



INVESTORS MANAGEMENT GROUP

**TRACK RECORD Sales/Performance Summary**  
**PROPERTIES SOLD THROUGH MARCH 31 2018**

Location	Units	Sale Date	Sale Price	Purchase Price	Capital Improv.	Period Held	Project IRR	Project EM	Investor IRR	Investor EM
Miami, FL	54	05/23/13	10,150,000	5,400,000	600,000	2.4 yrs	42.3%	2.34 x	42.3%	2.34 x
Sacramento, CA	195	07/16/14	14,025,000	12,360,000	600,000	3.5 yrs	11.5%	1.42 x	11.5%	1.42 x
Sacramento, CA	197	01/15/16	12,475,000	6,975,000	1,939,000	3.2 yrs	31.9%	2.05 x	31.9%	2.05 x
West Palm Beach, F	217	07/27/16	22,421,000	20,000,000	246,000	1.0 yrs	28.9%	1.20 x	28.9%	1.20 x
Tampa, FL	357	10/25/16	34,256,000	24,750,000	3,208,000	2.3 yrs	27.4%	1.70 x	27.4%	1.70 x
Seattle, WA	240	09/30/16	33,600,000	21,920,000	1,960,000	2.5 yrs	41.5%	3.46 x	34.8%	3.15 x
Atlanta, GA	492	10/31/16	42,900,000	33,700,000	2,457,000	2.9 yrs	23.3%	1.82 x	22.3%	1.77 x
Denver, CO	390	01/27/17	40,425,000	22,330,000	2,713,000	3.8 yrs	48.6%	3.92 x	40.1%	3.18 x
Atlanta, GA	222	06/01/17	19,836,000	17,600,000	450,000	1.1 yrs	35.2%	1.38 x	35.2%	1.38 x
Atlanta, GA	228	07/20/17	23,150,000	18,605,000	1,453,000	2.0 yrs	19.7%	1.42 x	17.1%	1.35 x
Clearwater, FL	182	12/21/17	17,836,000	11,375,000	1,395,000	2.7 yrs	25.2%	1.82 x	21.2%	1.67 x
Atlanta, GA	350	01/19/18	37,025,000	26,575,000	2,717,000	3.2 yrs	38.4%	2.37 x	32.9%	2.09 x
Atlanta, GA	586	02/15/18	77,300,000	58,550,000	3,816,000	2.9 yrs	24.2%	1.86 x	21.1%	1.73 x
Charlotte, NC	574	03/27/18	60,800,000	44,727,000	4,319,000	3.0 yrs	26.3%	2.17 x	24.2%	2.06 x
Atlanta, GA	219	03/28/18	28,850,000	21,000,000	2,390,000	3.7 yrs	28.5%	2.07 x	27.1%	2.00 x
<b>4,503</b>			<b>\$475M</b>	<b>\$345.9M</b>	<b>\$30.3M</b>					

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EM = Equity Multiple