



INVESTMENT GUIDE

UC MULTIFAMILY EQUITY I, LLC

Class A Multifamily Apartments



NOTICE TO INVESTORS

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There are substantial risks associated with the federal income tax aspects of an investment in the Company. The income tax consequences of an investment in the Company are complex and recent tax legislation has made substantial revisions to the Code. Many of these changes affect the tax benefits generally associated with an investment in real estate. A further discussion of the tax aspects (including other tax risks) of an investment in the Company is set forth in the PPM under “Federal Income Tax Consequences.” Because the tax aspects of the Offering are complex, and certain of the tax consequences may differ depending on individual tax circumstances, prospective investors are urged to consult with and rely on their own tax advisor concerning the Offering’s tax aspects and their individual situation. **No representation or warranty of any kind is made with respect to the Internal Revenue Service’s (the “IRS’s”) acceptance of the treatment of any item by the Company or an investor.**

It is anticipated that if the Company generates taxable income, such income will be considered UBTI. Tax-exempt entities should consult with their own tax counsel regarding the effect of any UBTI. See the PPM and “Federal Income Tax Consequences – Investment by Qualified Plans, IRAs and Tax-Exempt Entities – Unrelated Business Taxable Income.”

NOTICE TO INVESTORS

Congress has recently enacted several major tax bills that substantially affect the tax treatment of real estate investments including, but not limited to, the tax provisions of the CARES Act. These changes will have a substantial effect on the type of activities in which the Company intends to engage, and certain of those effects are set forth under the appropriate subheadings under “Federal Income Tax Consequences.” In many instances, Congressional Committee reports have been relied upon for the interpretation and application of these new statutory provisions. While the Code authorizes the Treasury Department to issue extensive substantive regulations regarding recently adopted Code provisions, few have been issued to date. In addition, Congress could make substantial changes in the future to the income tax consequences with respect to an investment in the Company.

An investment in the Fund is speculative, entails a high degree of risk, and no assurance can be given that the Fund’s investment objectives will be achieved or that investors will receive a return of their capital. In considering investment performance information contained in this material, prospective investors should bear in mind that past, targeted or projected performance is not necessarily indicative of future results, and there can be no assurance that targeted or projected returns will be achieved, that the Fund will achieve comparable results or that the Fund will be able to implement its investment strategy or achieve its investment objectives. While the Manager’s projected returns are based on assumptions which the Manager believes are reasonable under the circumstances, the actual realized returns on the Manager’s unrealized investment will depend on, among other factors, the value of the asset and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the Manager’s projections are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the Manager’s projected returns indicated herein. There can be no assurance that projected or expected realizations or distributions will occur. Furthermore, prospective investors are encouraged to contact the Manager’s representatives to discuss the procedures and methodologies used to calculate the investment returns and other information provided herein. Certain information contained herein constitutes “forward-looking statements,” which can be identified by the use of terms such as “may”, “will”, “should”, “expect”, “anticipate”, “project”, “estimate”, “intend”, “continue,” “target” or “believe” (or the negatives thereof) or other variations thereon or comparable terminology. Due to various risks and uncertainties, such as those set forth in the Subscription Package, actual events or results or actual performance of the Fund may differ materially from those reflected or contemplated in such forward-looking statements. As a result, investors should not rely on such forward-looking statements in making their investment decisions.

No representation or warranty is made as to future performance or such forward-looking statements. None of the information contained herein has been filed with the U.S. Securities and Exchange Commission, any securities administrator under any securities laws of any U.S. or non-U.S. jurisdiction or any other U.S. or non-U.S. governmental or self-regulatory authority. No such governmental or self-regulatory authority will pass on the merits of the offering of the Fund or the adequacy of the information contained herein. Any representation to the contrary is unlawful. Statements contained in this Material are based on current expectations, estimates, projections, opinions and beliefs of the Manager. Such statements involve known and unknown risks, uncertainties and other factors, and undue reliance should not be placed thereon. The performance of the Fund is subject to risks and uncertainties, including those discussed in the Subscription Package. All prospective investors must read and carefully review the PPM in its entirety and including all risk factors and disclosures.

Certain information contained herein may have been obtained from published sources and/or prepared by

NOTICE TO INVESTORS

third parties and, in certain cases, has not been updated through the date hereof. While such sources are believed to be reliable, neither the Fund, the Manager, nor their respective affiliates nor any employee assume any responsibility for the accuracy or completeness of such information. The use of this Material in certain jurisdictions may be restricted by law. Prospective investors in the Fund should inform themselves as to the legal requirements and tax consequences of an investment in the Fund within the countries of their citizenship, residence, domicile and place of business. Opinions expressed herein are subject to change without notice. The products mentioned in this document may not be eligible for sale in some states or countries, nor suitable for all types of investors; their value and the income they produce may fluctuate and/or be adversely affected by exchange rates, interest rates, or other factors. Additional information will be provided upon request.

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Offering Disclosure: The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the “PPM”) which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by an issuer, or any affiliate, or partner thereof (“Issuer”). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to any “targeted” goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. All investments carry the risk of loss of some or all of the principal invested. These “targeted” factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM for the respective offering. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. All offerings are intended only for accredited investors unless otherwise specified. Past performance are no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Issuer, or one of its partner/issuers. Issuer does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Real Estate Risk Disclosure: There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.; Potential for property value loss - All real estate investments have the potential to lose value during the life of the investments; Change of tax status - The income stream and depreciation schedule for any investment property may affect the property owner’s income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities; Potential for foreclosure - All financed real estate investments have potential for foreclosure; Illiquidity - These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments. Reduction or Elimination of Monthly Cash Flow Distributions - Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions; Impact of fees/expenses - Costs associated with the transaction may impact investors’ returns and may outweigh the tax benefits Stated tax benefits - Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

**LOCATION** | San Jose, CA**APARTMENTS** | 272 units

The Urban Catalyst Multifamily Equity I, LLC ("UCME") project is named Aquino. It is a 272 unit multifamily apartment project in downtown San Jose, California. The site is adjacent to Google's newly planned Downtown West project that is expected to consist of over seven million square feet of office and 6,000 residential units. As planned, this would be Google's largest campus on Earth. The project location is also within walking distance of the SAP Arena and Diridon transit station. Aquino is scheduled to be shovel-ready in Q2 2024 and is projected to start construction in mid-2024.

1. All project details are estimates only and are subject to change.
2. All photos are renderings and subject to change, not necessarily representative of the final project.



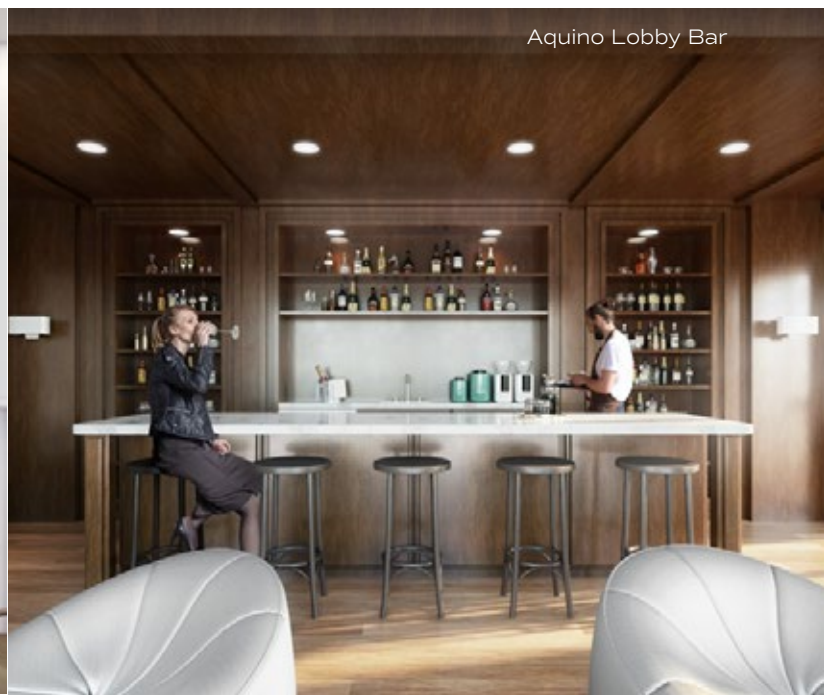
Aquino is an eight story apartment building that will consist of five floors of wood frame construction over three floors of concrete. The 272 unit multifamily building will include a mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments.



