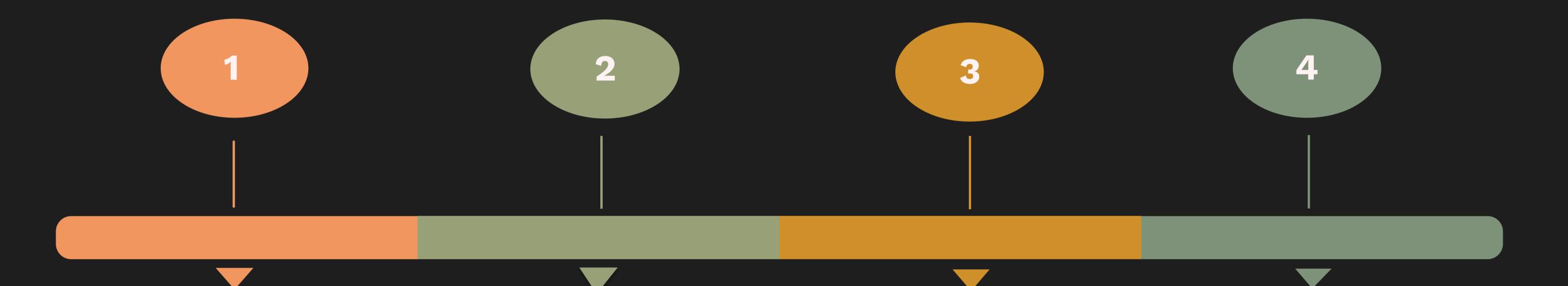
VENTURES

Get up and running with Aura Ventures

Upon partnering with Aura Ventures, first request your desired capital contribution depending on the equity stake available. After we've closed the property, you should plan on regular capital partner updates with details regarding the progress of the project. Once the property is fully rented and stabilized, we'll plan to begin distributions to partners on a monthly or quarterly basis. You'll also receive a K-1 each year for your taxes detailing any earnings and depreciation for your personal tax filings.

If ready to proceed, we also have attorneys and accountants you can leverage if needed.

What does a capital partner do?



Review deal

Commit capital

Review estimated equity multiple, depreciation, cash flow, and type of property. Then determine if you'd like to partner with us.

Communicate with our investor relations team and give a verbal "soft commit." We'll send a Memorandum of Understanding to execute to know we can count on you at closing.

Sign legal docs & wire Set up investor portal

We'll digitally execute the legal docs provided by our legal team. Upon signing, wire instructions will be provided to transfer to the new entities banks account.

After closing, we'll communicate on the project and manage distributions through our investor portal, InvestNext.

What does Aura Ventures do?

Month 1-3

Month 4-5

Month 6-12

Month 13+

Find & underwrite properties

With AV's strong deal flow and relationships, we're able to analyze many deals and only purchase the best.

Secure debt and equity stack

Upon going under contract, we'll work with our preferred lenders and capital partners to best structure the acquisition.

Plan renovation & buildout

Once plans are prepared we'll submit permits to the city and coordinate with our contractors, engineers, and architects.

Cost segregation Study

To maximize depreciation and reduce taxable income for partners, we'll obtain an cost seg study to accelerate the deprecation on the property. **Operational value** add After purchase, we improve the deal's operational efficiency by reducing unnecessary spend and adding revenue streams.

Manage constuction

Our construction and design team manages subs and GCs to complete a cost effective and successful renovation.

Obtain certificate of occupancy

After reno, we work with the city to get the certificate of occupancy. This is especially needed upon conversion projects and ground up development.

Maxmize NOI

Once renovation and lease up is complete, we work to maintain low vacancy and market rents.

Preventive maintenance

One thing most operators neglect is regular preventative maintenance to reduce large capital expenses down the road. Manage refinance if desirable

Close property

Aura Ventures will coordinate with title, lenders, attorneys, capital partners, brokers, and property managers to successfully take control of the property.

Lease up

Immediately after the renos are complete and we have city approval, property management markets the property, vets resident, and signs leases.

Come time of stabilization and if market conditions and rates are favorable, Aura Ventures aims to refinance the property and return some or all of the initial capital contributions.

Disclosure: This presentation is illustrative only. No representations or other information contained herein should be relied upon other than that contained in our Joint Venture/Tenancy in Common and other related legal documents.

This illustration does not constitute an offer to sell or solicitation of an offer to buy any securities offered hereby, nor does it constitute an offer to sell or solicitation of an offer to buy from any person in any state or other jurisdiction in which such an offer would be unlawful. As of Feb.2023.