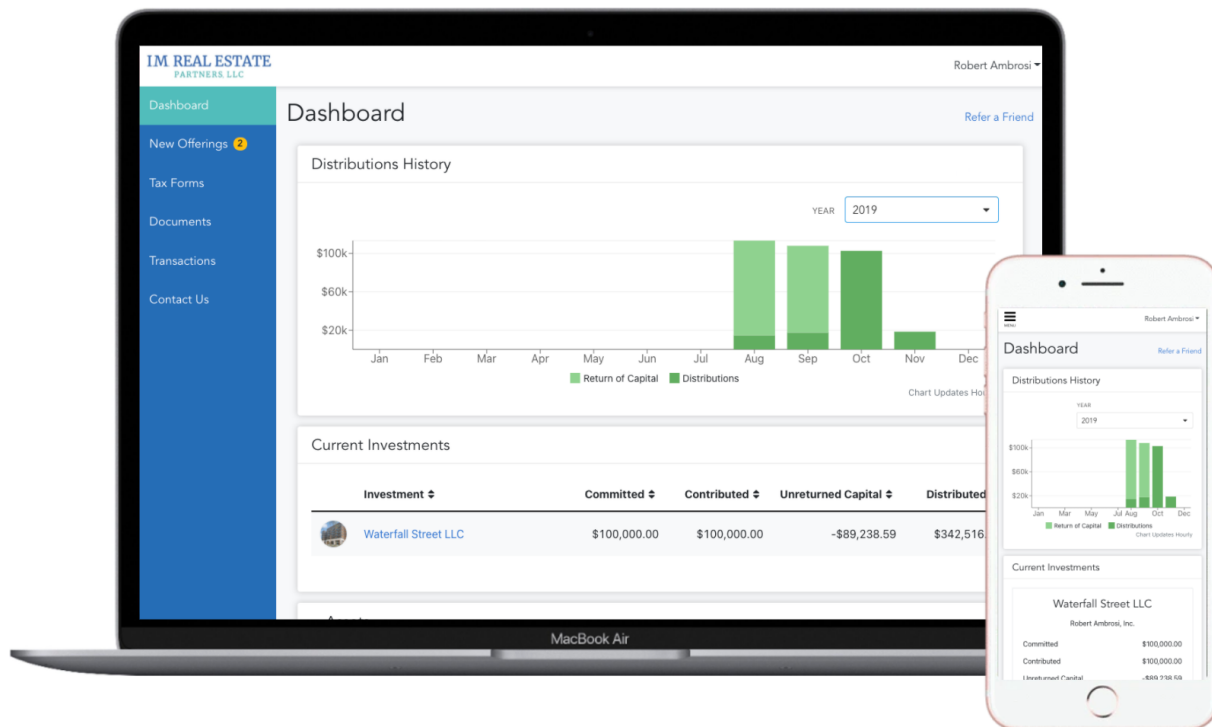


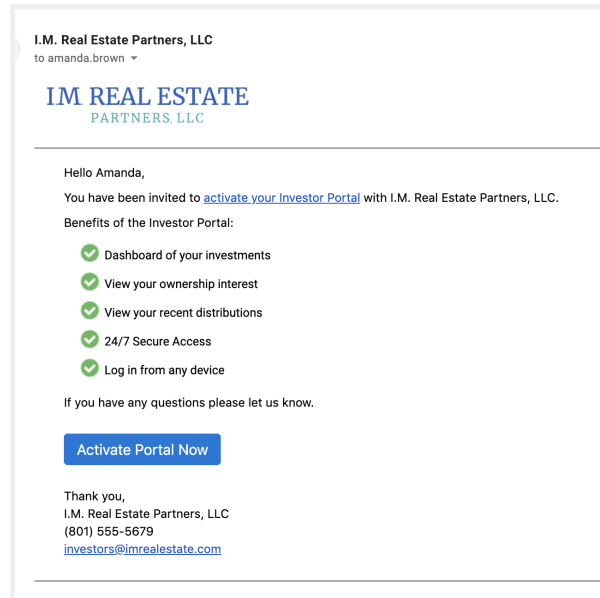
Investor Portal Guide

The Investor Portal is a platform designed to give you direct access to a complete view of your investments, tax forms, documents, and transaction history.