Aquino Courtyard



Aquino Common Area



Aquino Lobby Bar

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Apartment Amenities

- Vinyl Plank Flooring
- Quartz Countertops
- Stainless Steel Appliances
- Electric Ranges
- European Style Flat Panel Cabinets
- Air Conditioning

Aquino Interior Unit

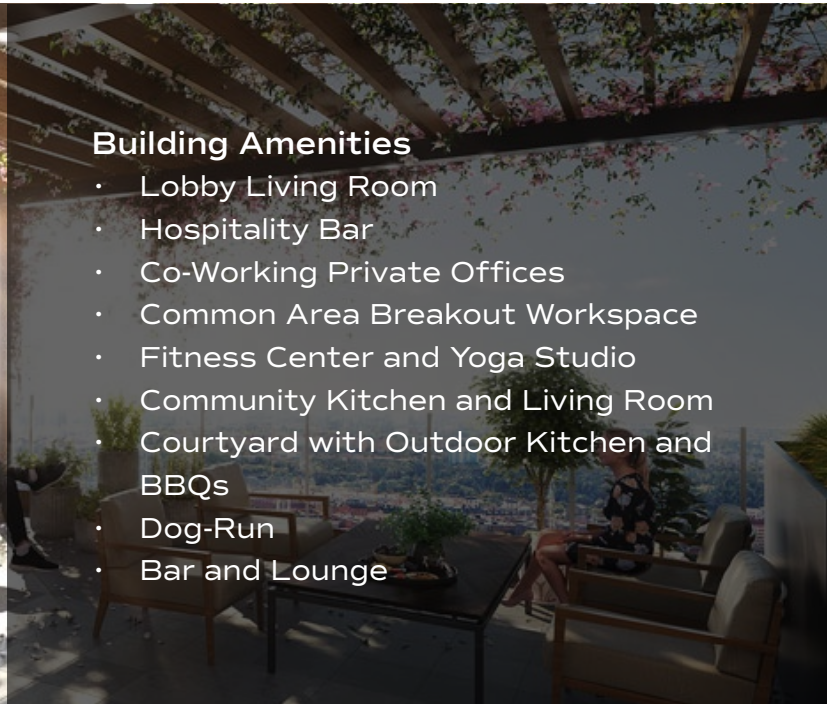


Building Amenities

- Lobby Living Room
- Hospitality Bar
- Co-Working Private Offices
- Common Area Breakout Workspace
- Fitness Center and Yoga Studio
- Community Kitchen and Living Room
- Courtyard with Outdoor Kitchen and BBQs
- Dog-Run
- Bar and Lounge



Aquino Rooftop Deck



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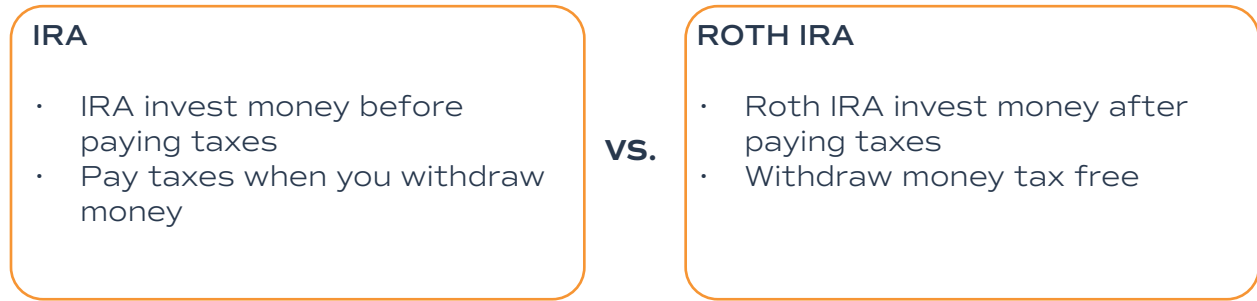


FUND OBJECTIVES¹

This Fund is structured as a traditional real estate equity fund and focuses on the ground up development of a multifamily apartment building in downtown San Jose, California. The Fund is structured to allow IRA investment. This attractive investment opportunity could potentially reduce tax liability if an investor chooses to do an IRA to Roth IRA conversion during the construction period.

Offering Size	\$67,000,000 ²
Minimum Investment	\$50,000
Legal Entity³	Delaware Limited Liability Company
Preferred Return	8% per year to be paid after full return of initial investment, 80% Investor / 20% Manager profit split thereafter ⁴
Projected Time Horizon	3 - 5 years
Location	Downtown San Jose, CA
Asset Class	Multifamily Apartment
Investor Qualifications	Accredited Investors Only

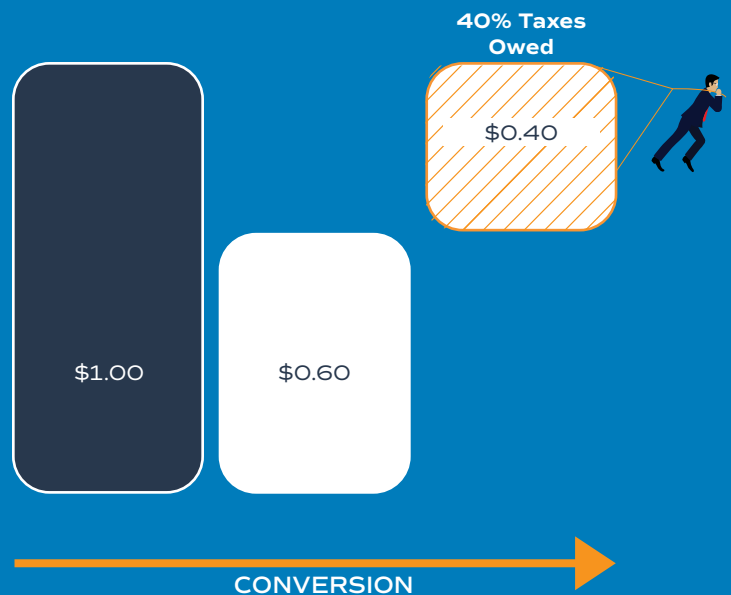
1. Please see the Operative Documents for a more complete description of the offering and all of its terms. All prospective investors must read and carefully review the entirety of the PPM to understand the potential benefits and risks. Nothing contained herein should be regarded as tax, financial, or legal advice and prospective investors are strongly encouraged to consult their own tax, business, financial, and/or legal counsel as to tax, business, financial, legal, and related matters prior to making a decision to invest. There is no assurance that Fund objectives will be achieved or maintained including but not limited to any particular investors' desired tax treatment.
2. Ability to increase offering size. See PPM for more details.
3. Fund Structure- Reg D 506(c). See PPM for more details.
4. See PPM for more details.



