



SPRINGVIEW & CHICAGOLAND: A PROFITABLE PARTNERSHIP

WHAT WE'RE UP TO

Welcome to the first edition of SpringView's new, quarterly newsletter... and the news is good!

As we move into a healthier, happier third quarter, we remain cautiously optimistic about the trajectory of our growth and distributions which have been consistent, both since our inception and most most notably, during the global pandemic.

SpringView actually increased our distribution rate from 7% to 9% Q1 2021.

In the first quarter of 2021 alone, we acquired an additional 30 units during March and April and another 24 units in May.

The units are located in six multi-dwelling buildings in Alsip IL, Crestwood IL, Homewood IL, Lansing, IL and Midlothian IL.

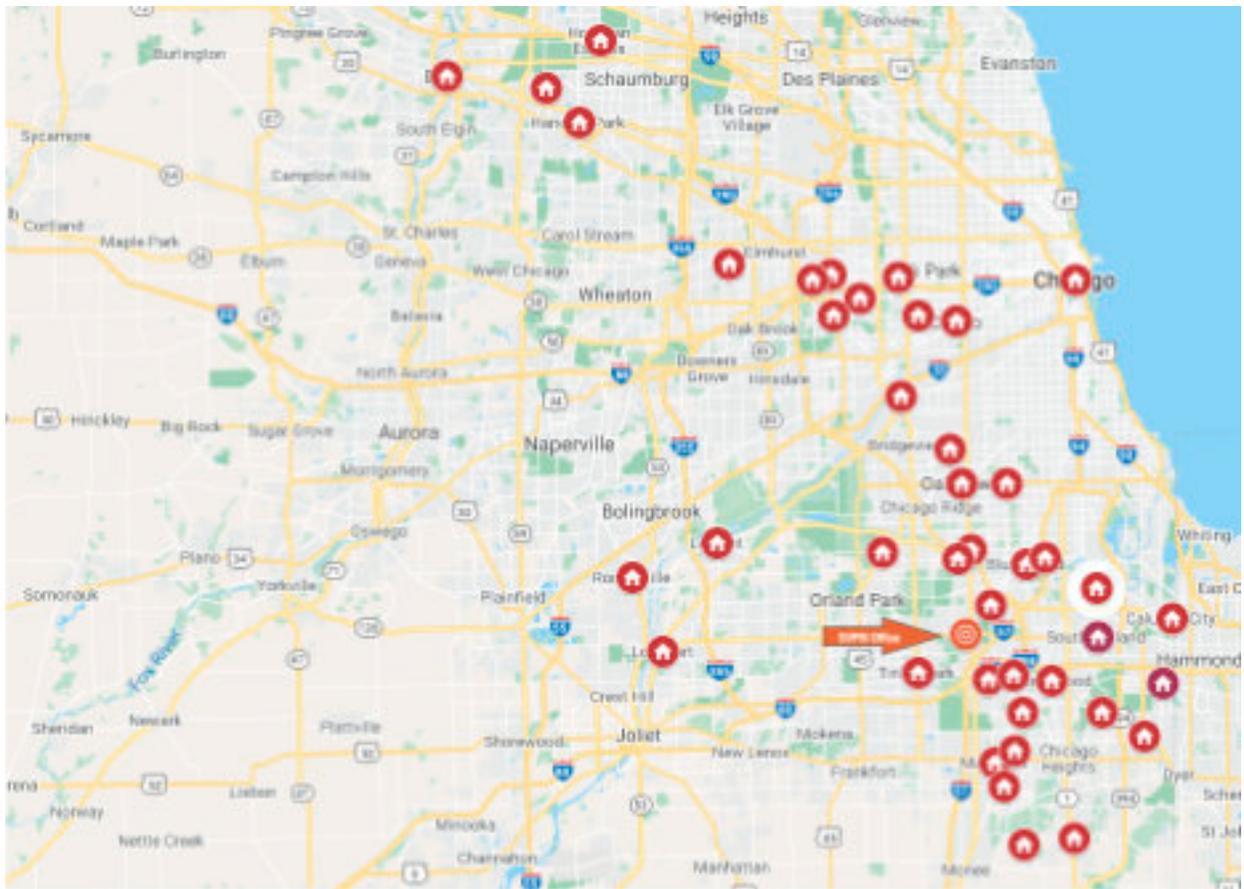
All of the areas are within close proximity of each other and other properties owned and managed by SpringView and its related entities.

These are generally well-maintained C class buildings, in working class neighborhoods with below market rents and are ultimately owned by SVM One LLC, SpringView's new investment vehicle.



INVESTMENT and PORTFOLIO GROWTH

Since the inception of SVPM (SpringView Property Management) in 2017 with 163 units under management, we have grown nearly 212%. Today, SpringView's investment partnerships owns 507 units in Chicagoland, consisting of 260 single family residences, and 247 multi-family units in 29 buildings. These acquisitions support our strategy of aggregating non-institutional assets to create institutional opportunities and it continues to serve us well.



Our confidence in Chicagoland's growth was recently reinforced by a piece in Chicago Tribune:

How the state's plans to fund road and bridge improvements will affect Southland projects

The article quoted Illinois Governor J.B. Pritzger:

"Rebuild Illinois is about investing for the future, supporting this generation and the next, making sure we have good jobs and the roads to get there and building a state where opportunity is just around the corner for everyone, no matter where you're standing."

by Ted Slowik, columnist for the Daily Southtown, May 20, 2021

ASK ME ANYTHING Founder & Manager, Harold Willig



One of our investors recently asked me for more detailed information about SpringView's new SVMD portfolio. Am sure you will surmise what the questions are, based on my responses below:

- Investors have contributed approximately \$1.5 MM to the partnership to date.
- We have another \$3.5 MM in pending investor contributions.
- We have purchased 78 units in 9 buildings since our first acquisition in September 2020.
- Total purchase price is \$5.5 MM and we received approximately \$4.4 MM in debt and invested approximately \$1.25 MM of equity.
- We are working raise the rents which are significantly below market - market rents are approximately \$1.075 MM per year with current rents of approximately \$887k per year.
- We replaced the roof in one building.
- We are in contract for two buildings with 12 units each in suburbs to the north and West of our current concentrations.

If you are interested in taking a more in-depth look at the KPI's and data points that set SpringView apart as an operator, are already an investor and have any questions, or are interested in learning more about SpringView, our properties and investing with us, please contact us at: information@springviewinvestments.com

NEWSWORTHY & NOTEWORTHY

SpringView is delighted to provide you with the following media resources in order to help you evaluate the potential of your investment:

WSJ: June 2021	Blackstone Bets \$6 Billion on Buying and Renting Homes
John Burns: May 2021	The Light: Shedding Light on the Housing Supply "Shortage"
Chicago Tribune: April 2021	Amazon growth is driving demand for a third Chicago airport
GlobeSt.com Feb 2021	10 Smaller Markets That are Ripe for Multifamily Acquisitions
Chicago Tribune: Feb 2021	Economist Presents Facts About Recovery
Video: Feb 5, 2021	The Village of South Holland, Illinois – A SpringView Community
GlobeSt.com: Feb 2021	Single Family Rentals Draw Apartment, Other Developers
Bloomberg: Feb 2021	Wall Street's Favorite Suburban Housing Bet is Getting Crowded
American Affairs: Feb 2021	Wall Street's Rental Gambit