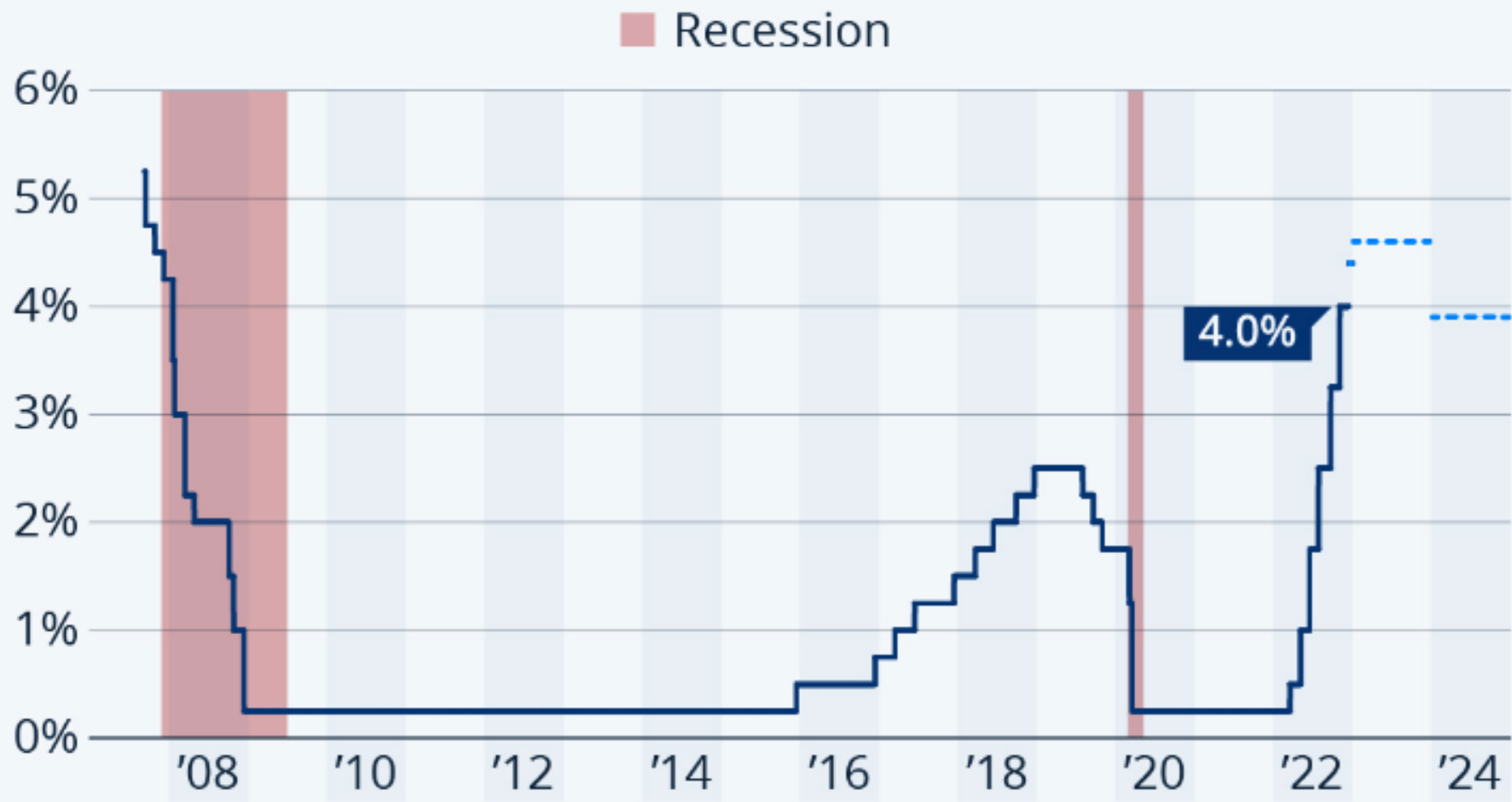




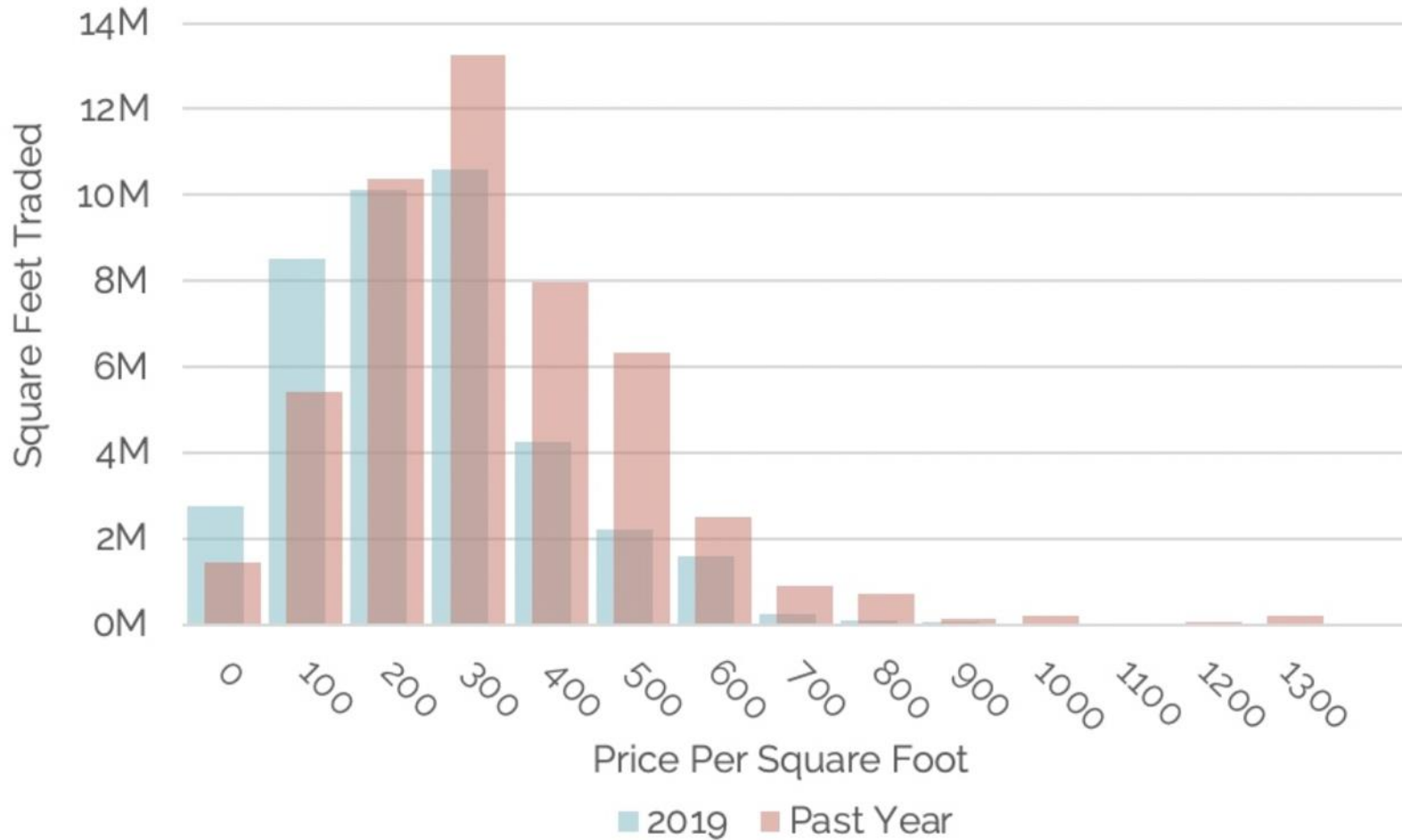
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