

SANTÉ REALTY INVESTMENTS

SANTÉ Realty Investments takes the complexity out of the traditionally difficult field of commercial real estate investing using its proven 4-step unique process to deliver an average of at least 10% annual yield with a cash distribution every 30 days!



SANTÉ REALTY'S UNIQUE PROCESS



SANTÉ Acquisition Advantage™ leverages a proprietary nationwide network of 233 real estate brokers to find the best investment opportunities to acquire for our investors. Utilizing this private group enables us to find opportunities that are not available to the general public.

SANTÉ Due Diligence Discovery™ ensures only positive cash flowing properties are accepted. Our underwriting team analyzes 100 properties for every 1 that makes it through this process.

SANTÉ Renovation Refresher™ utilizes our highly experienced team of renovation experts to provide state of the art community enhancements through innovative renovations giving our tenants a refreshed living environment both inside their units and throughout their community.

SANTÉ Asset Management Method™ utilizes our position as industry leader in property management – with experience of handling more than \$2.5 billion in assets across several states and 2 countries – to ensure that our assets are well maintained and appreciate in value for years to come.

SANTÉ Investor Cash Flow Maximizer™ experience in multiple real estate cycles has resulted in our ability to ensure proper reserves, risk management, and financial controls to provide consistent, predictable cash flow to our investors (investors receive maximum cash flow for years to come).

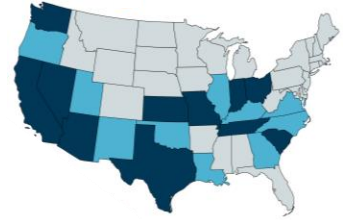
INVESTOR BENEFITS FROM SANTÉ REALTY

- ✓ **7%** Preferred Return paid **MONTHLY!**
- ✓ Equity in appreciating asset with distributions paid **Quarterly**
- ✓ No obligation to sign on mortgage debt
- ✓ Hands off **professional management**
- ✓ Depreciation expense pass through to **decrease taxes**
- ✓ **Return of capital** to reinvest with continued ownership in acquired asset



Investment Track Record

Led by Managing Director, Jim Small, SANTÉ Realty Investments has been engaged as a principal in nearly fifty real estate transactions. This experience includes the acquisition of properties such as those represented in the following sample segment:



Property Name	Asset Location	Purchase Date	Purchase Price	Current Value	Annual Cash on Cash Yield	Projected Internal Rate of Return (IRR)
Colony Apartments	South Carolina	March 2018	\$3,255,000	\$3,255,000	Annual Yield= 8%	Targeted IRR at disposition = 16%
Huntington Apartments	South Carolina	November 2017	\$7,850,000	\$7,850,000	Annual Yield= 8%	Targeted IRR at disposition = 16%
Azur Tower Apartments	Tennessee	October 2017	\$6,720,000	\$6,720,000	Annual Yield= 8%	Targeted IRR at disposition = 19%
Riverbank's Retreat Apartments	South Carolina	June 2017	\$13,100,000	\$13,100,000	Annual Yield= 10%	Targeted IRR at disposition = 19%
Copperfield Apartments	South Carolina	May 2017	\$6,400,000	\$6,400,000	Annual Yield= 9%	Targeted IRR at disposition = 17%
Hunter's Ridge Apartments	South Carolina	May 2017	\$10,850,000	\$10,850,000	Annual Yield= 9%	Targeted IRR at disposition = 17%
Shelby Grove Apartments	Tennessee	March 2017	\$5,850,000	\$5,850,000	Annual Yield= 9%	Targeted IRR at disposition = 17%
Creekside Place Apartments	South Carolina	February 2017	\$6,500,000	\$6,500,000	Annual Yield= 7%	Targeted IRR at disposition = 18%
Soma 23 Apartments	Tennessee	January 2017	\$2,800,000	\$3,200,000	Annual Yield= 10%	Targeted IRR at disposition = 17%
Meridian Office Building	Indiana	July 2016	\$6,990,000	\$8,500,000	Annual Yield= 8%	Targeted IRR at disposition = 21%
Garden Apartments	Tennessee	May 2016	\$2,100,000	\$2,600,000	Annual Yield= 8%	Targeted IRR at disposition = 18%

IRR = annual internal rate of return (aka: annualized yield)

Investment Track Record (cont.)

