

INVESTMENT RESULTS

IMG



175 units — Atlanta MSA
The Eclipse Apartments

\$100,000

Initial LP Investment
Oct. 2018

\$211,063

Total Investment Returns
Oct. 2018 - Sept. 2022



Before



After

22.3%

Investor IRR

2.1x

Equity Multiple

IMG and its investors acquired The Eclipse in Duluth, Georgia, one of Atlanta's most sought-after submarkets, in October 2018. IMG executed on a business plan to (1) invest **\$1.7 million in value-add improvements**; (2) elevate the resident profile and reposition the property's brand; and (3) capitalize on a strong rental market in the north Atlanta MSA.

The main focus of IMG's value-add program was to improve the community amenities and curb appeal. Interior units received strategic upgrades to meet renter demand. Property performance improved significantly over the four-year hold period, as **NOI grew at an average annual rate of 12.5%**.

5.3%

Average Cash/Cash Yield

\$442

Average Monthly Distribution

\$22.2M

Purchase Price

\$35.9M

Sale Price, 4-Year Hold



Before



After

For investment opportunities, contact:
investor.relations@imgre.com
(747) 262-5600

www.IMGRE.com

Past performance of IMG-sponsored investments may not be indicative of future results.

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93%

Client Reinvestment Rate

At the sale of Eclipse, IMG offered clients an opportunity to 1031 exchange their sale proceeds into another IMG-sponsored acquisition.

The exchange provided a turn-key solution to reinvest appreciated equity while deferring capital gains tax. **Over 90% of the Tenant in Common and LP investors followed this exchange strategy.**

The IMG-sourced replacement property in Atlanta's Vinings submarket presented a new value-add cycle projected to sustain predictable cash returns and drive long-term appreciation.

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