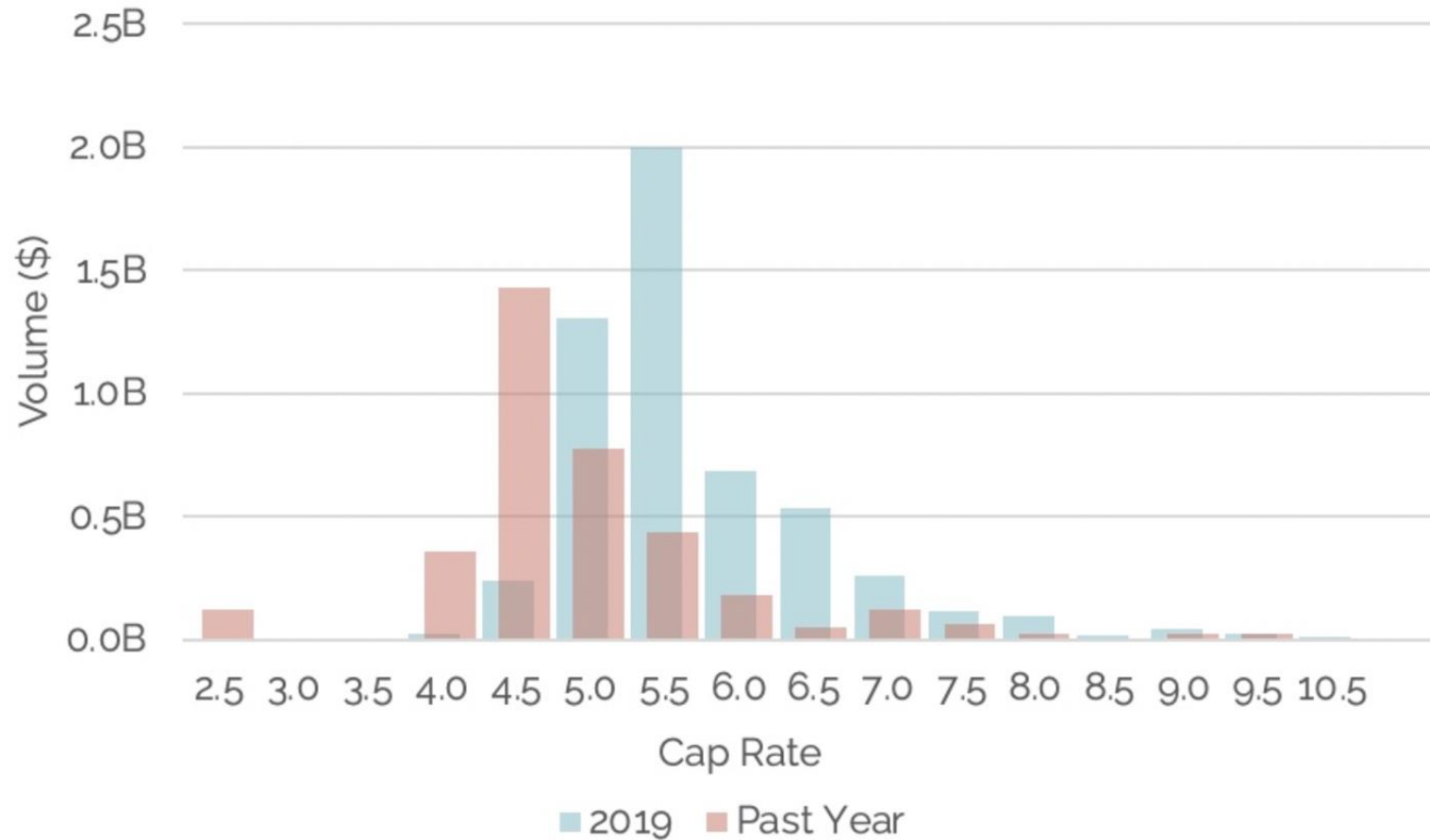
\* dotted lines indicate median projections of the midpoint of the appropriate target range for the federal funds rate at the end of the specified calendar year  
 Source: U.S. Federal Reserve

