAPITAL COMMITMENTS	NUMBER OF PROPERTIES	REALIZED INVESTMENTS	% CAPITAL RETURNED TO INVESTORS	WEIGHTED AVERAGE IRR*	MOIC*	NET UNREALIZED FUND IRR**
Fund I	2014	\$16.9M	13	11	189%	29.1%	2.85x	19.1%
Fund II	2016	\$55M	15	10	171%	35.4%	2.71x	18.5%
Fund III	2018	\$108.6M	14	6	71%	47.8%	2.28x	15.5%
Fund IV***	2021	\$355M	18	2	0	-2.9%	0.93x	-2.9%
Fund V****	2022	\$141.5M	14	N/A	N/A	N/A	N/A	N/A

* Returns as of 12/30/2023. All values shown are in \$USD. Past performance is not a guarantee of future results.

** Returns as of 12/31/2023 from Audited Financial Reports.

*** The negative returns and lower MOIC in Fund IV reflect the sale of two properties in 2024 along with a valuation of the remainder of the portfolio. Portfolio valuation was impacted negatively during this period due to few comparable sales, high interest rates and the lack of capital availability in the real estate market. The sponsor expects returns and MOIC to increase as interest rates decline and capital re-enters the market.

**** Fund V is still in the investing and development period. The 12 properties include projects under development, raw but entitled land and options to invest in properties yet to be developed.





ApexOne

MULTIFAMILY STRATEGIC INVESTORS

FUND V

ApexOne MULTIFAMILY STRATEGIC INVESTORS FUND V

ApexOne Investment Partners ("Sponsor") is sponsoring ApexOne Multifamily Strategic Investors Fund V, LP, ("Fund V"), **aimed at capitalizing on strategic investment opportunities in the United States. Fund V is scheduled to close at year end 2024** but still has capacity for new investors.

Fund V has no imposed limit on the amount of capital that can be raised, allowing for flexibility and adaptability in capitalizing on strategic investment opportunities in response to market dynamics and potential growth prospects.

The Sponsor made an initial commitment of \$50M for the first closing. This commitment is set to increase to the lesser of (A) \$100M or (B) 28.5% of the committed capital, demonstrating a flexible and proportional approach aligned with the overall capital commitment to the fund.



RICHMOND, TX
The Ryon



JUSTIN (FT. WORTH), TX
Northwest Village

This initiative is strategically positioned to navigate the evolving landscape of the U.S. economy, influenced by various disruptive forces.

These disruptive forces encompass the nation's **persistent housing shortage, escalating home prices, elevated interest rates, inflationary pressures, political uncertainties, and the accelerated population and job migration** prompted by the COVID-19 pandemic.

Throughout its Investment Period, Fund V will **strategically leverage these disruptions by acquiring value-add and core-plus assets**, with a focus on distressed owners.

Additionally, **selective investments will be made in new developments situated in high-growth markets**, positioning Fund V to optimize returns in a dynamic economic environment.

Fund V has selectively invested in in new developments situated in high-growth markets, positioning the Fund to capitalize on the housing shortage in the United States.

ApexOne FUND V TERMS

TARGETED NET RETURNS TO INVESTORS	12%-15%
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PREFERRED RETURN	8%
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TARGETED MULTIPLE ON INVESTED CAPITAL	2x - 3x
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FUND LIFE	7 years following the end of the Investment Period
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INVESTMENT PERIOD	24 months from Initial Closing
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MINIMUM INVESTMENT	\$1,000,000
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ASSET MANAGEMENT FEE	1.25% on Called Capital
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GENERAL PARTNER CARRIED INTEREST	20% after Limited Partners receive their Preferred Return and return of Contributed Capital (with a 50/50 catch-up)
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ApexOne

MULTIFAMILY INCOME AND GROWTH

FUND VI

ApexOne MULTIFAMILY INCOME AND GROWTH FUND VI

ApexOne Investment Partners is introducing ApexOne Multifamily Income and Growth Fund VI, LP. **This Fund will focus on Value-Add properties** where ApexOne believes that it can **increase value through active asset management, capital restructuring, and property repositioning.**

ApexOne Fund VI will target investments that **generate current yield** by acquiring **high-quality, cash-flowing, assets at discounts to replacement costs.**

Fund VI investments will target select markets and sub-markets that share common attributes, including affordable rent levels, limited competitive supply, high job and population growth, a diversified local economy, a business-friendly environment, lower taxes, and **long-term liquidity.**

The property photograph on this page is not an investment of Fund VI but is representative of the investments the Fund will target.