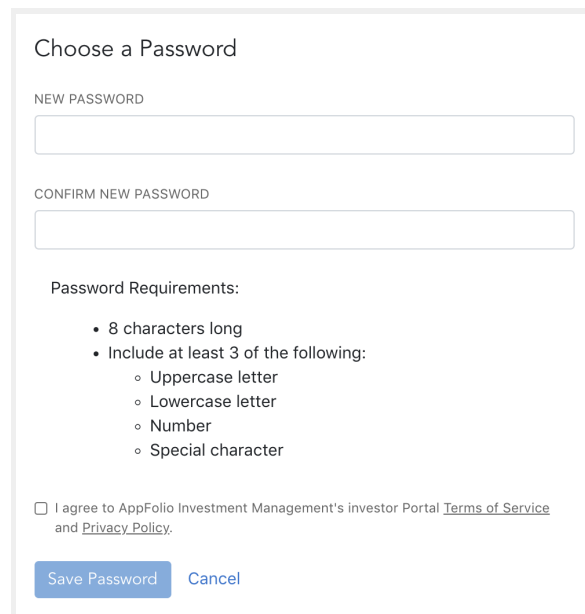
1. How to Gain Access to the Investor Portal

You will receive an email which will prompt you to set up your account. If you want other users to have access to your portal (such as your accountant or CPA), please advise us and we can provide those users with their own login.



2. Setting up a Password

Once you've clicked "Activate Portal Now" you'll need to set up a password to be able to login to the portal in the future. *Note that strong passwords are required.*



The image shows a form titled "Choose a Password". It has two input fields: "NEW PASSWORD" and "CONFIRM NEW PASSWORD". Below the fields are "Password Requirements:" which include: "8 characters long" and "Include at least 3 of the following: Uppercase letter, Lowercase letter, Number, Special character". At the bottom, there is a checkbox for "I agree to AppFolio Investment Management's investor Portal Terms of Service and Privacy Policy." and two buttons: "Save Password" and "Cancel".

3. How to Login to the Investor Portal

If you've already received your investor portal invitation and set up your access, you can login to your investor portal now. Simply click the link provided in the portal invitation email. You can then bookmark the link for future access.

4. Trouble with Logging In

Please check spam or junk mailboxes to be sure the emails are not being filtered as such. Contact us to ensure we have the correct email on file for you.

5. Forgotten Password or Username

If you forget your password, you can click the "Forgot Password" link on the login page and a reset password email will be sent to your primary email (the same email that is used for your login). If your email is unknown, contact us.

6. Data Security

Data security is taken extremely seriously and there are dedicated security teams on hand who are using a cutting edge security technology stack to monitor 24/7/365. We are also compliant with Experian EI3PA standards.