## Transaction PPSF Distribution



X-axis numbers are left-inclusive bins, i.e., 0 means 0-99, 100 means 100-199, etc.

## Transaction Cap Rate Distribution

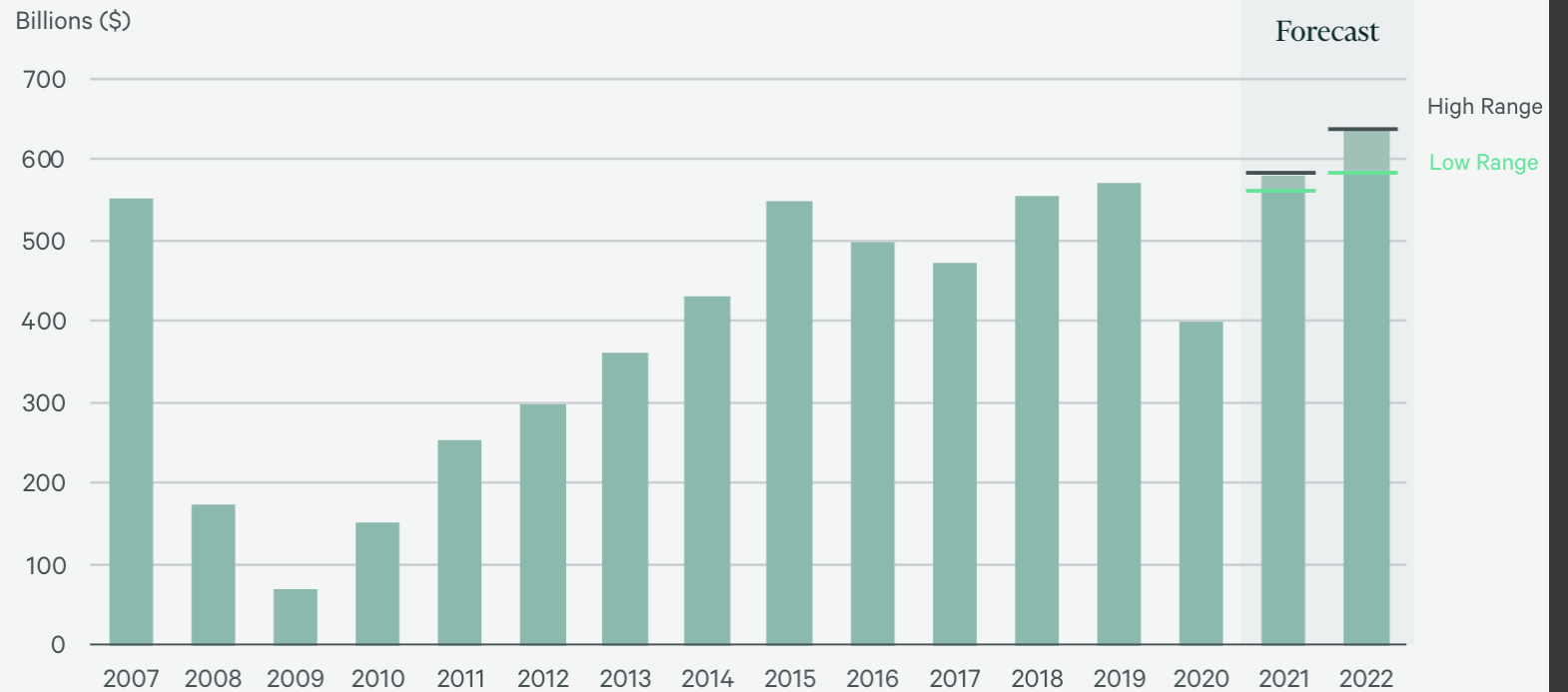


X-axis numbers are left-inclusive bins, i.e., 2.5 means 2.5-2.99, 3 means 3-3.49, etc.

