



ORIGIN
INVESTMENTS

IncomePlus Fund

| Delivering stable passive income and appreciation.

Designed to deliver stable, passive income and appreciation.

TAX EFFICIENCY

Distributions are shielded by depreciation, resulting in a nearly tax-free cash flow stream and the Fund's buy, fix, and hold strategy means property gains can be deferred indefinitely.

LOWER VOLATILITY

Optimal portfolio construction produces stability without sacrificing upside.

DIVERSIFICATION

Targeting multifamily and debt investments in 11 of the nation's fastest growing markets.

CURRENT INCOME

6% TARGET NET ANNUAL YIELD,
PAID QUARTERLY

ADDITIONAL APPRECIATION

2-4% TARGET NET ANNUAL
APPRECIATION

TOTAL INCOMEPLUS RETURNS

8-10% TARGET NET
ANNUAL RETURN

An optimal mix of income and appreciation.

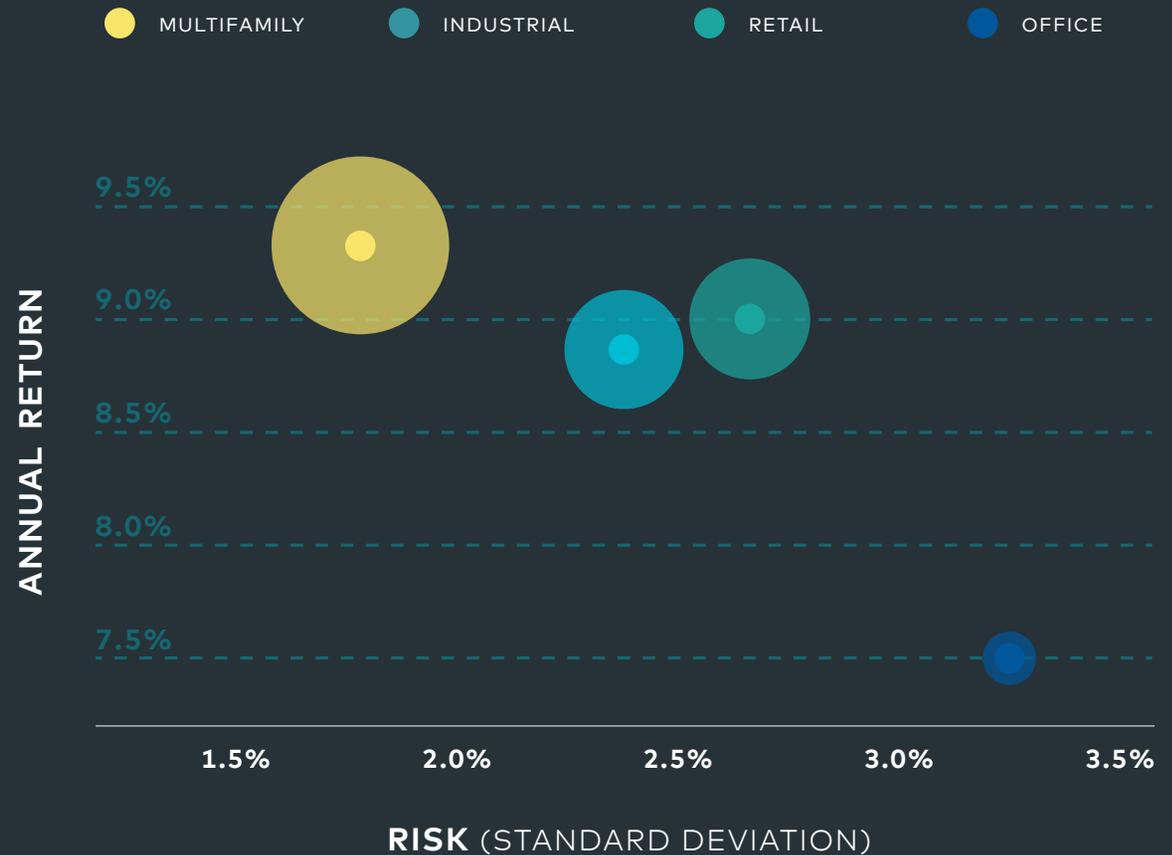
- 75% multifamily investments: stabilized assets with upside potential in established, growing markets
- 25% debt investments: income-producing preferred equity and mezzanine debt positions



Lower risk doesn't have to mean lower returns.

Multifamily properties have consistently demonstrated lower risk and higher returns than other property types.

RISK-ADJUSTED RETURNS BY PROPERTY TYPE FROM 1987-2016*



Bubble sizes represent the sharpe-ratio for each property type—a measure of excess return, above the risk-free rate, per unit of risk for a given property type.