Property Name	Asset Location	Purchase Date	Purchase Price	Current Value	Annual Cash on Cash Yield	Projected Internal Rate of Return (IRR)
Retreat on Sixty Third Apartments	Missouri	Apr 2016	\$1,650,500	\$2,500,000	Annual Yield = 7%	Targeted IRR at disposition = 14%
Gateway Retreat Apartments	Missouri	Apr 2016	\$1,680,500	\$2,600,000	Annual Yield = 7%	Targeted IRR at disposition = 14%
Bridgewater Retreat Apartments	Tennessee	Jan 2016	\$2,300,000	\$3,200,000	Annual Yield = 13%	Targeted IRR at disposition = 23%
Bristol Square Apartments	Tennessee	Jan 2016	\$2,600,000	\$3,600,000	Annual Yield = 14%	Targeted IRR at disposition = 23%
Broad Ripple Tower	Indiana	Dec 2015	\$3,200,000	\$4,950,000	Annual Yield = 7%	Targeted IRR at disposition = 14%
Retreat at the Park Apartments	South Carolina	Nov 2015	\$2,400,000	\$2,700,000	Annual Yield = 10%	Targeted IRR at disposition = 17%
Public Square Redevelopment	Indiana	Aug 2015	\$800,000	\$900,000	Annual Yield = 8.5%	Targeted IRR at disposition = 14%
Northside Indy Medical Office	Indiana	Mar 2015	\$5,700,000	\$5,900,000	Annual Yield = 10%	Targeted IRR at disposition = 14%
Junction Plaza Retail Center	Indiana	Jul 2014	\$3,901,500	\$4,400,000	Annual Yield = 10%	Targeted IRR at disposition = 14%

IRR = annual internal rate of return (aka: annualized yield)

Investment Track Record (cont.)

Property Name	Asset Location	Purchase Date	Purchase Price	Current Value	Annual Cash on Cash Yield	Projected Internal Rate of Return (IRR)
Watson Park Apartments	Kansas	Jun 2013	\$1,900,000	\$2,500,000	SOLD: IRR = 82%	SOLD: IRR = 82%
Wimbledon Retail Plaza	Texas	May 2013	\$1,800,000	\$2,400,000	Annual Yield = 10%	Targeted IRR at disposition = 14%
Mountain View Apartments	Colorado	Jan 2013	\$1,260,000	\$1,525,000	SOLD: IRR = 40%	SOLD: IRR = 40%
Ocean Park Lot	Washington	Dec 2012	\$75,000	\$150,000	SOLD: IRR = 200%	SOLD: IRR = 200%
Ashford Retail Center	California	Oct 2012	\$5,300,000	\$5,700,000	Annual Yield = 8.5%	Targeted IRR at disposition = 12%
Palomino Condo	Arizona	Apr 2012	\$50,000	\$120,000	Annual Yield = 25%	Targeted IRR at disposition = 32%
Ruth Ave Condo	Arizona	May 2011	\$22,500	\$50,000	SOLD: IRR = 80%	SOLD: IRR = 80%
Chism St Apartments	Nevada	Feb 2011	\$499,000	\$517,500	SOLD: IRR = 8%	Targeted IRR at disposition = 11%
Victory Manor Apartments & Self Storage	Washington	Apr 2010	\$1,050,000	\$1,450,000	Annual Yield = 12%	Targeted IRR at disposition = 15%

IRR = annual internal rate of return (aka: annualized yield)

Team Talent



Jim Small
Managing Director

Mr. Small is the founder of SANTÉ Realty Investments and is responsible for setting its mission, vision and strategy as an innovative real estate company. SANTÉ Realty Investments currently has commercial real estate holdings in Arizona, California, Colorado, Indiana, Kansas, Nevada, Ohio, Texas and Washington.

Mr. Small's background includes executive management roles with various family controlled businesses and operations. Prior to starting SANTÉ Realty Investments, he founded, ran and sold his property management company in the southwestern U.S. Mr. Small raised millions of dollars in growth capital, systematized the business, and sold it for a substantial profit 3 years later. During his tenure at this company, he oversaw the property management for a 10,000 residential unit portfolio valued at over \$2.5 billion.

He holds an active Arizona real estate Broker's license as well as holding the Equity Marketing Specialist™ designation from the National Council of Exchangers. He is also an Associate Member of the Institute of Real Estate Management (IREM).