# CRE Investment volume approaching record territory

CRE Investment volume approaching record territory

FIGURE 4: Total U.S. Capital Investment Volume



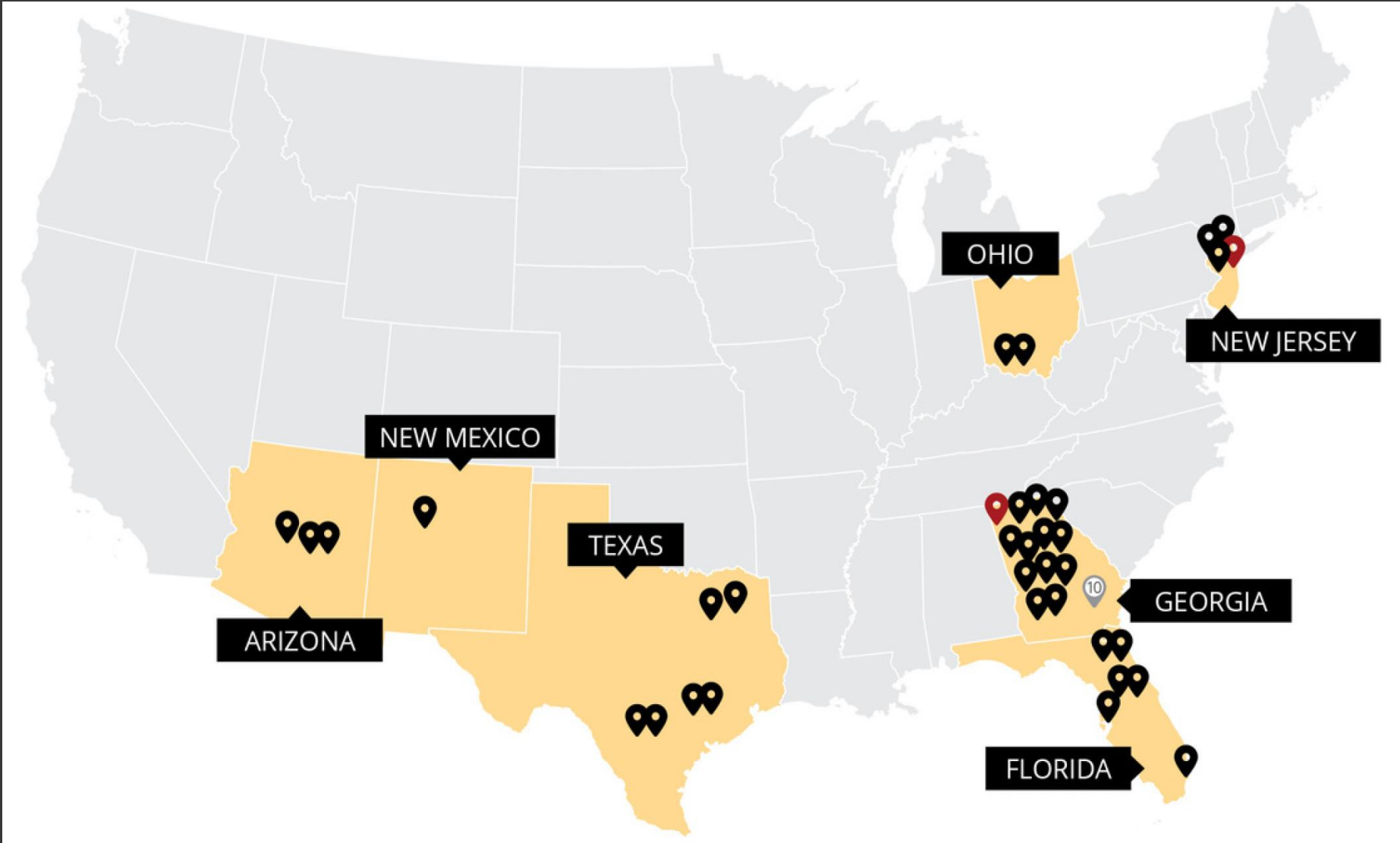
Source: CBRE Research, Real Capital Analytics, October 2021.



Introducing Orbvest Diversified Holding

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# THE DIVERSIFIED PORTFOLIO INVESTMENT MANDATE

All new investments included in the portfolio after consolidation need to be cash flow positive at the time of incorporation.

While the targeted blended cash-on-cash (COC) return is 7% and the projected IRR is >10%, an individual building will qualify for inclusion in the portfolio if it generates an average COC return of 6% and an IRR of 10%.

No single building will make up more than 16.5% of the total diversified portfolio's equity.

Funds can be deployed into a single structure that incorporates multiple buildings.

ODH may only invest in a deal that has been approved by the Independent Investment Committee.

Excess funds raised will be applied as a mezzanine loan to accelerate the closing of new deals at an interest rate of 7% per annum on total unutilized funds to underpin the 7% yield.