7. Which Internet Browsers and Devices are Supported?

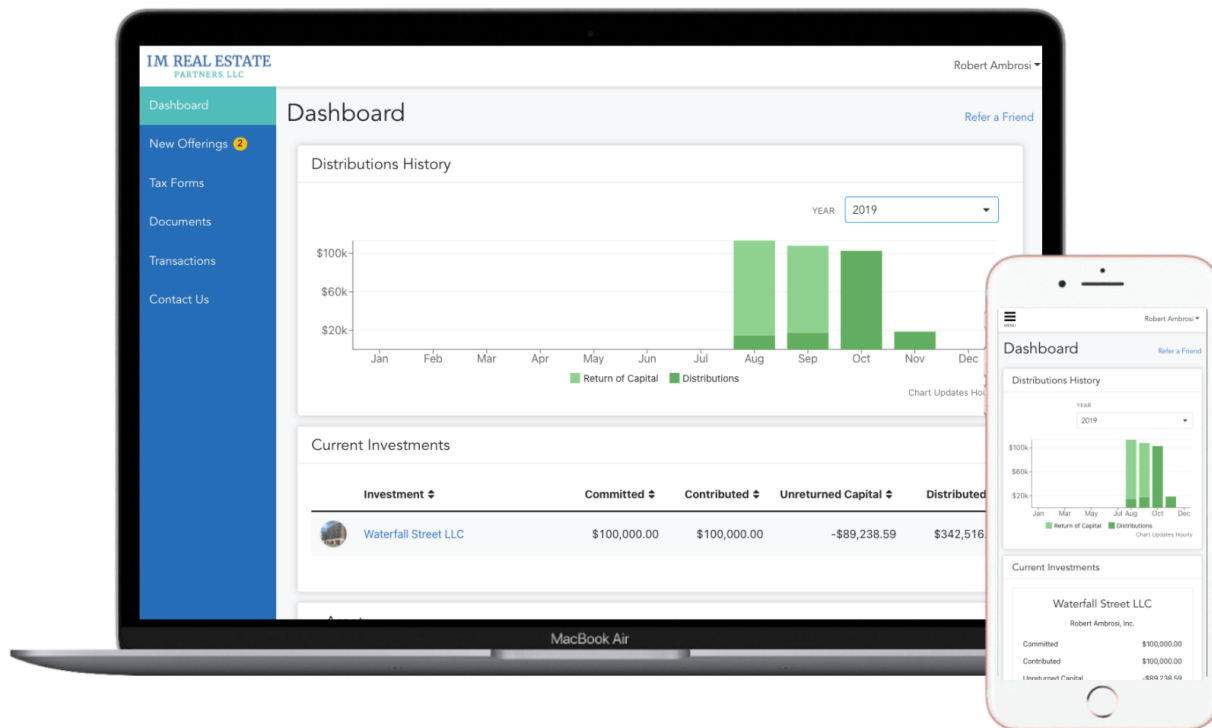
We currently support the following browsers: Google Chrome (preferred), Mozilla Firefox, Safari, and Microsoft Edge. We do not support Microsoft Internet Explorer as this browser is no longer supported by Microsoft. The investor portal is viewable on any device including tablets and mobile phones with Android or iOS systems. To download the app on iPhone or Android, use the links below:



What You'll See in the Investor Portal

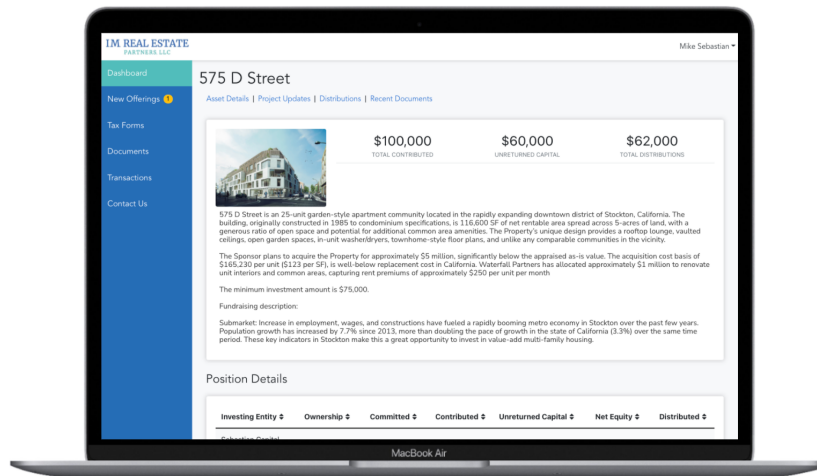
Dashboard

The Dashboard shows a summary of all of your Investments and Investment activity. This includes a chart of your distributions, as well as a list of your current investments.



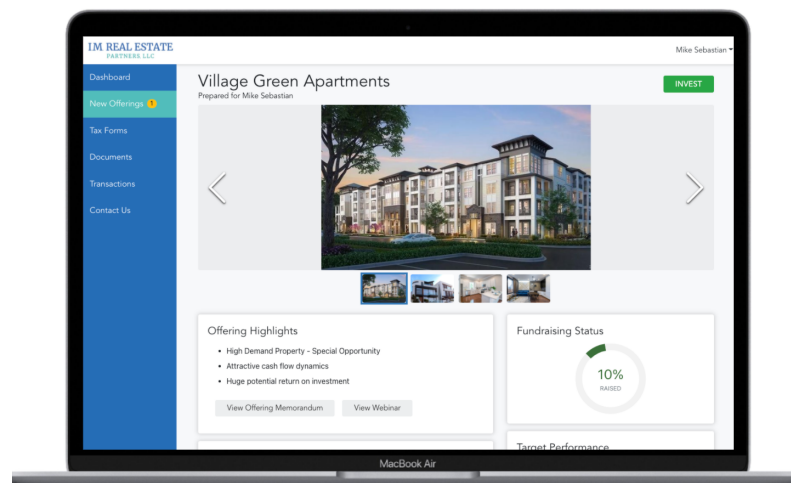
Investments

Click on an Investment in the list to see a summary showing the Total Invested amount and Total Distributions for that investment. Each Investment page also shows your Position Details, any Asset Details and your recent Distributions for that investment.



