

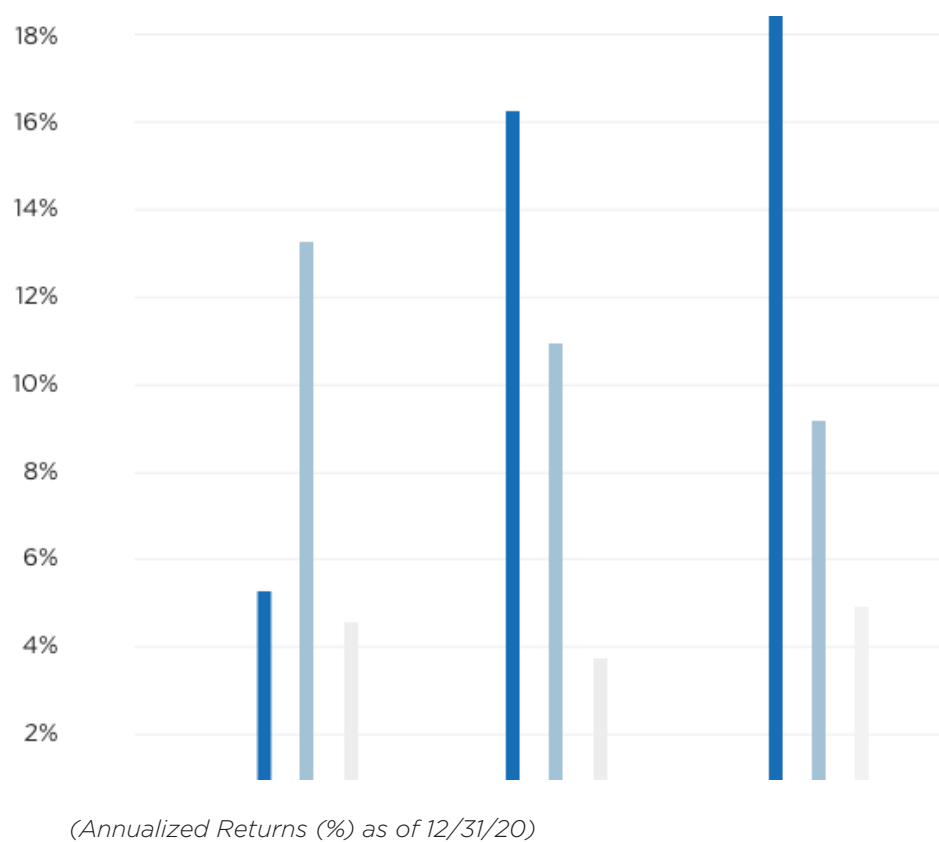
# WHICH REIT MAY BE RIGHT FOR YOU?

## UNDERSTANDING THE DIFFERENCES BETWEEN REALTYMOGUL'S MOGULREIT I AND II

### A PERFORMANCE HISTORY WORTH CONSIDERING

Considering investing into one of our REITs? Both our Real Estate Investment Trusts (REITs) are open to all investors with a minimum investment of \$5,000.

Over the long term, REITs have compared favorably to traditional investment indexes, such as the S&P 500.<sup>2</sup>



## WHAT ARE THE DIFFERENCES BETWEEN OUR REITS?

### MOGULREIT I



- Pay Attractive and Consistent Cash Distributions
- Preserve, Protect, Increase & Return Investor Capital Contributions

### OBJECTIVES

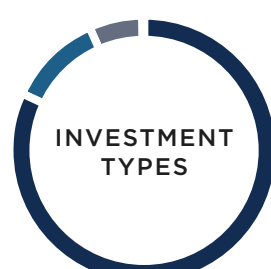
### MOGULREIT II



- Realize Capital Appreciation in the Value of our Investments over the Long Term
- Pay Attractive and Stable Cash Distributions to Investors

### ASSET TYPE(S)

MogulREIT I is a debt and equity vehicle that invests into a variety of property types.



- Multifamily 56.5%
- Office 35.1%
- Retail 8.4%
- Joint Venture 82.2%
- Preferred Equity 11.4%
- Mezzanine Debt 6.5%

MogulREIT II is an equity vehicle that invests only into value-add multifamily apartments.



- Primary (Population ≥ 5MM) 62.5%
- Secondary (Population 2-5MM) 25.0%
- Tertiary (Population < 2MM) 12.5%
- South 75.0%
- East 25.0%



MogulREIT I's diversified investment strategy allows the REIT to hold investments in senior secured loans, mezzanine, debt, preferred equity and equity structures.

### NOTEWORTHY



Current multifamily properties in the MogulREIT II portfolio (open to all investors) were originally only offered to accredited investors as private, individual property offerings on our platform.

### DISTRIBUTIONS

#### Monthly



Since inception, MogulREIT I has distributed between 6.00% and 8.00% (net of fees) annualized based on Purchase Price.<sup>1</sup>

#### Quarterly



Since January 1, 2018, MogulREIT II has declared and paid distributions equating to approximately 4.50% (net of fees) annualized.<sup>1</sup>

## WANT TO LEARN MORE?

CONTACT A MEMBER OF OUR INVESTOR RELATIONS TEAM TODAY

877-781-7062

INVESTOR-HELP@REALTYMOGUL.COM

Investing in REIT common shares is speculative and involves substantial risks. The "Risk Factors" section of the offering circular contains a detailed discussion of risks that should be considered before you invest. These risks include, but are not limited to illiquidity, complete loss of capital, limited operating history, conflicts of interest and blind pool risk. MogulREIT I's investments may be limited in assets or concentrated in a geographic region posing additional risks from natural disasters, economic downturns, and competition from other properties. MogulREIT II's multifamily investments can be subject to specific risks including changes in demographic or real estate market conditions, resident defaults, and competition from other multifamily properties.

<sup>1</sup> It is important to note that the annualized distribution rate provided for MogulREIT I and MogulREIT II is not a guarantee or projection of future distributions and may not recur. While the Manager is under no obligation to do so, the annualized distribution rate assumes that the Manager will declare distributions in the future similar with the distribution disclosed herein.

<sup>2</sup> Source: Bloomberg Barclays US Aggregate Bond TR USD data sourced from Morningstar (<https://performance.morningstar.com/Performance/index-c/performance-return.action?t=XIUSA000MC>). S&P 500 Index and NAREIT Equity REIT Index data sourced from NCREIF (NCREIF.org). Please note that past performance reflected in this data is not indicative of future results.

This document is not an offer to sell or the solicitation of an offer to buy any security, which can only be made through official offering documents that contain important information about risks, fees and expenses. The offering circular for MogulREIT I can be viewed [here](#) and for MogulREIT II [here](#).