

DiversyFund  
**Growth REIT**  
 Fact Sheet

## Building Wealth Without Stock Market Volatility

The DiversyFund Growth REIT is a SEC-regulated Real Estate Investment Trust (REIT) that builds wealth by investing in cash-flowing apartment buildings. Our focus is on long-term capital appreciation from the renovation and repositioning of these multi-family properties.

2018 Sponsor Track Record: **17.3%** Annualized



### WEALTH BUILDING

Value creation through property improvements in order to increase rents, cash flows, and ultimate resale value.



### DIVERSIFIED PORTFOLIO

A single investment gets you a diversified portfolio of professionally managed multi-million dollar real estate assets.



### COMPOUNDED RETURNS

We accelerate wealth creation by reinvesting cash flows from the multi-family properties.

## About the DiversyFund Growth REIT

PRICE PER SHARE	\$10 per share
PROPERTY TYPE FOCUS	Multi-family apartment buildings with cash flow
INVESTMENT STRATEGY	Value-add and market appreciation
INVESTMENT TYPES	Preferred equity
LOCATION	Targeted markets in the United States

## Sponsor Track Record

2018 Return to Investors	17.3% Annualized
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2017 Return to Investors	18% Annualized
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## Management Experience

Our principals combine nearly four decades of collective experience in the real estate investment industry. They bring real estate expertise and Wall Street experience to the company's investors.

## Investor Protections

Preferred Returns	7% Annualized
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Sponsor with "Skin in the Game"	Yes
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SEC Required Audit	Annually
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Offering Qualified by SEC	November 2018
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## Key Terms

Management	DF Manager, LLC
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Investment Legal Structure	Delaware Limited Liability Company
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Tax Qualification	Real Estate Investment Trust (REIT)
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Investor Tax Reporting	1099 - DIV
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## Fund Level Fees and Expenses\*

Organizational and Offering Costs	1% (estimated)
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Upfront Selling Commissions	0%
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Asset Management Fee	2% Annualized
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## Distributions

Cash Flow Reinvestment	All cash flows from multi-family assets are reinvested to increase overall returns to investors
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\* The Fees and Expenses reflected herein are not exhaustive, to review a full breakdown of all fees and expenses, please refer to the Offering Circular. Project development will also charge fees at the asset level as disclosed in the Offering Circular.

## About DiversyFund

Our vision is to **leverage new technology** to revolutionize the way investors can diversify their long-term investment portfolios and **build wealth**.

We provide the opportunity to **invest in high-quality real estate assets** through our simple, easy-to-use, and transparent investment platform.

The team's **vast real estate experience**, utilization of technology, and passion to help the everyday investor motivates the DiversyFund team to **deliver the best service** and results possible.

Where everyday investors can purchase shares in multi-million dollar real estate portfolios.

**Founded**  
2016

**Co-Founders**  
Craig Cecilio  
Alan Lewis

**Headquarters**  
San Diego, CA

## Leadership



**Craig Cecilio**

Chief Executive Officer and Co-Founder

- 20 years of real estate expertise
- 3x successful entrepreneur
- \$500 million in syndicated real estate financing
- Developed & managed over \$100 million of real estate projects
- Graduate of University of Colorado, Boulder



**Alan Lewis**

Chief Investment Officer and Co-Founder

- 17 years of Wall Street and real estate experience
- Corporate lawyer, investment banker, and private equity
- Developed 500+ multi-family units
- Developed & managed over \$200 million of real estate projects
- Graduate of Columbia Law School

## Risk Factors (Review Before Investing)

Investing in the Company's shares is speculative and involves substantial risks. The Company cannot assure you that it will attain its objectives or that the value of its assets will not decrease. Therefore, you should purchase these securities only if you can afford a complete loss of your investment.

You should carefully review the "Risk Factors" section of the offering circular which contains a detailed discussion of the material risks that you should consider before you invest in our common shares.

The risks include:

- The DiversyFund Growth REIT may allocate the net proceeds from this offering to investments with which you may not agree.
- The DiversyFund Growth REIT has limited operating history.
- Because no public trading market for shares of our common stock currently exists, it will be difficult for an investor to sell their shares and, if an investor is able to sell their shares, they will likely sell them at a substantial discount to the public offering price.
- Future disruptions in the financial markets of deteriorating economic conditions could adversely impact the commercial real estate market as well as the market for debt-related investments generally, which could hinder our ability to implement our business strategy and generate returns to you.
- This is a blind pool offering, and the DiversyFund Growth REIT is not committed to acquiring any particular investments with the net proceeds of this offering.
- Our investments may be concentrated and will be subject to risk of default.
- We are dependent on our Manager and DiversyFund's key personnel for our success.

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*Past performance is no guarantee of future results. Any historical returns, expected returns, or probability projections may not reflect actual future performance. All securities involve risk and may result in partial or total loss. Neither DiversyFund nor any of its affiliates provides tax advice or investment recommendations and do not represent in any manner that the outcomes described herein or on the Site will result in any particular investment or tax consequence. Prospective investors should confer with their personal tax advisors regarding the tax consequences based on their particular circumstances. Neither DiversyFund nor any of its affiliates assume responsibility for the tax consequences for any investor of any investment. This message is not a proposal to sell or the solicitation of interest in any security, which can only be made through official documents such as a private placement memorandum or a prospectus.*