Mr. Small previously served as an executive for the world's largest corporate consulting firm, Accenture, while living in the United States and Europe, and achieved performance rankings in the top 5% and receiving several promotions ahead of schedule.

His educational background includes an MBA from Thunderbird International School of Management where he graduated with honors and a Bachelor's degree from Arizona State University. Mr. Small's professional accomplishments also include the "Top 35 Under 35" Arizona Republic Entrepreneurial Award and the "Top 40 Under 40" Phoenix Business Journal Leadership Award. He currently resides in Chandler, Arizona with his wife and 3 children.



Jeremy Guay
Managing Director
Integration

Mr. Guay has significant experience both as an entrepreneur leading real estate, consulting, and service businesses as well as extensive systems implementation skills setting up multi-state operations. His ability to ensure that proper controls and procedures are put in place to monitor and grow company-wide performance have resulted in multiple successful ventures Mr. Guay comes from a family of entrepreneurs, several in real estate, and has a bachelors degree of Arizona State University as well as an Arizona real estate license.



Victor Puchi
Managing Director of Cash
and Capital

Mr. Puchi is a 33-year veteran of the public accounting industry serves as our Managing Director of Cash & Capital. As a CPA in public practice he specialized in entrepreneurial tax planning and management consulting services. He spent 25 of his 33 years as a partner in 3 different firms, most recently with a top 25 firm in the US. He has provided consulting services for hundreds of services in dozens of industries from technology to real estate to health care. Coming from an entrepreneurial family business acumen, operations and strategy are a second language to him. Mr. Puchi is responsible for our financial modeling, forecasting and cash management.

He is a graduate of The University of Arizona with a bachelors degree in accounting. He is also a licensed CPA in the state of Arizona, a member of the American Institute of CPAs, the Arizona Society of CPAs and is a Chartered Global Management Accountant.

Team Talent



Nathan Skankey
Director of Investor
Relations

Nathan Skankey acts as the liaison for all investors by facilitating the process of investing in commercial real estate through SANTÉ Realty Investments. He has a traditional marketing background working as a brand manager for a fortune 500 company as well as entrepreneurial experiences starting a apparel technologies company out of undergrad. Nathan also acts as General Managing Partner in a family investment office managing over \$65 million in real estate assets.

Nathan has an MBA from the Thunderbird International School of Management where he specialized in International Marketing and received a Bachelor's degree from California State University- Fullerton graduating in International Business with an emphasis in Latin America markets. Nathan speaks fluent Spanish and is an avid marathoner and triathlete.



Steven Epps
Development Manager

Mr. Epps has extensive experience in Real Estate Design and Construction implementing over \$150 million in Capital Improvements. He is a charismatic individual who has the proven ability to excel through innovative means of problem solving and team collaboration to ensure the scope, schedule, and budget is maintained for various projects being implemented simultaneously throughout the country. Mr. Epps has a passion for real estate and entrepreneurial endeavors.

His educational background includes a Bachelor Degree in Mechanical Engineering and a Master of Business Administration both from Clemson University. Mr. Epps resides in Atlanta, GA with his wife Liz and dog Jake.



Danya Knudsen
Controller

Danya Knudsen is a results-orientated, self-motivated, and resourceful leader with extensive background in resolving challenging accounting assignments and reporting in deadline driven environments. Proven track record of reducing expenses, increasing revenues, and overall financial improvement for single and multi-entity companies. Her experience includes start ups, survival, turn around, and growth models. She holds a Bachelor's Degree from Arizona State University.



Deena Hardin
Human Resources Manager

As a consummate business professional and powered with more than 20 years of successful experience in project management, operations, legal affairs and human resources, Ms. Hardin's background defines unparalleled service in operational management. She is highly experienced in directing effective inter-departmental programs and increasing revenue throughout multiple profit centers and operational business objectives. Along with her experience in consulting family controlled organizations, Ms. Hardin's strong account management and business expertise, with the ability to prepare and deliver successful business processes, brings laser-focused organizational strength to the operations and administration division at SANTÉ Realty Investments.

Awards



AMERICA'S
FASTEST
GROWING
PRIVATE
COMPANIES

Recent Media Coverage of SANTÉ Realty Investments

THE ARIZONA REPUBLIC



REUTERS

The San Diego

Union-Tribune.



InvestorPlace



StreetInsider.com
if you're not inside...you're outside