*REPRESENTS THE AVERAGE ANNUAL RISK-ADJUSTED RETURN OVER A 10-YEAR HOLD PERIOD, USING A DATASET FROM 1987 TO 2016. DATA SOURCE: NATIONAL COUNCIL OF REAL ESTATE INVESTMENT FIDUCIARIES (NCREIF).

A tax-efficient wealth building strategy.

High-quality, irreplaceable real estate should never be sold, which is why the fund has no expiration date. This perpetual fund structure also means we can minimize the impact of taxes by deferring gains indefinitely.

And, the fund offers a DRIP (distribution re-investment program) so you can keep your money working at all times and take advantage of the power of compounding.

TARGET GROWTH OF \$250,000 INVESTMENT



*ASSUMES QUARTERLY DISTRIBUTIONS ARE REINVESTED AT THE BEGINNING OF EACH CALENDAR QUARTER. A NET ANNUAL YIELD OF 6%, OR 1.5% PER QUARTER, IS CALCULATED BASED ON THE BEGINNING NET ASSET VALUE FOR EACH CALENDAR QUARTER. ALSO ASSUMES A 4% INCREASE IN NET ASSET VALUE PER YEAR.

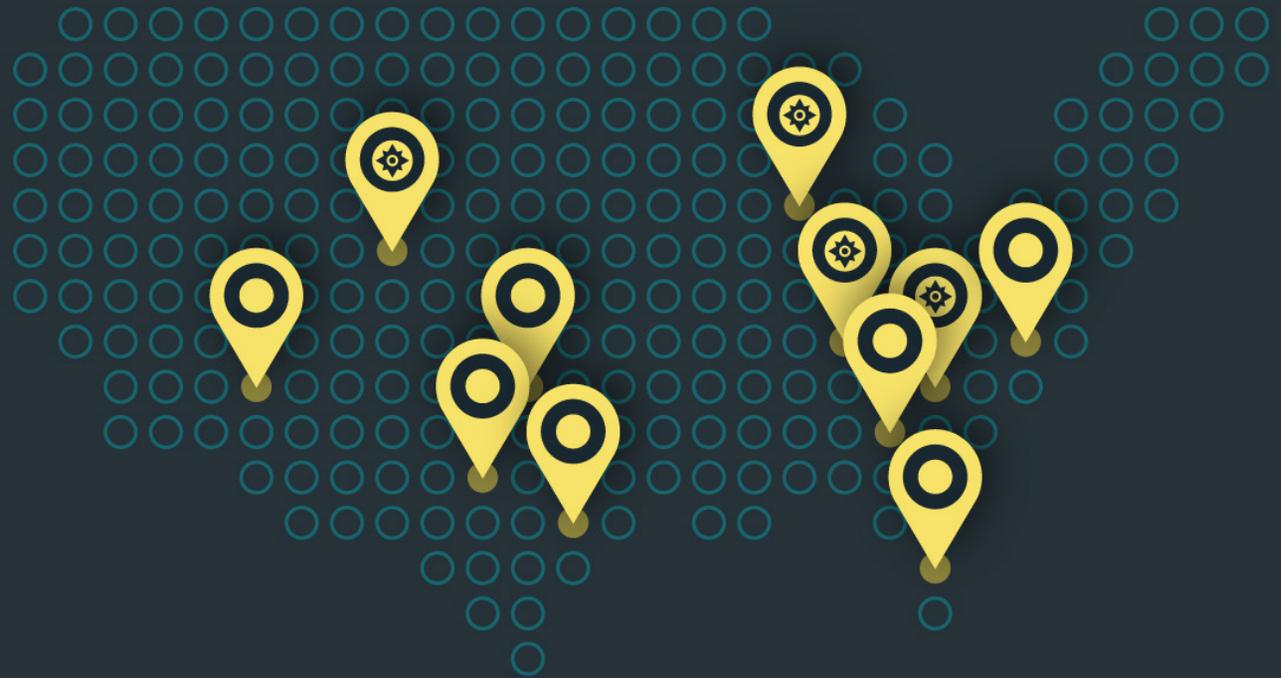
Invest in 11 of the nation's fastest growing markets with a team who knows them block by block.

LOCAL KNOWLEDGE

Our team lives and works in our target markets, positioning them to uncover opportunities both on and off-market. There isn't a building or owner we don't know. In 2019 alone, we evaluated more than 900 opportunities.

TARGET MARKETS

Atlanta, Austin, Charlotte, Chicago, Dallas, Denver, Houston, Nashville, Orlando, Phoenix, and Raleigh.



Immediately diversify across a number of Class A multifamily assets.



**MONROE
ABERDEEN PLACE**
Chicago



**MAPLE
STREET LOFTS**
Chicago



STAR METALS
Atlanta



ASPIRE WESTMINSTER
Denver



LIVELY AT VICTOR PARK
Greenville, S.C.



