



INVESTORS MANAGEMENT GROUP

TRACK RECORD Sales/Performance Summary

PROPERTIES SOLD THROUGH AUGUST 1, 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
Norfolk, VA	168	05/08/18	17,000,000	13,000,000	2,057,000	3.9 yrs	7.7%	1.31 x	7.7%	1.31 x
Denver, CO	322	08/01/18	50,000,000	24,240,000	2,076,000	4.1 yrs	48.3%	4.37 x	40.3%	3.49 x
Total		4,993	\$542M	\$383.1M	\$34.4M					

Disclaimer: All offers and sales of any securities will be made only to Accredited Investors through a Confidential Private Placement Memorandum and any exhibits and attachments thereto (collectively, the "PPM"). This communication is not the PPM, and is not intended nor shall it be construed to be an offer to sell any securities. No PPM will be presented to you unless and until IMG has first been able to validate your status as an Accredited Investor. Prior to subscribing, each investor must receive, read and fully understand the PPM which contains important disclosures, financial assumptions and risk factors, including, but not limited to, those risks set forth in the section of the PPM entitled "Risk Factors". Each investor must base its decision to invest solely on the PPM, may rely only on the information contained in the PPM and should seek advice based on the investor's particular circumstances from their own independent advisors. Past performance of IMG-sponsored investments may not be indicative of future results.

EM = Equity Multiple