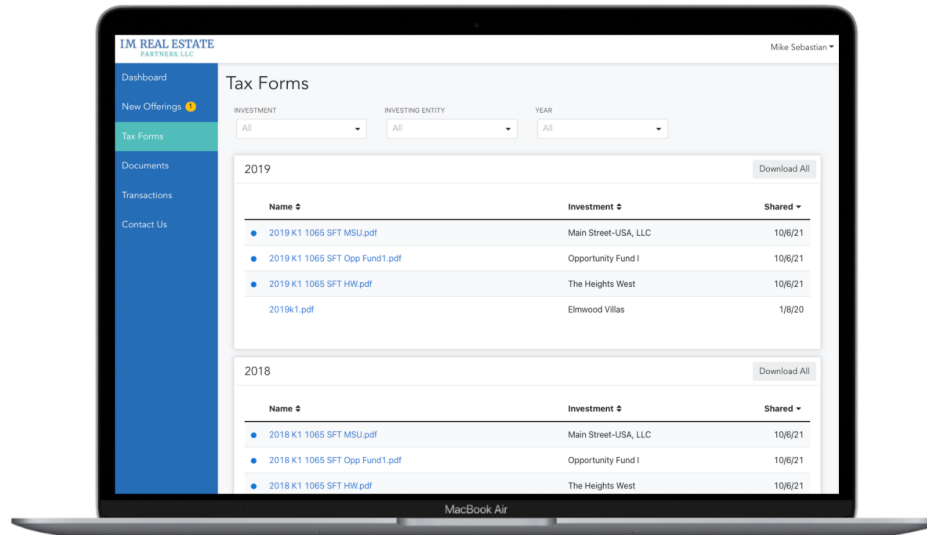
New Offerings

This page will only appear if Horizon Realty has new offerings to invest in. You can review the offerings and submit interest to invest directly from your portal.



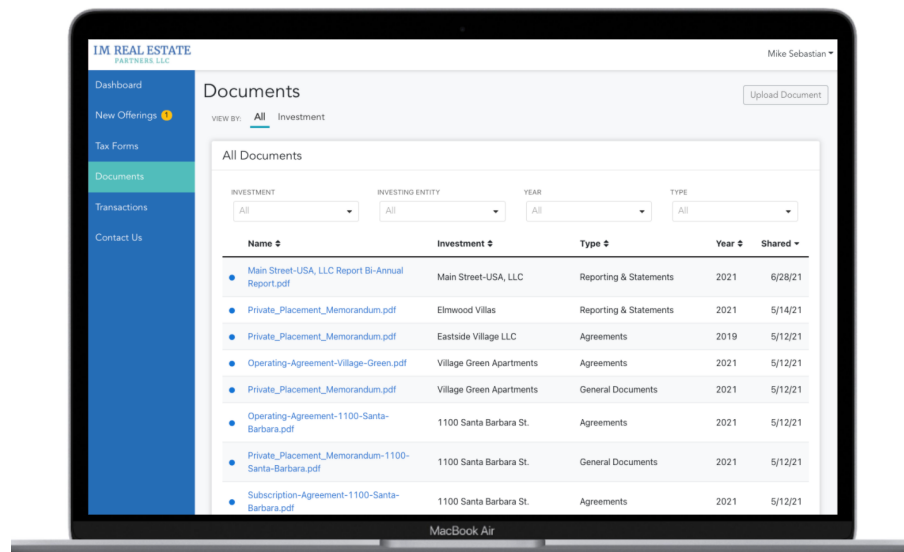
Tax Forms

Any tax forms (such as K-1's) that have been shared with you will show in this tab.