**ANATOLE AT
WESTINGHOUSE**
Austin



ASHLEY OAKS
San Antonio



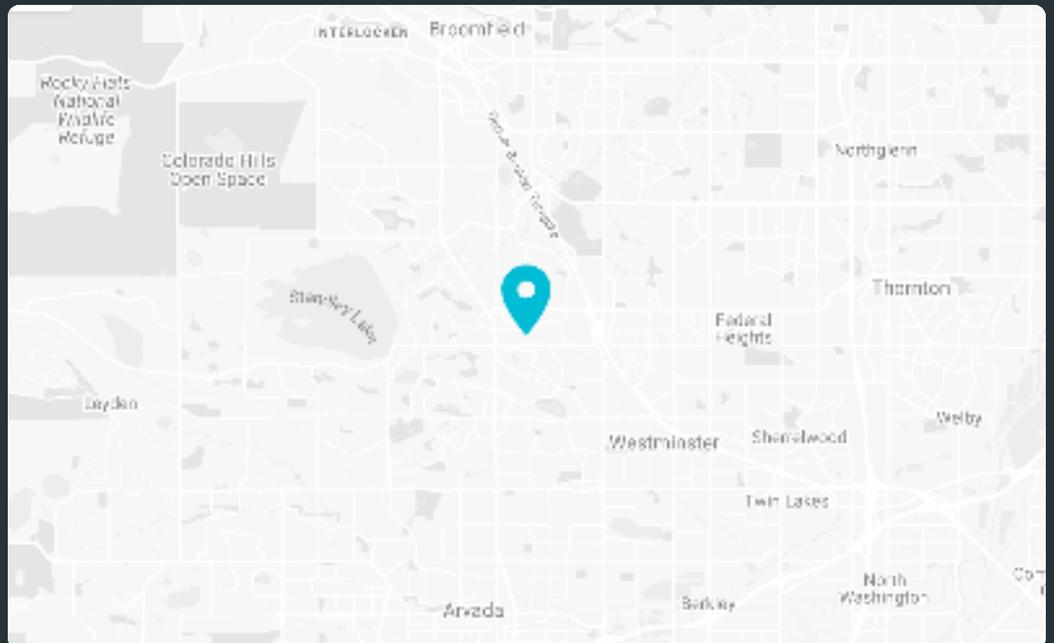
DISTRICT AT MEMORIAL
Houston

Aspire Westminster

A ground-up multifamily project that will consist of 226 units when completed with 38,000 square feet of ground floor retail. The property is located between Denver and Boulder, along Route 36, in downtown Westminster on a 105-acre former site of a regional mall. The Fund occupies the capital stack from 52% to 75%, sitting behind \$47M senior financing and ahead of \$22M of equity.



MARKET	DENVER
SUBMARKET	WESTMINSTER
ASSET TYPE	PREFERRED EQUITY
EQUITY	\$18M
TOTAL DEAL	\$86.9M
UNITS	226

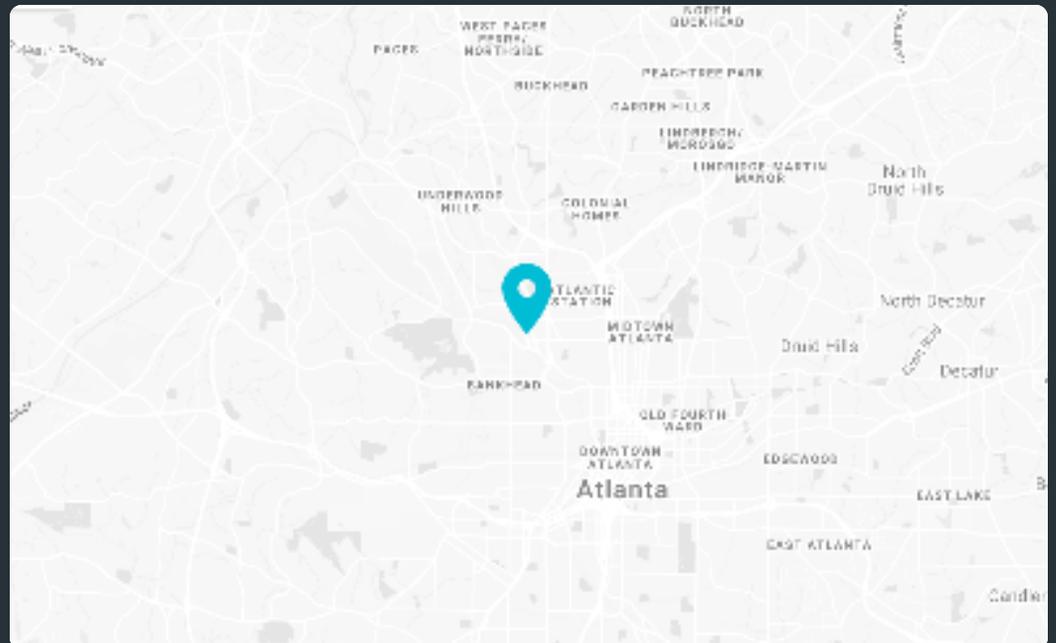


Star Metals

This investment is a Class A, nine-story, mid-rise apartment complex located in Atlanta in the submarket of West Midtown. More than 17,000 new jobs have been announced in this immediate submarket since 2015. The property consists of 409 units and 16,200 square feet of speciality retail. The Fund occupies the capital stack from 68% to 74%.