Roth IRA's may be preferred due to the potential of tax-free growth

THE PROBLEM

Withdrawing money from a traditional IRA could trigger a taxable event including fees and penalties. The adjacent illustration assumes a total 40% tax rate not including fees or penalties

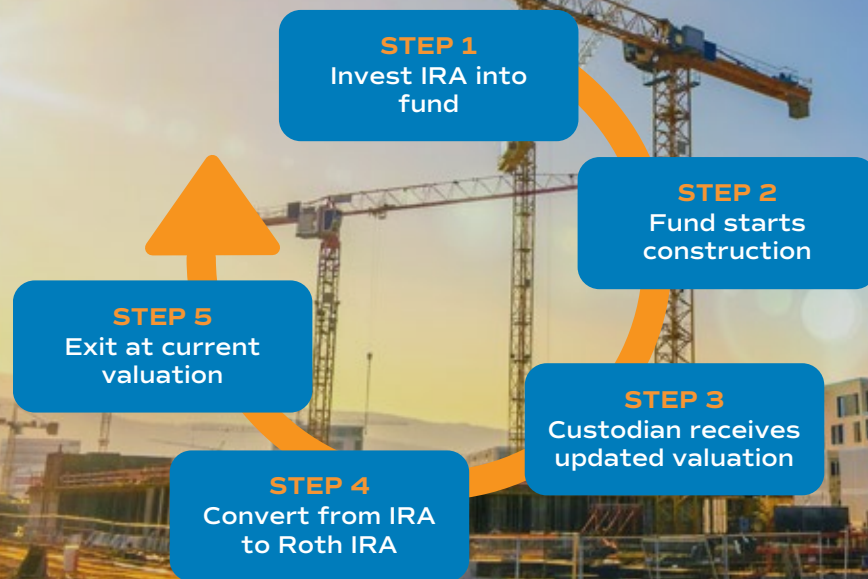


A SOLUTION

A traditional IRA that is invested in a ground up development project may benefit from a reduction in net asset value at the time of a potential Roth IRA conversion.

1. For discussion purposes only, are hypothetical only, and are not intended to be reflective of any actual costs or figures associated with this offering.
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IRA TO ROTH IRA INVESTMENT OPTION HOW DOES IT WORK?¹



UC Multifamily Equity I LLC is structured as a real estate equity fund focused on ground up development. Inherently, ground up development funds may experience a reduction in value during construction.

STEP 1

An investor uses their traditional IRA to invest into this type of fund.

STEP 2

Construction starts and a third party prepares a report assessing the reduction in value.

STEP 3

The IRA custodian receives the third party report. Investors are notified of this reduction in value.

STEP 4

The investor initiates an IRA to Roth IRA conversion at the reduced valuation. This will create a taxable event for the investor that may include additional penalties and fees, including taxes.

STEP 5

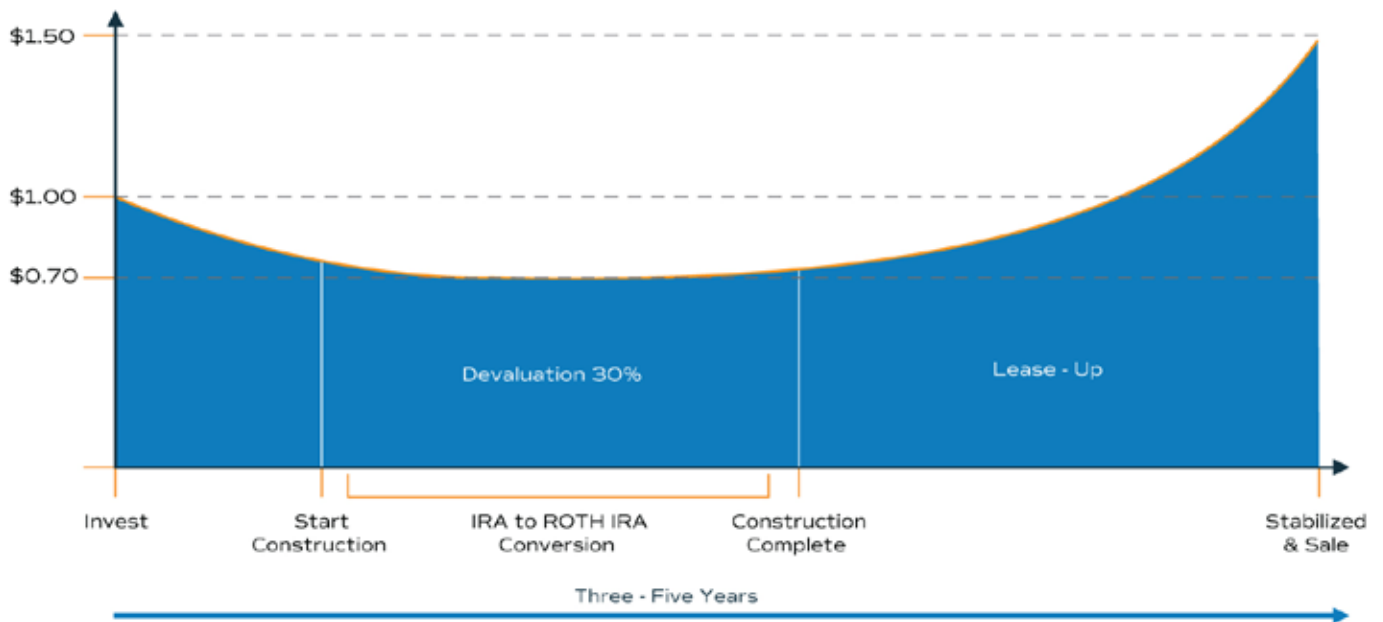
Construction of the development project is completed, the project is leased and reaches stabilization. Typically, developers anticipate that at this stage of a project the net asset value² may be higher than the initial capital invested into the fund. Following the project's sale, distributions to investors should occur subject to various conditions.

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2. Net Asset Value (NAV) is defined as Fair Market Value less any outstanding Debt.

IRA TO ROTH IRA INVESTMENT OPTION EXAMPLE OF “J” CURVE^{1,2}



Some ground up real estate development funds have what is called a “J” Curve when it comes to Net Asset Value (“NAV”). The graph below is to be used as example only as the numbers do not reflect actual estimates or projections for the Urban Catalyst Multifamily Equity Fund I LLC. If an investor uses their IRA to invest into a ground up real estate development fund, their NAV could be devalued by approximately 30% during construction.¹