ApexOne MULTIFAMILY INCOME AND GROWTH FUND VI



ApexOne expects current market conditions to provide **attractive value-creation opportunities** that will align with the Firm's strengths. ApexOne intends to make investments that are expected to **generate returns from a combination of cash flow and appreciation, generally using fixed-rate debt and leverage of under 65% loan-to-value**. Such opportunities may include:

- Investments with compelling cost bases relative to stabilized and **potential cash flows, replacement costs, and comparable market sales**.
- Investments in assets that are expected to generate attractive market returns on cost that also offer opportunities to **increase value through proactive asset and property management without relying on broad market growth**.
- Complex situations that offer attractive risk-adjusted returns due to **inefficient pricing and/or opportunities for asset-level value creation**.
- Opportunities to recapitalize or **acquire assets from owners facing financial pressure, liquidity constraints, and/or failed partnerships**.

The property photograph on this page is not an investment of Fund VI but is representative of the investments the Fund will target.

ApexOne FUND VI TERMS

TARGETED FIRST CLOSE	First Quarter 2025
TARGETED NET RETURNS TO INVESTORS	12%-14%
PREFERRED RETURN	8%
TARGETED MULTIPLE ON INVESTED CAPITAL	2x
FUND LIFE	5 years following the end of the Investment Period ¹
INVESTMENT PERIOD	24 months from Initial Closing ¹
MINIMUM INVESTMENT	\$1,000,000 ²
TARGETED CAPITAL COMMITMENT	\$500 MILLION ³
ASSET MANAGEMENT FEE	1.25% on Called Capital
GENERAL PARTNER CARRIED INTEREST	20% after Limited Partners receive their Preferred Return and return of Contributed Capital (with a 50/50 catch-up)

¹ Subject to extensions by the General Partner for 12 months and thereafter by approval of Advisory Committee or a majority in interest of the Limited Partners

² Subject to reduction or waiver by the General Partner

³ The Targeted Capital Commitment may be revised based upon market conditions and availability of capital.

Disclosures

This material includes certain statements, estimates and projections of the Fund with respect to the anticipated future performance of the Fund, and may constitute “forward-looking statements” and are subject to a number of significant risks and uncertainties. Any such forward-looking statements contained herein should not be relied upon as predictions of future events. Certain such forward-looking statements can be identified by the use of forward-looking terminology such as “believes,” “expects,” “may,” “will,” “could,” “would likely,” “should,” “seeks,” “approximately,” “intends,” “plans,” “estimates,” “anticipates,” “continue” or the negative thereof or other variations thereof or comparable terminology, or by discussions of strategy, plans or intentions. Such forward-looking statements are subject to numerous risks and are necessarily dependent on assumptions, data or methods that may be incorrect or imprecise and may not be realized. In that regard, actual results may differ materially from those in forward-looking statements. As a result of the foregoing, no assurances can be or are given as to future results of operations or financial condition of the Fund.

The Fund’s investment approach has complex tax implications for investors. These ramifications should be reviewed carefully and applied to each investor’s individual circumstances. The Fund may involve structures or strategies that may cause delays in important tax information being sent to investors. You should obtain investment and tax advice from your advisers before deciding to invest.