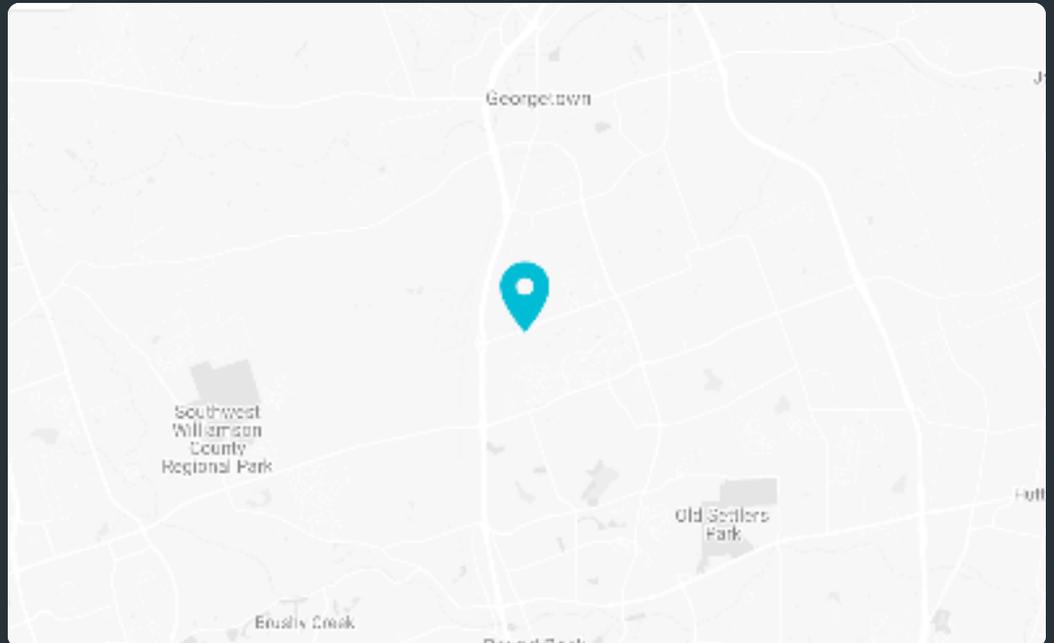


MARKET	ATLANTA
SUBMARKET	WEST MIDTOWN
ASSET TYPE	PREFERRED EQUITY
EQUITY	\$6.6M
TOTAL DEAL	\$130.9M
UNITS	409



Anatole at Westinghouse

A 250-unit, Class A multifamily apartment community built in 2015 and located 25 miles north of Austin, Texas in the city of Georgetown. Over the last three years, Georgetown has been recognized as one of the fastest-growing cities in the United States. Apple's new Austin campus is just seven miles from the property and will be home to more than 15,000 employees.