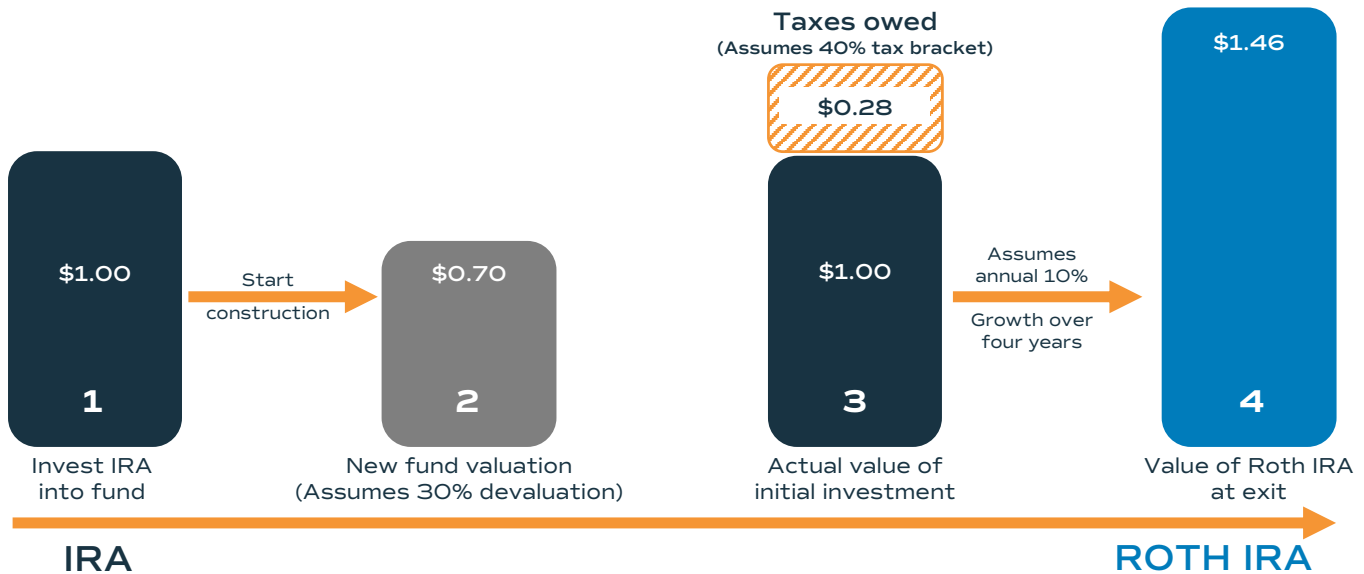


It is typical for a ground up development project to have a devaluation of Net Asset Value (NAV) during construction. This devaluation can be caused by factors such as illiquidity, transferability, fund raising load, and sponsor fees among other factors.

The goal of market rate ground up development is to increase the building valuation upon completion and stabilization.

1. The above information is for discussion purposes only, all figures are hypothetical, and are not intended to be reflective of any actual figures or estimates associated with this offering.
2. The “J” curve is not a precise mathematical formula or prediction of investment outcomes and investment results will vary. It is an illustrative concept that helps depict the general pattern of returns over time. The actual shape and timing of the curve can vary depending on various factors such as the industry, market conditions, economic trends, and specific investment characteristics.

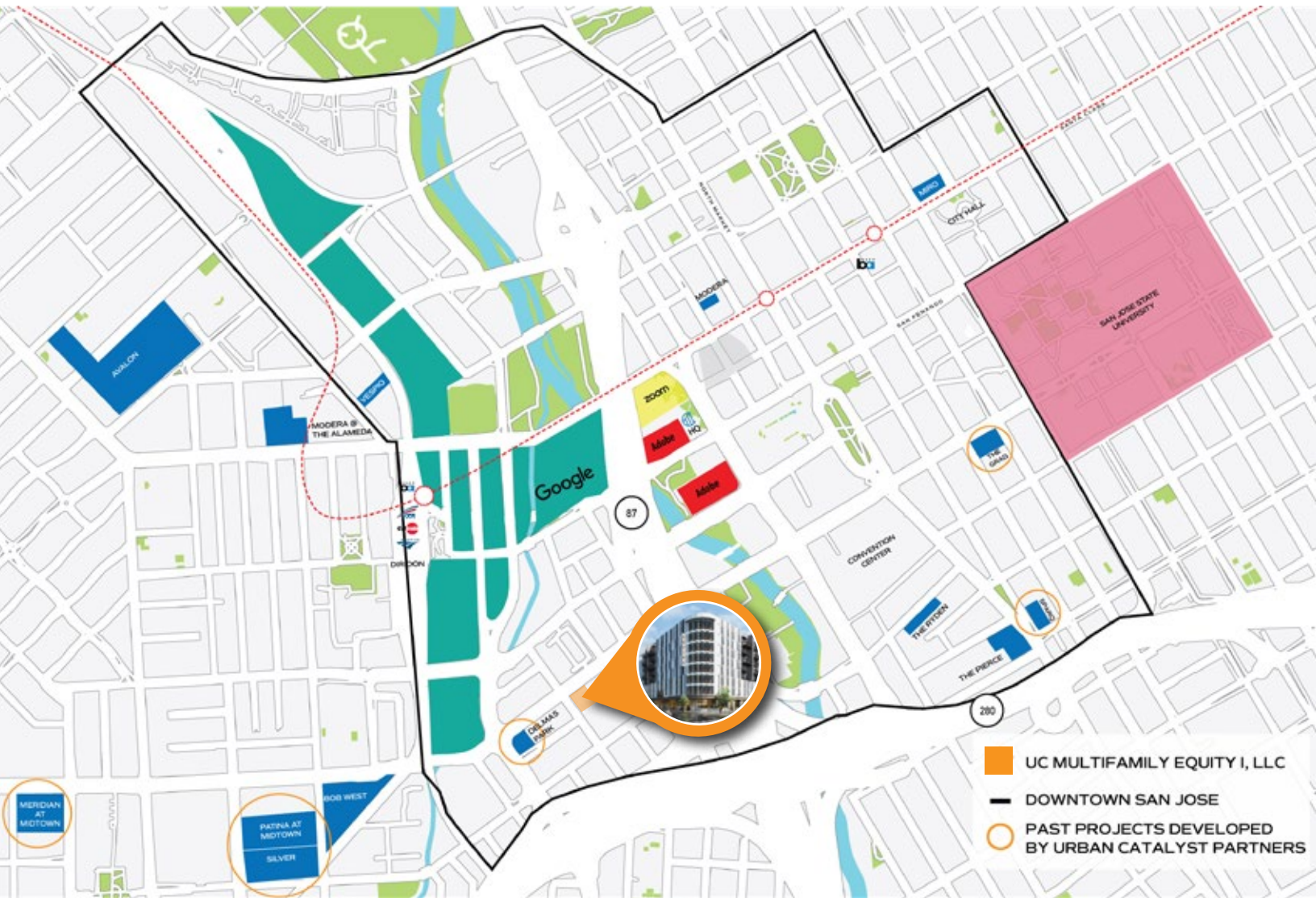
IRA TO ROTH IRA INVESTMENT OPTION
EXAMPLE FUND CONVERSION ¹



- 1 An investor uses their IRA to invest \$1.00 into a ground up real estate development fund.
- 2 NAV could be reduced by approximately 30% during construction. This would reduce the NAV from \$1.00 (initial investment) to \$0.70.
- 3 \$1.00 represents an initial investment into a fund. Investors convert their IRA to a Roth IRA. Assuming a 40% tax rate³, \$0.28 (calculated as 40% of \$0.70) will be due in taxes at this time. This would be a savings of \$0.12 (calculated as \$0.40 - \$0.28²).
- 4 Assuming 10% annual growth rate over a four year period, the NAV at the time of full lease up and stabilization would be \$1.46. The fund sells the project at this hypothetical value and returns money to the investors.

1. The above information is for discussion purposes only, all figures are hypothetical, and are not intended to be reflective of any actual figures, estimates, or projections associated with UCME.
 2. This number is calculated at 40% of the hypothetical New Valuation of \$0.70.
 3. 40% is a hypothetical amount, other taxes, fees and penalties may be assessed.

IRA TO ROTH IRA INVESTMENT OPTION LOCATION



Inside the black line in the map above represents downtown San Jose¹. In teal is land owned by Google, where they are planning a large office/residential development project. Urban Catalyst headquarters is located at the company logo, next door to Adobe's headquarters in red and zoom in yellow. San Jose State University, with over 36,000 students, is shown in pink. The new BART line that is scheduled to start construction in 2024 is shown as a dashed red line. The BART line connects to Diridon Station, slated to be the largest train station on the west coast. Other new apartment comparables in the area² are shown in blue, comparables featured with an orange circle were worked on by Urban Catalyst partners.