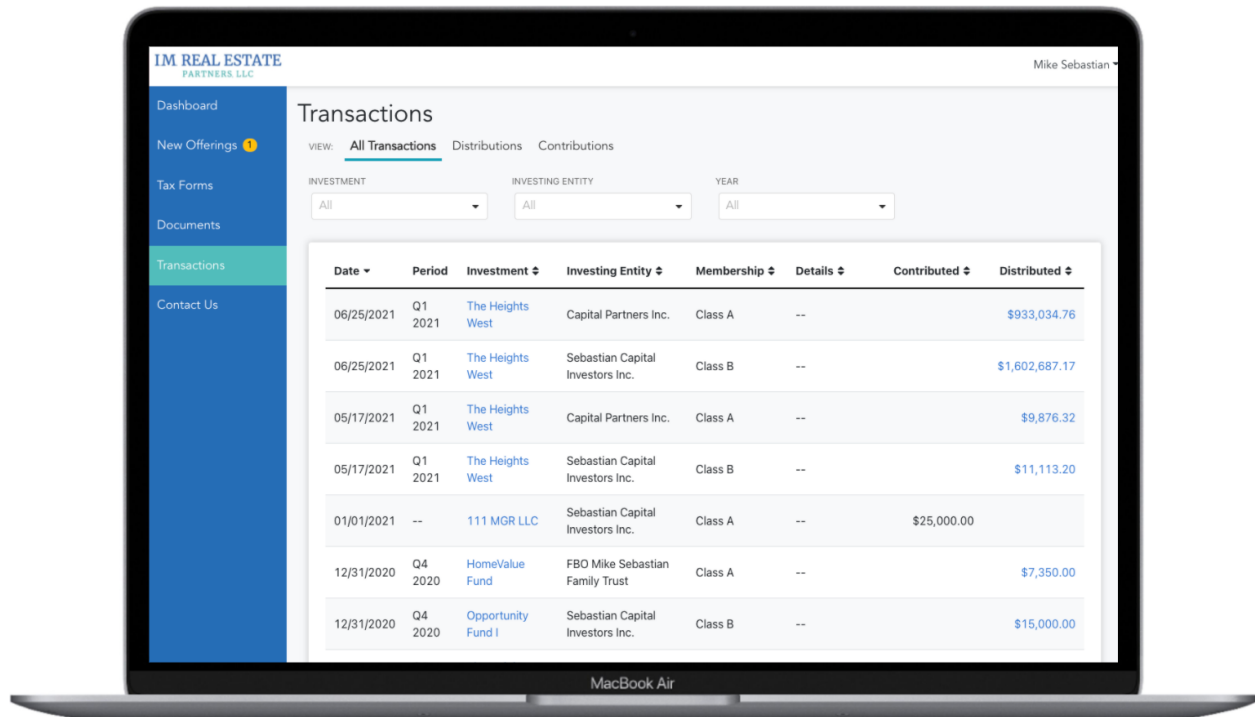
Documents

Access all your investment documents shared for your investment entities. Documents are grouped by General Documents, Reporting & Statements, or Agreements.



Transactions

See all the distributions you have received and contributions you have made across all your investments. Click on the distribution amount to view a breakdown of the type of distribution.



The screenshot shows a web application interface for IM Real Estate Partners LLC. The user is Mike Sebastian. The main content area is titled 'Transactions' and includes filters for 'All Transactions', 'Distributions', and 'Contributions'. Below the filters are three dropdown menus for 'INVESTMENT', 'INVESTING ENTITY', and 'YEAR', all set to 'All'. The main data is presented in a table with the following columns: Date, Period, Investment, Investing Entity, Membership, Details, Contributed, and Distributed. The table contains eight rows of transaction data.

Date	Period	Investment	Investing Entity	Membership	Details	Contributed	Distributed
06/25/2021	Q1 2021	The Heights West	Capital Partners Inc.	Class A	--		\$933,034.76
06/25/2021	Q1 2021	The Heights West	Sebastian Capital Investors Inc.	Class B	--		\$1,602,687.17
05/17/2021	Q1 2021	The Heights West	Capital Partners Inc.	Class A	--		\$9,876.32
05/17/2021	Q1 2021	The Heights West	Sebastian Capital Investors Inc.	Class B	--		\$11,113.20
01/01/2021	--	111 MGR LLC	Sebastian Capital Investors Inc.	Class A	--	\$25,000.00	
12/31/2020	Q4 2020	HomeValue Fund	FBO Mike Sebastian Family Trust	Class A	--		\$7,350.00
12/31/2020	Q4 2020	Opportunity Fund I	Sebastian Capital Investors Inc.	Class B	--		\$15,000.00

Please contact us if you need any additional support.