MARKET AUSTIN

SUBMARKET GEORGETOWN

ASSET TYPE EQUITY

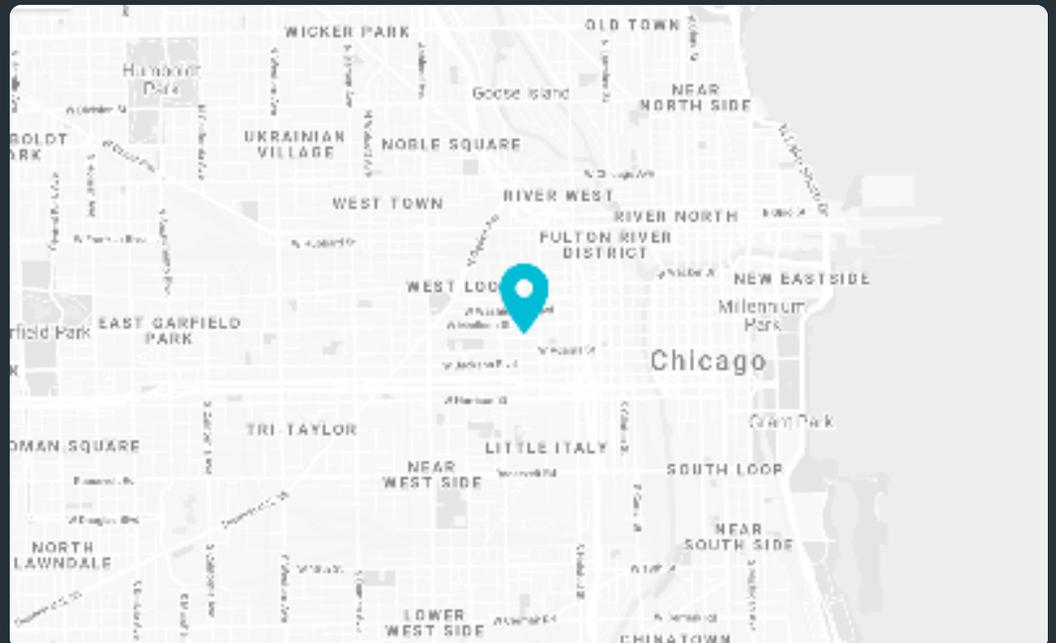
UNITS 250

Monroe Aberdeen Place

A 120-unit, Class A boutique multifamily property built in 2018 and in the booming West Loop neighborhood of Chicago, located 1.5 miles west of downtown. The property provides easy access to numerous top-quality restaurants, grocery stores and multiple employers. It offers a more sophisticated and desired option for the neighborhood's "renters-by-choice" profile and features remarkable views of the city's skyline.



MARKET	CHICAGO
SUBMARKET	WEST LOOP
ASSET TYPE	EQUITY
EQUITY	\$27M
TOTAL DEAL	\$65.8M
UNITS	120



District at Memorial

A 326-unit midrise multifamily property built in 2016, located in Houston's prominent medical corridor, directly off of Interstate 10. More than 82,900 jobs have been added to the Metro Houston market over the last 12 months. Houston was ranked as one of the "Top 10 Cities for Job Seekers" in the U.S. by CNBC.