1. <https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=5c1421e8dc7f4839a70781c3924d7440>
2. New multifamily projects built since 2010

IRA TO ROTH IRA INVESTMENT OPTION
COMPARABLES¹



SPARQ
105 units



MERIDAN @ MIDTOWN
218 units



DELMAS PARK
123 units

Urban Catalyst partners have developed comparable residential projects in downtown San Jose totaling 1,243 units, with a cumulative value over \$500 million².



SILVER
268 units



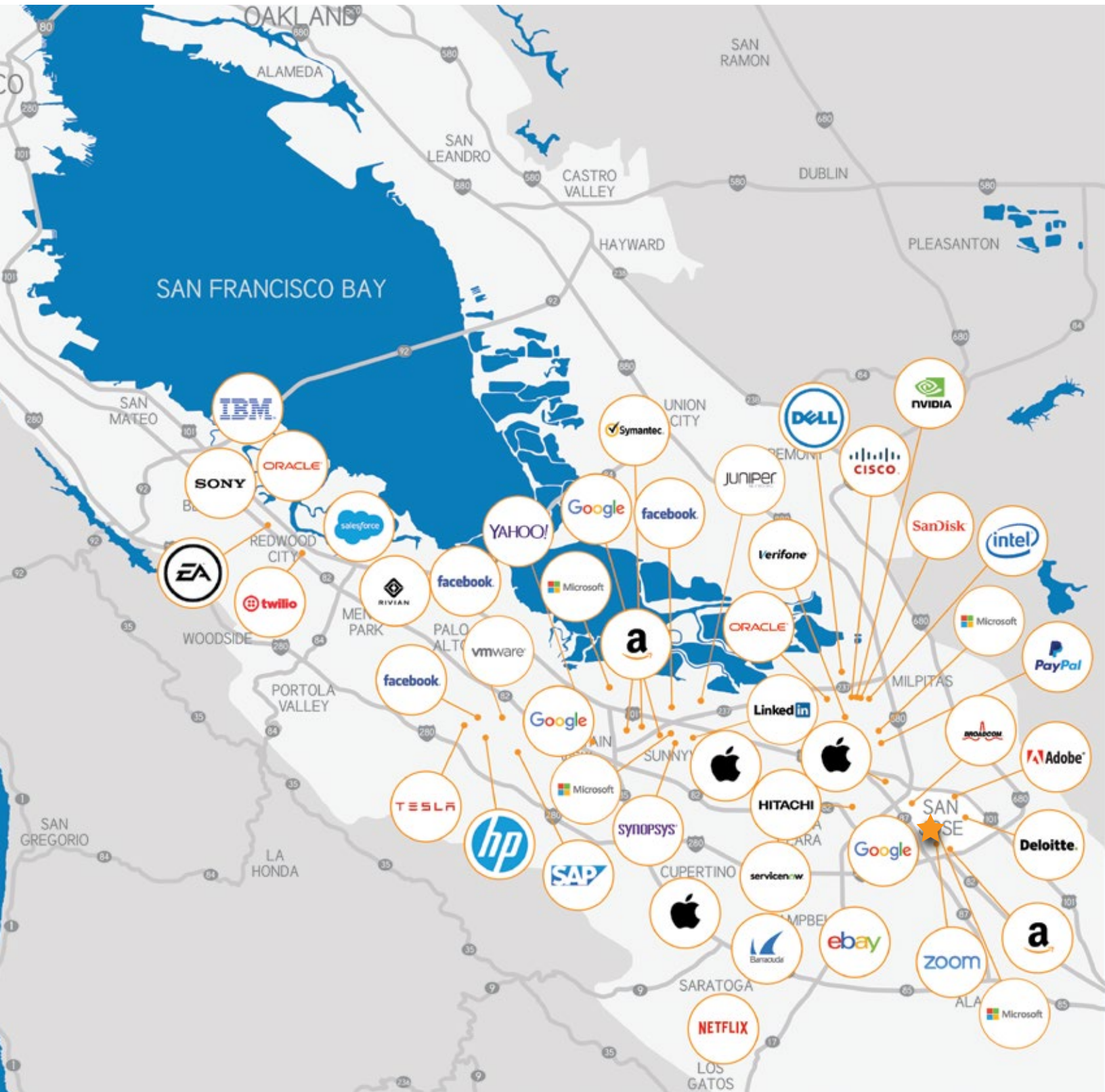
PATINA @ MIDTOWN
269 units



THE GRAD
859 beds

1. Images are for informational purposes only and may represent past projects in downtown San Jose that were worked on by Urban Catalyst partners.
2. Please see "The Manager and its Affiliates" section of the PPM for more details.

IRA TO ROTH IRA INVESTMENT OPTION MAJOR SILICON VALLEY TECH COMPANIES¹



1. Icons represent areas of significant corporate presence as of May 2023, locations are approximate only

IRA TO ROTH IRA INVESTMENT OPTION
DOWNTOWN SAN JOSE DEVELOPMENT PIPELINE



Downtown San Jose will more than double in the next ten years if all projects undergoing the planning process or under construction¹ are completed.