INITIAL UNDERLYING INVESTMENT PROJECTIONS

	TOTAL EQUITY	% OF EQUITY	Ave Cash on Cash
MEDICAL 7	331 876	2.0%	8.1%
MEDICAL 8	19 780	0.1%	3.8%
MEDICAL 9	42 528	0.3%	6.6%
MEDICAL 10	81 810	0.5%	6.8%
MEDICAL 12	390 993	2.4%	4.5%
MEDICAL 14	30 495	0.2%	5.6%
MEDICAL 22	1 899	0.0%	5.2%
MEDICAL 23	8 211	0.0%	7.5%
MEDICAL 24	1 695	0.0%	8.5%
MEDICAL 25	400 000	2.4%	3.5%
MEDICAL 26	306 132	1.8%	3.4%
MEDICAL 28	880 723	5.3%	8.0%
MEDICAL 29	646 402	3.9%	8.4%
MEDICAL 30	1 800 792	10.8%	7.1%
MEDICAL 31	1 264 003	7.6%	8.0%
MEDICAL 32	975 515	5.9%	6.4%
MEDICAL 33	994 074	6.0%	7.3%
MEDICAL 34	602 811	3.6%	7.0%
MEDICAL 35	611 812	3.7%	7.5%
MEDICAL 37	501 068	3.0%	7.0%
MEDICAL 38	730 717	4.4%	7.4%
MEDICAL 39	681 079	4.1%	6.0%
MEDICAL 40	991 450	6.0%	7.0%
NNN 42N Dental *	736 255	4.4%	7.0%
NNN Pearlland *	943 327	5.7%	7.0%
NNN Houston *	621 215	3.7%	7.0%
BRIDGED	2 001 840	12.1%	
<b>TOTAL</b>	<b>16 598 503</b>	<b>100.0%</b>	

\* This is bridged currently and will increase as new equity is raised

DIVERSIFIED HOLDINGS PARAMETERS	
CURRENT NUMBER OF PROJECTS	26
INVESTMENT HOLDING PERIOD	5 years
TARGETED AVE CASH ON CASH	7.0%
ORBVEST QUARTERLY MANAGEMENT FEE (% OF EQUITY)	0.30%
MEZZ FUND (Use return of capital from investments sold during the investment term till end of investment term as Mezz fund at 7% interest per annum)	

INVESTOR RETURN FORECAST								
FOREIGN INVESTOR		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
1) INVESTMENT	-\$10 000							
2) CASH FLOW - After-Tax		\$700	\$700	\$700	\$700	\$700	\$700	\$700
CASH FLOW % RETURN - After-Tax		7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
3) CAPITAL GAINS FLOW - After-Tax								\$1 550
CAPITAL GAINS FLOW % RETURN - After-Tax								15.5%
4) RETURN ON INVESTMENT - After-Tax								\$16 450
RETURN ON INVESTMENT % RETURN - After-Tax								64.5%
5) EQUITY MULTIPLE - After-Tax								1.41x
<b>INVESTOR INTERNAL RATE OF RETURN - After - tax</b>								10% - 11%

*DISCLAIMER: These figures are forecast based on the best information available at the time of publication. The figures can change prior to closing and during the course of the investment. Past performance is not indicative of future results. This information is provided as general information and OrbVest disclaims any liability for any loss or damage which may be suffered as a result of, or which may be attributable to, the use of or reliance upon any information provided.*



# Medical 40 - Albuquerque

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INVESTING IN REAL ESTATE GLOBALLY



# WHY WE LIKE THIS DEAL

- The largest city in New Mexico with a population of 916,360, Albuquerque is the economic and urban center of the State accounting for nearly half of its economic activity.
- Tax incentives and economic trade zones.
- Major corporate investment and population inflows.
- **Intel** - \$3.5 billion expansion of their Albuquerque facility. and added more than 1,300 employees at an average salary of \$145,000.
- **Netflix** - \$1 billion investment with television and film production studio commitments.
- **Facebook** - \$1 billion investment with their Las Lunas data center
- Single-story modern high-quality asset is **85% leased, to investment grade credit tenants.**
- WALT of **5.9 Years.**
- **Great location** – central and on the I 25 highway.



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