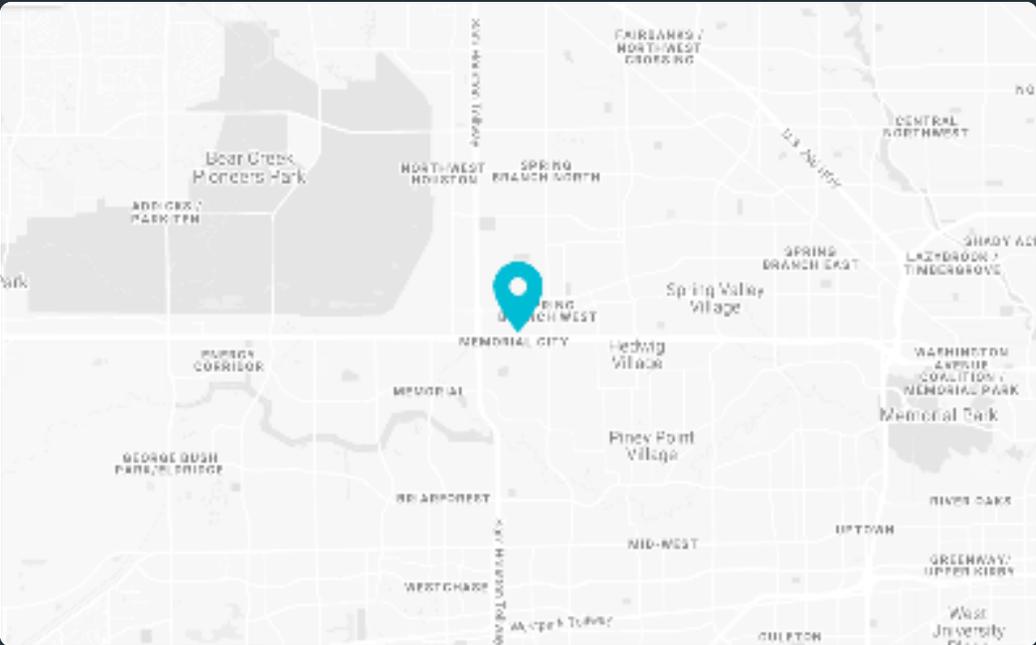


MARKET HOUSTON

SUBMARKET MEMORIAL

ASSET TYPE EQUITY

UNITS 326

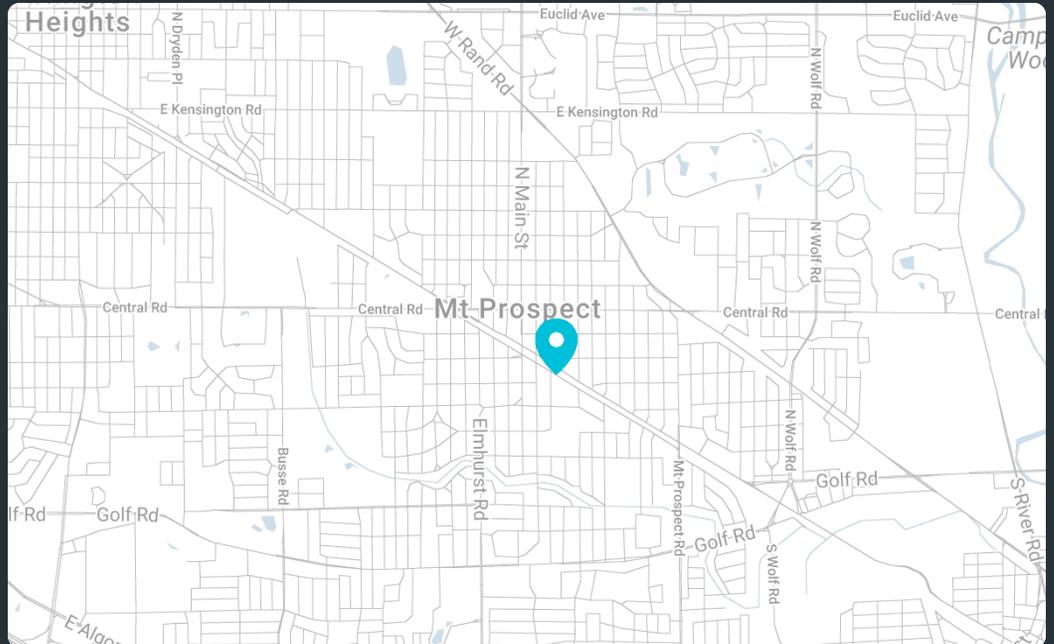


Maple Street Lofts

A 192-unit, Class A multifamily development located in downtown Mount Prospect, approximately 19 miles northwest of Chicago. Upon completion, the property will also contain approximately 15,000 square feet of retail space. The Fund occupies the capital stack from 67% to 81%.



MARKET	CHICAGO
SUBMARKET	MOUNT PROSPECT
ASSET TYPE	PREFERRED EQUITY
EQUITY	\$6.25M
TOTAL EQUITY	\$56.6M
UNITS	192

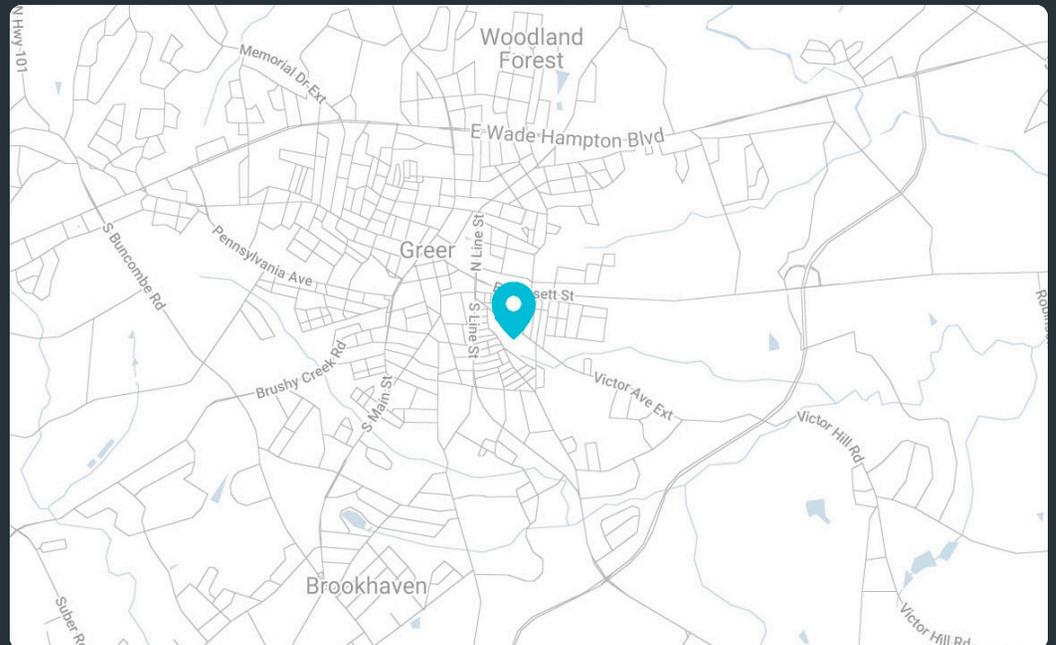


Lively at Victor Park

A 318-unit, Class A multifamily development located in the Greer Station downtown area, in a northeastern suburb of Greenville. The site was a former textile mill and is approved to receive tax credits through the South Carolina Textile Mill Tax Credit Program. The Fund occupies the capital stack from 65% to 81%.



MARKET	GREENVILLE, S.C.
SUBMARKET	GREER, S.C.
ASSET TYPE	PREFERRED EQUITY
EQUITY	\$8M
TOTAL EQUITY	\$52M
UNITS	318



Ashley Oaks

A 462-unit, Class B multifamily property in San Antonio, Texas, located within a 20-minute drive of more than 120,000 jobs. The common areas at Ashley Oaks were recently renovated and more than 90% of the units have undergone some level of renovation. The project's sponsor will provide more than \$9.6 million of common equity ahead of our investment, a nearly 18% buffer to the expected cost basis.