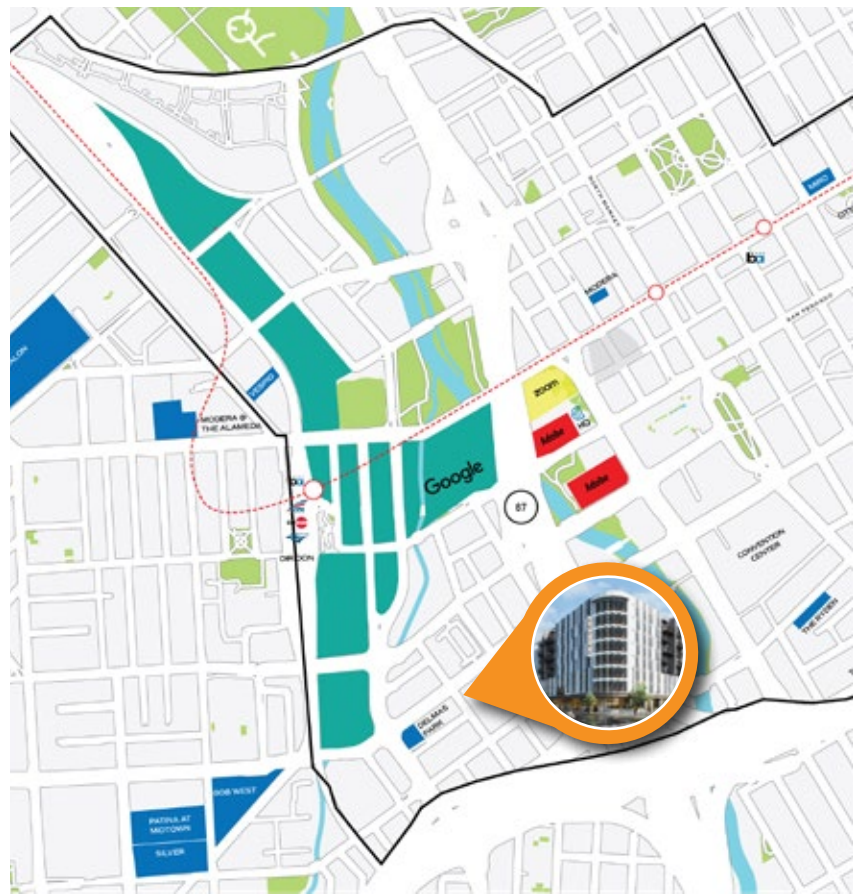


1. <https://www.bizjournals.com/sanjose/feature/crane-watch>

IRA TO ROTH IRA INVESTMENT OPTION GOOGLE'S MEGA-CAMPUS: DOWNTOWN WEST¹

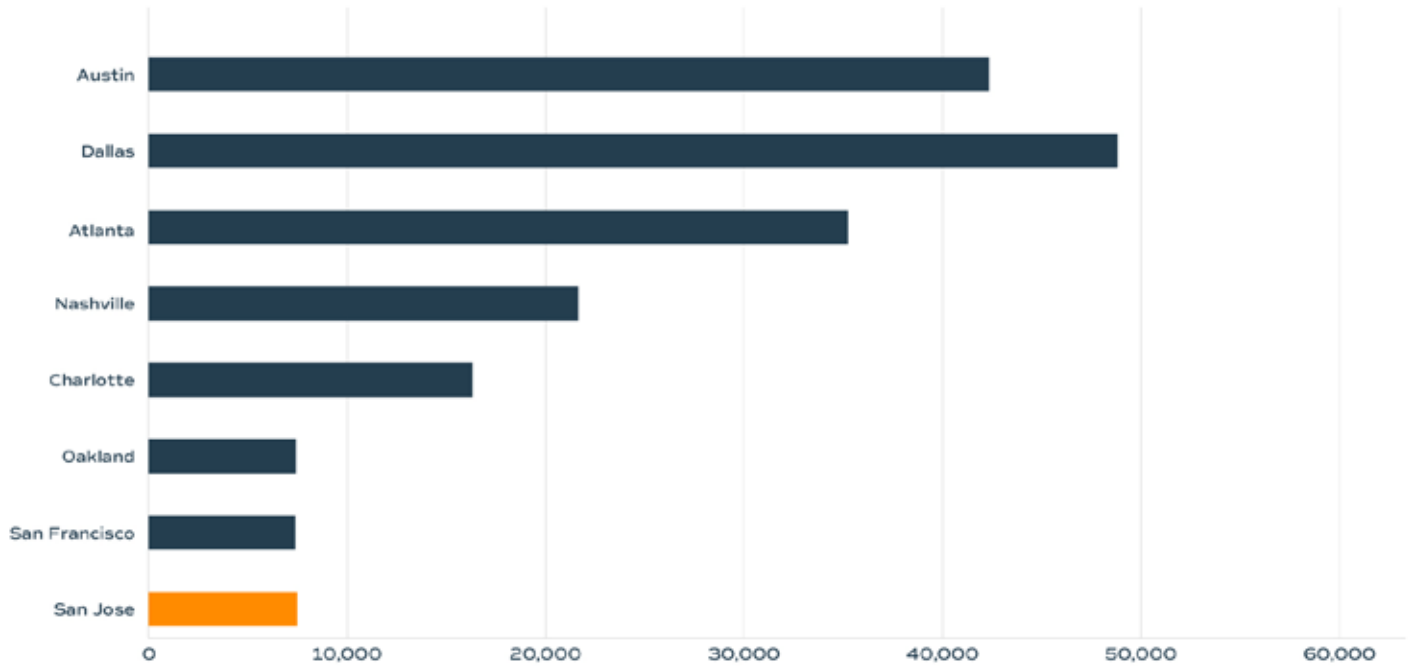


The City of San Jose and Google have entered into an agreement regarding the development of a new Google campus to fulfill its expanding requirements. The project consists of 80 acres that could bring 25,000 to 40,000 new Google employees to downtown San Jose and could be Google's largest campus on earth. The area is being developed as the City's central hub with substantial transit investments including the addition of high-speed rail electrification of the existing Caltrain route, and continued expansion of BART with a new local station.¹