Although this Presentation has been prepared using public and private sources believed to be reliable and accurate as of the date of this Presentation, ApexOne makes no warranties or representations with respect to the accuracy or completeness of the information set forth herein. Examples of investment process, risk management, due diligence, portfolio diversification, position sizes, diversification, case studies, leverage, assessment of risk and similar information (together, the “Investment Program”) are presented as general guidelines used for illustration purposes only and are subject to change without notice to investors at any time at the sole discretion of ApexOne. While ApexOne seeks to maintain high standards, the Investment Program is a dynamic process and may vary from one type of investment, lending platform, or time period to another. In addition, the composition and size of, and risks associated with, current or future investments of the Fund may differ substantially from examples set forth in this Presentation. Accordingly, actual implementation of the Investment Program may vary from the case study examples set forth in this Presentation.

CoStar, Witten Advisors, CBRE Research and others have been retained by ApexOne Investment Partners to provide independent market research and economic data to the Sponsor. None are a cosponsor or sponsor of the Fund nor are they providing any endorsement or guarantee of any of the returns projected in this Presentation. All are among the leading providers of apartment and student housing data.

An investment in ApexOne Multifamily Strategic Investors Fund V, LP (“the Fund”) is speculative and risky. No assurance can be given that limited partners in the Fund will realize their investment objectives or will realize a substantial return (if any) on their investment. Investors should be able to bear the complete loss of their investment in the Fund. For this reason, each prospective subscriber for interests in the Fund should carefully read the Fund’s Private Placement Memorandum (“PPM” or “Memorandum”) and all Exhibits to the Memorandum. Each prospective subscriber should consult with their attorneys, accountants, and business advisors prior to making an investment in the Fund. Only qualified, eligible investors may invest in the Fund.

These materials (the “Presentation”) have been provided for informational purposes only and neither constitutes the PPM of the Fund nor provide a comprehensive disclosure of both the terms of investment and risk disclosures associated with an investment in the Fund. This Presentation is not a complete summary of the terms of the Fund or the background information of persons associated with the General Manager and is qualified in its entirety by, and must be read in conjunction with, the more detailed information included in the Memorandum, the governing documents of the Fund, the Subscription Agreement of the Fund, the Form ADV of the General Manager, and other related documentation, copies of which may be obtained by contacting ApexOne at (713) 231-1421.

This Presentation, furnished on a confidential basis to the recipient, is neither an offer to sell nor a solicitation of any offer to buy any securities, and is intended exclusively for the use of the person to whom it has been delivered.

As the Fund will invest in multifamily, residential real estate, along with other debt instruments, an investment in the Fund does not constitute a diversified investment.

Investors will be reliant on the General Partner to manage the Fund and to make all investment decisions. There can be no assurances or guarantees that the Fund’s investment objectives will be realized, or the Fund’s investment strategy will prove successful. An investment in the Fund may be affected by a number of factors beyond the control of the General Partner. These include risks typically associated with investments in residential real estate such as increased vacancy rates, reletting risk, or decreased rental rates, adverse changes in general economic conditions or local conditions that may reduce the demand for multifamily residential properties, changes in the demand for or supply of competing properties in an area, unanticipated holding costs, the availability and cost of necessary utilities and services, the availability and cost of materials, changes in real estate tax rates and other operating expenses, changes in governmental rules and fiscal policies, changes in zoning and other land use regulations, environmental risks such as mold contamination or environmental claims that could be made against the Fund, and natural disasters, most of which are not covered by insurance.

Swiss Disclosure / Selling Legend

The representative in Switzerland is FundRock Switzerland SA, Route de Cité-Ouest 2, 1196 Gland, Switzerland. The paying agent in Switzerland is Banque Cantonale de Genève, Quai de l'Île 17, 1204 Geneva, Switzerland. The Prospectus, the Articles of Association and the Annual Report/Quarterly Reports/Audited Financial Statements can be obtained free of charge from the representative in Switzerland. With regards to the Shares offered in Switzerland, the place of performance is the registered office of the representative and the place of jurisdiction is at the registered office of the representative or at the registered office or place of residence of the investor.

UK Disclosure / Selling Legend

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ApexOne

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