MARKET SAN ANTONIO, T.X.

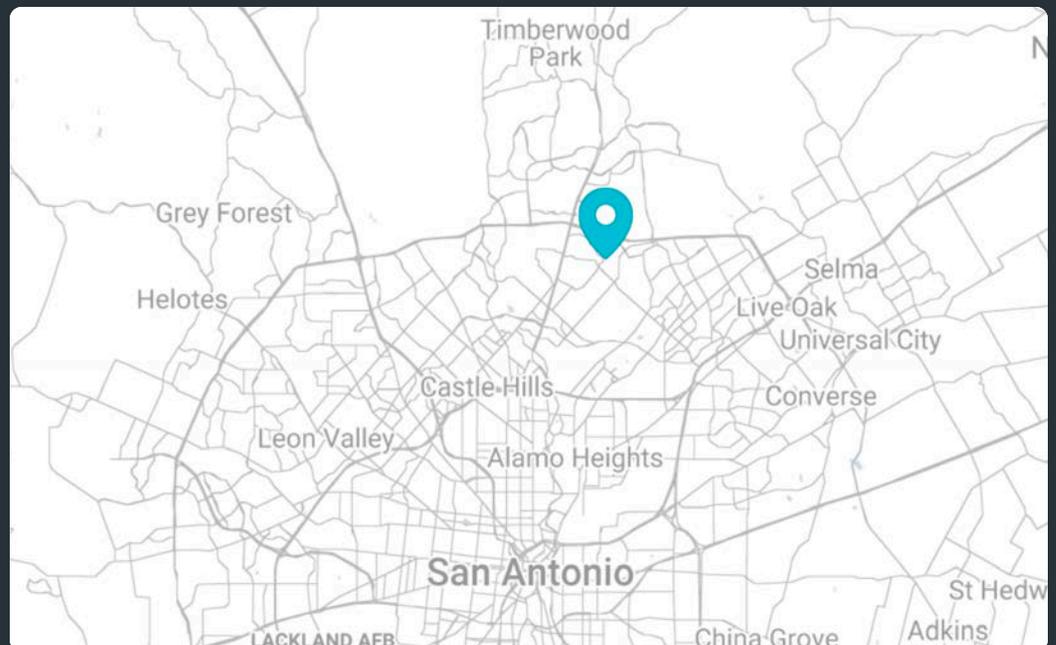
SUBMARKET NORTH CENTRAL
SAN ANTONIO

ASSET TYPE PREFERRED EQUITY

EQUITY \$4.5M

TOTAL EQUITY \$55.5M

UNITS 462



About Origin

\$56M

CAPITAL INVESTED
BY PRINCIPALS

\$2B

TRANSACTIONS
EXECUTED

1,400+

INVESTMENT
PARTNERS

0

LOSSES ACROSS
FUNDS I, II, AND III

30%

AVERAGE
GROSS IRR*

*WEIGHTED ACROSS 23 REALIZED DEALS SINCE 2014

A manager who invests with you.

DAVID SCHERER

PRINCIPAL & CO-FOUNDER

David is a principal of Origin, co-chairs the Investment Committee and oversees acquisitions and asset management. He has more than 20 years of experience in real estate investing, finance and asset management and believes that real estate is the best asset class for long-term wealth protection and growth.