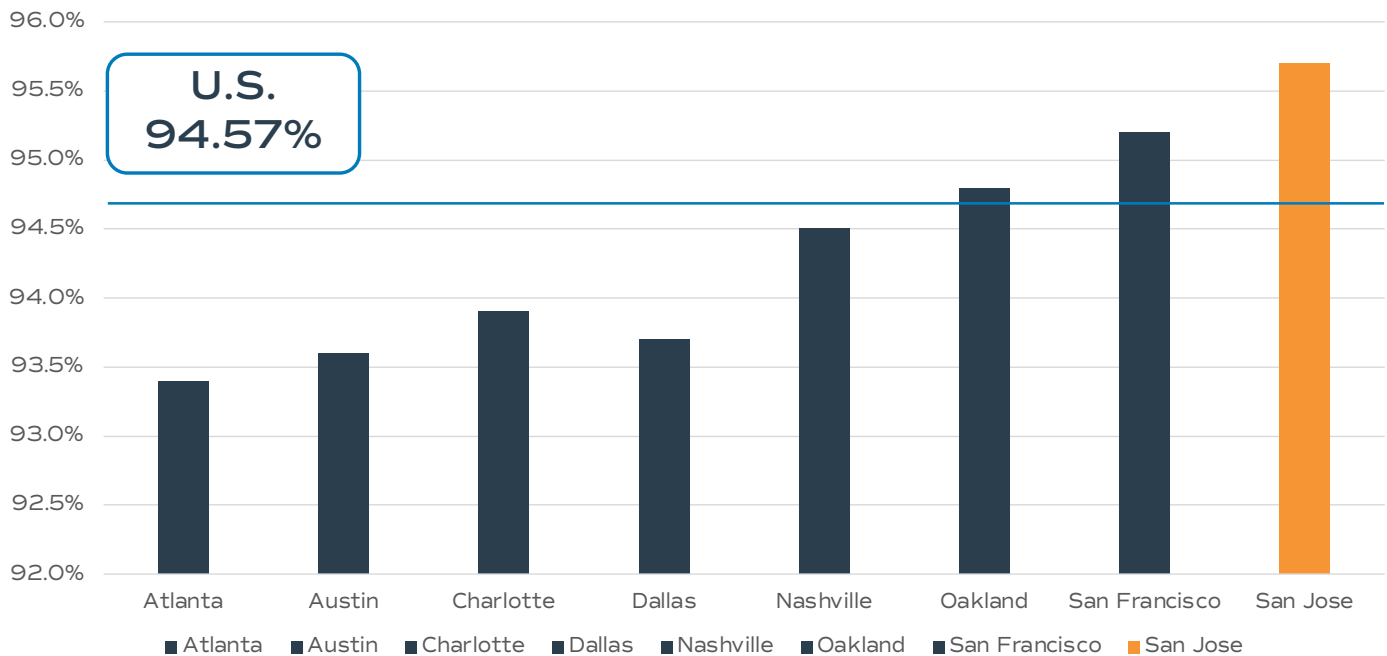


1. <https://realestate.withgoogle.com/sanjose/>

NATIONWIDE MULTIFAMILY UNITS UNDER CONSTRUCTION¹

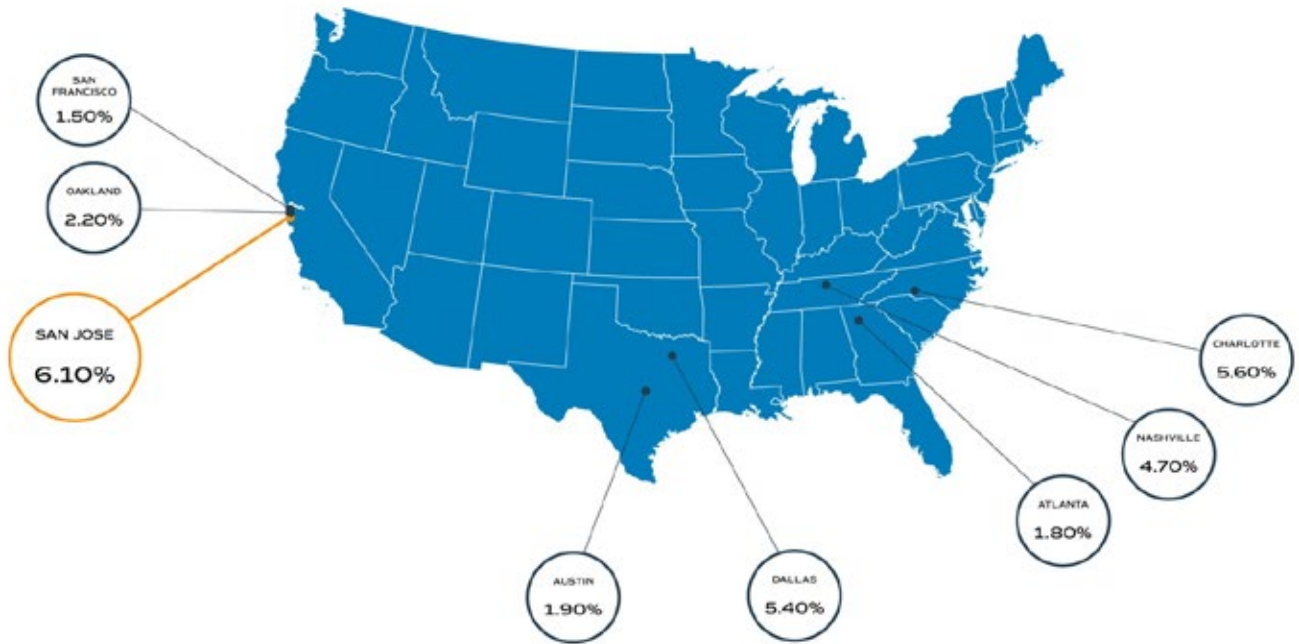


Q1 2023 MULTIFAMILY OCCUPANCY¹

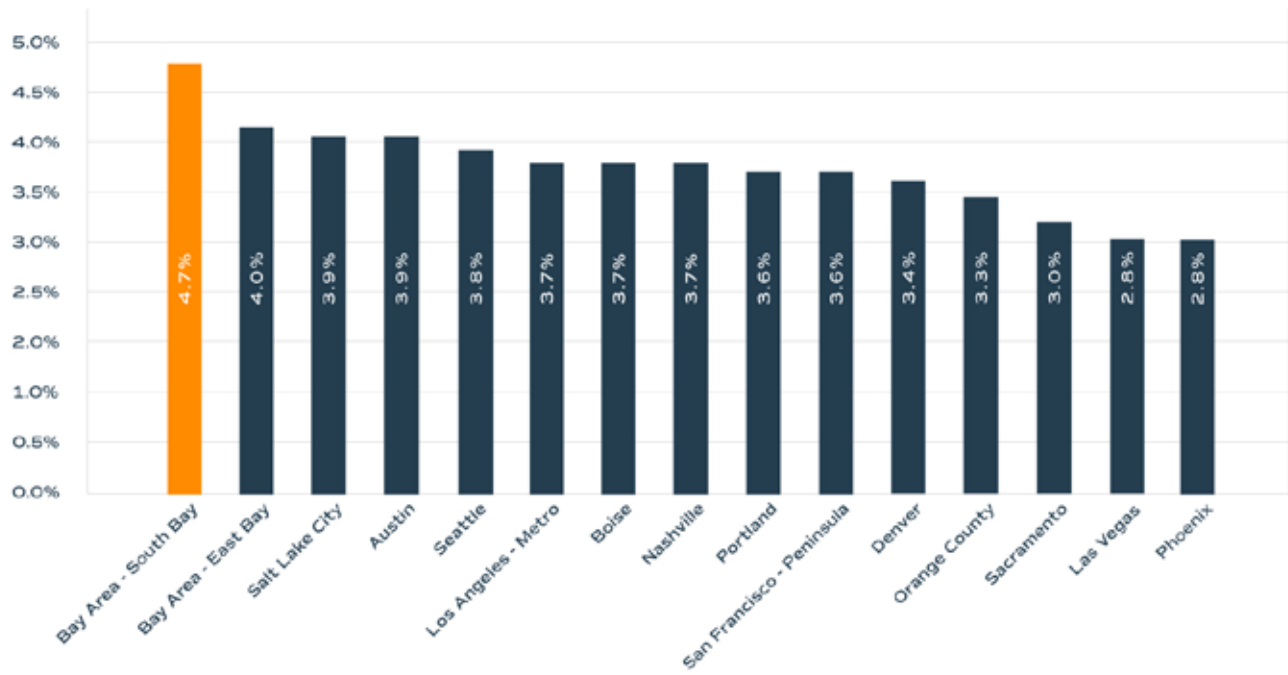


1. Source: Q2 2023 CBRE Bay Area Multifamily Market: From EA Overall Market Summary

MAY 2022 - MAY 2023
 MULTIFAMILY RENT GROWTH¹



10 YEAR PROJECTED MULTIFAMILY RENT GROWTH
 ANNUAL AVERAGE²



1. Source: <https://smartasset.com/data-studies/how-to-be-middle-class-americas-largest-cities-2023>
 2. Yardi Matrix, January 2023

THE MARK STUDENT HOUSING DEVELOPMENT SPONSORSHIP OVERVIEW



ERIK HAYDEN
FOUNDER

Erik Hayden: Mr. Hayden currently serves as President of both the Manager and the Sponsor. He has been responsible for developing more than \$3.5 billion in real estate projects, including over 6,000 residential units in the California Bay Area. Mr. Hayden has experience in acquisition, contract negotiation, due diligence, risk assessment, financing, construction, and disposition of multifamily, and large mixed-use and master planned developments. He maintains relationships with a broad network of property owners, real estate brokers and lenders, which enables him to identify and acquire prime investments. Mr. Hayden also has expertise navigating projects through the entitlement process by working with elected officials, community groups and political organizations to gain support and get projects approved.

Prior to forming Urban Catalyst, Mr. Hayden served as the President of Zarsion America, a Beijing-based real estate development company. Prior to working at Zarsion, Mr. Hayden worked for Lafferty Communities where he focused on acquisition and entitlement of single-family residential homes throughout the Bay Area and Northern California. Before working at Lafferty, Mr. Hayden worked for Republic Urban Properties where he specialized in the acquisition and entitlement of large multifamily developments in core locations. Mr. Hayden also worked for SummerHill Homes, focusing on acquiring infill locations for residential development throughout the Bay Area. At SummerHill Homes, he became an expert at marketing and performing the financial analysis of potential developments. Shortly after graduating from college, Mr. Hayden moved to San Francisco to work for Swinerton, a large general contractor. Mr. Hayden graduated with honors from the University of Washington in 2002 with a Bachelor of Science in Electrical Engineering. Mr. Hayden is an active member in the following community groups and industry associations: Building Industry Association, Urban Land Institute, NAIOP Silicon Valley, The SVO and the Rotary Club of San Jose.



**JOSHUA
BURROUGHS**
CHIEF OPERATING
OFFICER

Joshua Burroughs: Mr. Burroughs currently serves as Chief Operating Officer of the Manager. Mr. Burroughs has participated in acquiring and entitling over 5 million square feet of product in Northern California. Mr. Burroughs is an experienced real estate professional, and is charged with supervising and directing all aspects of land acquisition, entitlements, forward planning, and land development, including project underwriting, design, construction, relationship management, partnership/joint venture formations, debt and equity placement, management of consultants, and project/asset disposition. Mr. Burroughs serves on the Board of Advisors of Urban Confluence Silicon Valley, the Urban Vibrancy Institute, TruHoma, and PATH Homeless Services. Mr. Burroughs is a graduate of California Polytechnic State University - San Luis Obispo.

