

IGRE

Investment Grade R.E. Income Fund, LP

INVESTMENT SUMMARY

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|------------------------|---|
| Total Fund Amount | \$100,000,000 |
| Total Equity Capital | \$40,000,000 (40,000 Units) |
| Total Debt Financing | \$60,000,000 ¹ |
| Preferred Return | Seeks 6% Annual return, Paid Monthly ² |
| Property Focus | Net-lease, "Investment Grade" Tenants, Essential Products |
| Minimum Investment | \$10,000 (10 Units) |
| Anticipated Hold Time | 5-7 years |
| Investor Qualification | Accredited & Non-Accredited Investors (Reg A+) ³ |

INVESTMENT STRATEGY

Investment Grade R.E. Income Fund seeks to acquire 15-20 "Institutional Quality" single-tenant, net-lease properties diversely located throughout the United States. The portfolio will include without limitation: distribution/fulfillment facilities, healthcare/medical properties, pharmacies, grocery stores, office parks and other necessity based service tenants selling "Essential" products and services that historically have remained in demand during varying economic environments. Targeting long term leases (10 years or more), contractually backed by "Investment Grade" rated tenants and other "Creditworthy" national companies.

OFFERING STRATEGIES & SPONSOR SUMMARY

- The primary goals are preservation of equity capital and provide sustainable income through disciplined, tenant selection and geographic diversification.
- Targeted 6% Annual Preferred Return (Non-compounded), paid monthly², backed by long-term (10 years or more) lease agreements².
- 80% or more of tenants are anticipated to be "Investment Grade" rated with the balance of tenants being of comparable high quality credit.
- Tenants provide "Essential" products and services that are historically in demand, through various economic cycles with demonstrated resilience through the 2008 recession and current COVID-19 Pandemic.
- Pursuing contractual rental increases for growing cash flows, capital appreciation and inflation protection.
- Non-correlated to public markets, mitigating market volatility and price fluctuations.
- Sponsor's subordination of asset management fees and sale participation profits.
- IGRE's principals have made over \$10 billion of commercial real estate transactions over the past 46 years. Expertise in successfully identifying and acquiring "Investment Grade" net-lease commercial real estate throughout the United States.

See Important Risks and Disclosures on reverse.

¹Fund has a non-binding term sheet from CBRE Real Estate Lending, L.P. for a \$60,000,000 loan for 10 years with fixed interest which the fund expects to use to acquire properties.

²Returns are not guaranteed.

³Non-accredited investors are limited to the greater of 10% of their annual income or net worth.

Important Disclosures

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the Offering Circular (the "OC") which is available here , (iii) do not and cannot replace the OC and is qualified in its entirety by the OC, and (iv) may not be relied upon in making an investment decision related to any investment offering by an issuer, or any affiliate, or partner thereof ("Issuer"). All potential investors must read the OC and no person may invest without acknowledging receipt and complete review of the OC. With respect to any "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investments carry the risk of loss of some or all of the principal invested. These "targeted" factors are based upon reasonable assumptions more fully outlined in the OC for the respective offering. Consult the OC for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Non-accredited investors are limited to the greater of 10% of annual income or net worth. Past performance is no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of the OC issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

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Real Estate Risk Disclosure:

Investors will own units of the fund which through the General Partner will purchase and manage the properties. There is no guarantee the General Partner will be successful in executing its strategy or that investment objectives will be met. Properties financed are subject to foreclosure by lenders and may lose value during the life of the investment. Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits. Changes in tax law may impact the tax deferral of the preferred annual return. An investment in the fund is freely transferable however there is no current secondary market for the units as such the investment should be treated as an illiquid investment. Targeted 6% preferred annual return is paid from rents received accordingly property vacancies or damage can impact rents paid. There is no guarantee the preferred return will be made.

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