

IGRE

Investment Grade R.E. Income Fund, LP

INVESTMENT SUMMARY

Total Fund Amount	\$100,000,000
Total Equity Capital	\$40,000,000 (40,000 Units)
Total Debt Financing	\$60,000,000 ¹
Preferred Cash Distribution	Targeted 6% Annual, 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 is acquiring 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 Cash Distribution (Non-compounded), paid monthly, 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 not to exceed 4% which the fund expects to use to acquire properties.

²Distributions are not guaranteed.

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

This material is neither an offer to sell nor the solicitation of an offer to buy any security. An offer to sell securities can be made only by an offering circular, pursuant to a registration statement, and any amendments thereto, then qualified and or filed with the Securities Exchange Commission (SEC). Investors must read the entire Offering Circular for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to the offering.

Investors will not be able to have an opportunity to evaluate the fund's investment ahead of time which makes this investment speculative and involves substantial risks, which might cause you to lose all or a significant part of your investment. If the Fund is unable to find suitable investments, it may not be able to pay distributions or meet its investment objectives. This is an illiquid investment meaning there is no public market for the Units.

There can be no assurance the investment objectives described will be achieved. Risks include but are not limited to the following: limited operating history, absence of a public market for these securities, inability to find suitable investments, reliance on the General Partner, devotion of time and potential conflict of interests of the general partner, lack of diversification in property holdings, reliance on single or multi-tenant for revenue, competition within individual geographical areas, potential loss of part or all of the real estate investment assets, natural disasters or impacts of a pandemic.

Prior to investing, you should read the complete Final Offering Circular as filed under Regulation A Offering Statement on Form 1-A under the Securities Act of 1933 with the U.S. Securities and Exchange Commission (SEC). You may inspect the Offering Statement, exhibits and schedules filed with the SEC at the SEC's principal office in Washington, D.C. Copies of all or any part of the Offering Statement may be obtained from the Public Reference Section of the SEC, 100 F Street, NE, Washington, DC 20549. Please call the SEC at (202) 942-8088 for further information on the operation of the public reference rooms.

The SEC also maintains a web site at <http://www.sec.gov> that contains reports, proxy statements and information regarding registrants that file electronically with the SEC. Alternatively, you may contact the issuer who is located at 831 State Street, Suite 280, Santa Barbara, California 93101 or the company's web site at www.igrefund.com.

Securities are being offered on a best-efforts basis on behalf of Investment Grade R. E. Income Fund, LP by Emerson Equity, LLC member FINRA/SIPC, Managing Broker-Dealer for the issuer. Investment Grade R.E. Income Fund, LP and Emerson Equity, LLC are not affiliated entities.

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