Mr. Burroughs is also a member of the Sainte Claire Club, Bellarmine Alumni Council, and the Urban Land Institute.

Prior to joining Urban Catalyst, Mr. Burroughs served as Senior Director of Development for Swenson, one of Northern California's premier development and construction firms, and one of the oldest family offices in Silicon Valley, touting its 100-year history of development in the Bay Area

THE MARK STUDENT HOUSING DEVELOPMENT SPONSORSHIP OVERVIEW



PAUL RING
EVP DEVELOPMENT
& CONSTRUCTION

Paul Ring: Mr. Ring currently serves as Executive Vice President of Development and Construction for the Manager. Prior to joining the Manager, Mr. Ring worked for The Core Companies. While at The Core Companies, Mr. Ring oversaw the development of over \$400 million in mixed use, apartments, and for-sale housing projects. He has managed all project stages, including acquisition, program definition, entitlement, consultant selection and design, value engineering review, construction oversight, and warranty review, with responsibility for overall schedule, budget, and quality goals. Prior to joining the Core Companies, Mr. Ring focused on infill residential and mixed-use development while receiving his MBA at the UCLA Anderson School of Management. Before attending graduate school, he was Director of Operations for the San Francisco office of a national concrete and parking design and consulting firm. He also worked for several years as a project manager and structural engineer. He received his BS in Architectural Engineering from Cal Poly San Luis Obispo. He is an active member and past program committee chair of ULI, is a Board Member of the Housing Leadership Council of San Mateo County, and is on the finance committee of Habitat for Humanity East Bay / Silicon Valley. Mr. Ring is also a member of the UCLA Anderson Bay Area Alumni Group, American Society of Civil Engineers, and is a licensed Civil and Structural Engineer in the state of California.

Mr. Ring has participated in developing, entitling, and overseeing the design and construction of a wide variety of real estate projects in his career, including office, hotel, mid and high-rise residential, parking structures, hotel, and mixed use developments.



SEAN RAFT
CHIEF
ADMINISTRATIVE
OFFICER & GENERAL
COUNSEL

Sean Raft: Mr. Raft currently serves as the Chief Administrative Officer for the Manager. Sean is a seasoned professional with substantial experience in real estate, law, and securities, and provides senior fund management through supervision, analysis, and advice on company structure, compliance, finance, accounting, organizational and legal strategies, and oversight of relationships with the company's outside third-party service providers specializing in those practice areas. Mr. Raft served in this capacity with the Manager's affiliate since the beginning of 2019.

Mr. Raft has extensive experience in real estate and has authored several articles throughout his professional career that have appeared in noteworthy publications, including a peer-reviewed periodical. Mr. Raft began his career at age 13 while working in a family office his father founded in 1964 that focuses on the investment and management of multifamily assets. Since 2011, Mr. Raft has served as Portfolio Manager of a real estate trust with approximately \$150M in assets where he directly managed business accounts and employees, supervised the management of hundreds of residential units, provided regular financial analysis, pursued investment opportunities, negotiated and drafted contracts and various other transactional documents, and litigated various matters as lead trial counsel on behalf of the company.

THE MARK STUDENT HOUSING DEVELOPMENT SPONSORSHIP OVERVIEW



MORGAN MACKLES
EVP INVESTOR
RELATIONS

Morgan Mackles: Mr. Mackles currently serves as Senior Vice President of Investor Relations of the Manager, and is also a member of the Sponsor. Utilizing 15+ years of personal sales, sales management and executive experience, Mr. Mackles carries a track-record of success across the spectrum of Fortune 500 and startup companies. A cum-laude graduate of Santa Clara University, Mr. Mackles' expertise in building out scalable-and-repeatable sales processes has resulted in go-to-market success across multiple industries. Beginning his sales career at Fortune 500 market-leaders ADP and Quest Diagnostics, Mr. Mackles steadily climbed the ranks from individual contributor in strategic sales to sales management, all while tackling quotate-carrying responsibility for over \$100M in revenue. While simultaneously completing

a post-graduate program in Entrepreneurship at the Santa Clara University Leavey School of Business, Mr. Mackles brought his unique skill set into the world of technology startups. Mr. Mackles was hired as one of the first sales employees at Bay Area bioinformatics unicorn Counsyl, where he played a key role growing revenue from initial traction to initial scale and beyond. While serving on the Advisory Board for Iron.io, a VC-backed cloud-technology startup based in San Francisco, Mr. Mackles' expertise in driving revenue through meticulous process and hands-on client engagement resulted in an offer to officially join the senior executive team in a full-time capacity as Vice President of Sales. Following the acquisition of Iron.io, Mr. Mackles was tapped by the venture capital community to advise portfolio companies on improving early-stage sales and revenue processes. During this time, Mr. Mackles refined his revenue strategies in real-world sales advisory and consulting roles with some of the most exciting young founders in the industry, working collaboratively with fast-rising technology startups such as RainforestQA, LaunchDarkly, and BuddyBuild. In joining Urban Catalyst as SVP of Investor Relations, Mr. Mackles returns home to the Bay Area from his previous role as Vice President of Sales at x.ai, a \$44M artificial intelligence startup headquartered in New York City. Mr. Mackles continues to work closely with a portfolio of the nation's top VC-backed startups in his capacity as Program Advisor for the Heavybit and Work-Bench venture funds in San Francisco and New York City, respectively.

UC MULTIFAMILY EQUITY I, LLC
BONUS UNITS PROGRAM¹



Time Incentive Credit

Multiple Ventures Program

Volume Incentive Program

Why you should invest now

You'll receive bonus shares through our Time Incentive Credit (TIC) based upon the month on which you make your investment.

Why you should invest again

If you have invested in a previous Urban Catalyst affiliated entity you are eligible for our Multiple Ventures Program (MVP).

Why you should invest more

Volume Incentive Program (VIP) units are based on the total amount invested.

JUL 2023	6.00%			\$200,000	1.00%
AUG 2023	6.00%				
SEP 2023	5.50%			\$300,000	2.00%
OCT 2023	5.00%			\$400,000	3.00%
NOV 2023	4.50%			\$500,000	4.00%
DEC 2023	4.00%				
JAN 2024	3.50%			\$600,000	5.00%
FEB 2024	3.00%	+	4.50%	+	
MAR 2024	2.50%			\$700,000	6.00%
APR 2024	2.00%			\$800,000	7.00%
MAY 2024	1.50%			\$900,000	8.00%
JUN 2024	1.00%				
JUL 2024	0.50%			\$1,000,000+	9.00%

1 Our Time Incentive Credit ("TIC") Award Program allows investors in the Fund to receive bonus common units in the Fund pursuant to the chart above, depending on the date such investor has committed to purchase common units in the Fund. We are currently offering additional common units to investors through our Volume Incentive Program ("VIP"). VIP units are awarded separately from our Time Incentive Credit ("TIC") Awards and Multiple Ventures Program ("MVP"), are based on the total amount invested in the Fund, rather than the timing of the investment or whether the investor has also invested in one or more other funds sponsored by our Sponsor or its affiliates, and are awarded pursuant to the chart above. Please see PPM for further details.

URBAN CATALYST FUNDS



FOR MORE INFORMATION, PLEASE CONTACT
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