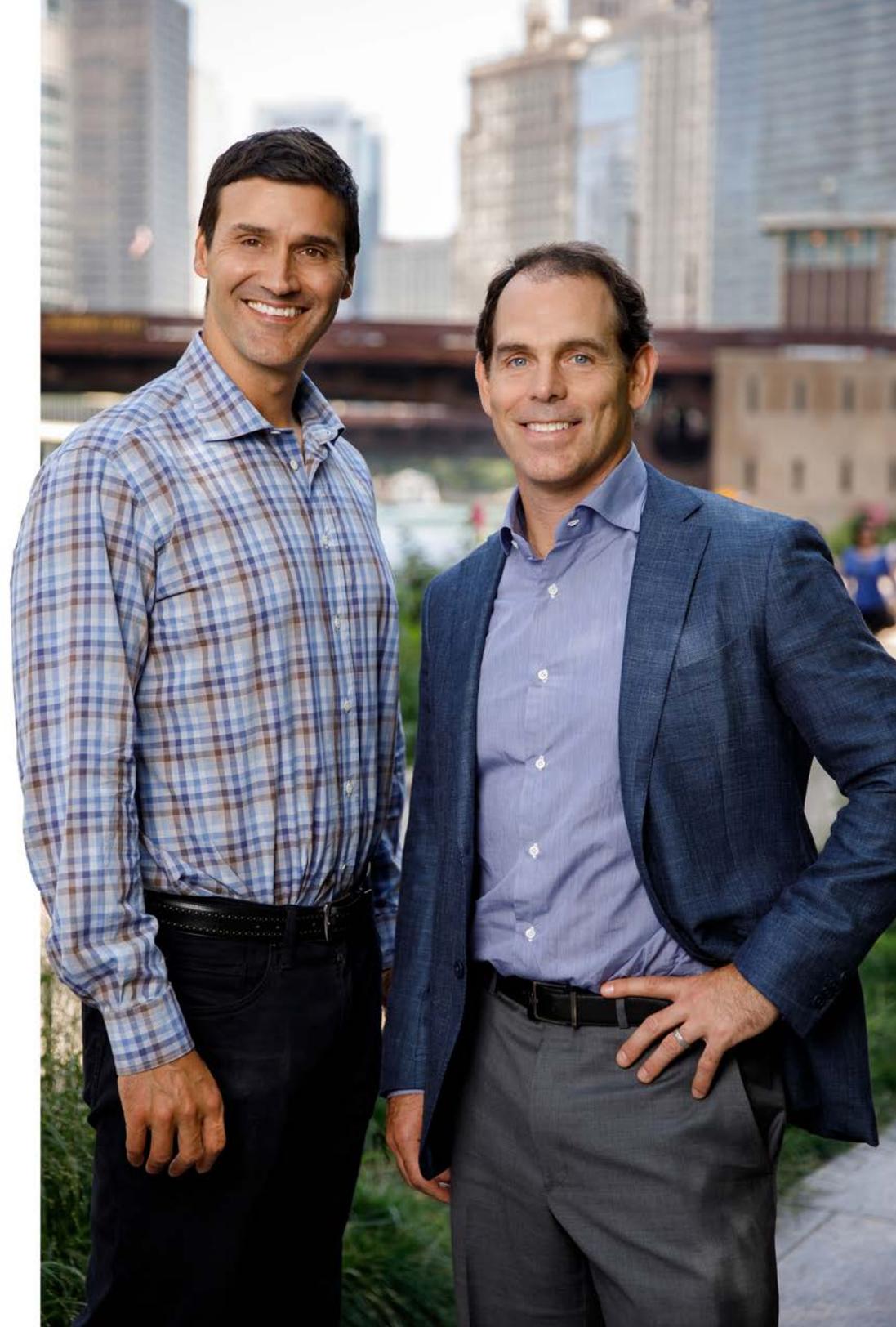
MICHAEL EPISCOPE

PRINCIPAL & CO-FOUNDER

Michael is a principal of Origin, co-chairs the Investment Committee and oversees investor relations, marketing and company operations. Michael brings 25 years of investment and risk management experience to the company and believes that calculated risk-taking in inefficient markets is the key to building wealth.

\$56M

of their personal wealth
invested alongside investors.



An extensive team devoted to your success.

Our team members come from real estate companies like Equity Office and RREEF, and they have executed billions of dollars in real estate transactions.

INVESTOR RELATIONS



INVESTMENT TEAM



TECHNOLOGY



ACCOUNTING



GENERAL COUNSEL



MARKETING



Summary Terms

GP Co-Investment	\$10,000,000
Term⁽¹⁾	Perpetual
Offering Price	Generally equal to the prior month's NAV per Unit for such unit class as of the last calendar day of such month, plus applicable upfront administrative fee and selling commissions.

	Class I	Class INV
Availability	Direct, through fee-based (wrap) programs, registered investment advisors, and other institutional and fiduciary accounts	
Minimum Investment*	\$10,000,000	\$100,000
One-Time, Upfront Administrative Fee^{(2)*}	0.25% of gross purchase	0.25% - 2.0% of gross purchase
Annual Asset Management Fee	0.95% of NAV per annum	1.25% of NAV per annum
Acquisition Fee	0.5% of each asset purchase price (not applicable for debt and preferred equity investments)	
Performance Allocation	10.0% of annual net new profits (i.e. total return), subject to a 6% annual hurdle and annual high water mark	

(1) The Fund will target to repurchase units from investors seeking liquidity no less than once per calendar quarter. Units will be repurchased at current NAV with the application of the following discount schedule:

After 1 Year	10.0%
After 2 Years	7.5%
After 3 Years	5.0%
After 4 Years	2.5%
After 5 Years	0.0%

(2) One-Time, Upfront Administrative Fee

\$50,000 - \$249,999	2.00%
\$250,000 - \$999,999	1.00%
\$1,000,000 - \$4,999,999	0.50%
\$5,000,000 +	0.25%

*Subject to accumulation rights. The respective unit class or admin fee discount may be achieved by an individual investor retroactively surpassing a commitment size threshold, through investor referrals - whereas the referee and referrer commitments would be considered in aggregate to determine appropriate terms and unit class, or by considering an advisor's total client-base allocation to the Fund in aggregate. Speak to your Origin relationship manager for more details.

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