

## Summary

- Our tech platform allows the affluent and small institutions to invest easily and transparently.
- Our platform reduces layers and friction costs to benefit investors.
- We are the first “Best in Class” tech driven multi-manager for Real Assets in the US.
- Proprietary & automated financial models and workflow, that curate deal flow from select operators, sponsors, developers and funds with track records, in each asset class.
- Particular interest in multifamily properties, as they are cash-flowing and are least prone to volatility.
- Our platform co-invests in every transaction alongside our investors.

## Real Estate Acquisition Criteria

**Demographics:** RealAssets™ will invest in properties in markets that show positive demographic potential, meaning strong employment trends, rent growth, a diversity of employers etc.

**Focus:** Invest in top 20 counties in America, and surrounding regions within commutable distance from the top 20 counties

**Location:** Major metropolitan areas and their secondary markets.

**CRE Segments:** Using the curated multi-manager approach, RealAssets™ will invest in core, core plus and value add properties with deal sizes \$10,000,000 and above.

**Local and Reputable Partners:** RealAssets™ will recruit reputable local partners with track record, who will share general partner duties with RealAssets™ in return for having significant “skin in the game.”

## Platform

RealAssets.com (sometimes referred to as “the Company,” “RealAssets™” or the “Investment Platform”) is an easy to use world-class Mobile & Cloud driven real estate investment multi-manager and platform that provides ultra-high net-worth, accredited investors, family offices, and smaller institutions with the ability to invest and acquire ownership in investment grade real estate, while generating dependable cash flows and upside. This is achieved via reduced financial intermediation as the RealAssets™ platform eliminates layers, intermediary entities and vehicles, thus reducing fees and friction costs for the benefit of investors. These savings are substantial when compounded over 5-10 years. By bringing investors together, the Investment Platform will provide a continuous, scalable deal flow of carefully curated, vetted investments. We plan to be discerning on who and which company logs on to the platform and ensure they have liquidity via big data analytics. Big data analytics will also give us a 360 degree view of the investor. Real estate is a major passion for many affluent individuals and small institutions who are unable to access investment grade real estate, either because they either do not have the entire money to buy a large cash flowing property, or do not have the time to maintain the property, or do not have the expertise to structure the investment. RealAssets™ is filling that gap.

## Team

Our management team has an excellent understanding of real estate finance and the real estate investment management space. The team will originate properties and funds for the RealAssets™ platform only from operators with solid track records and with the ability to execute, thus mitigating many of the risks for investors and limited partners on the platform.

## The Problem

- A plethora of today’s investors are forced to invest indirectly and mostly in stocks, bonds and REIT’s if they want to invest in “Investment Grade Real Estate”, since these quality investments are usually accessible only to the extremely wealthy, large institutions, sovereign funds, and endowment funds.
- Even if investors gain access to Investment Grade Real Estate, they have to endure many layers of fees, including multiple layers of brokers fees and performance fees, and other friction costs, akin to a layered cake.
- In addition, many investors are forced to deal with trifling transparency and with little or no information provided to them about which real estate asset their money is actually being deployed into, let alone the fact that they are denied the pride of ownership of the real estate. Additionally many investors cannot say “I own that real estate”, even though it’s their money in the public stock, bond or REIT that indirectly owns the real estate.
- Needless to say the cost of maintaining a high quality investment management firm is expensive in light of the amount of resources required to approve a certain investment and execute its business plan through the holding period.
- That is why, up until now, the Investment Grade Real Estate playing field was mostly garnered by large institutions. RealAssets™ is on its way to disrupt that status quo.

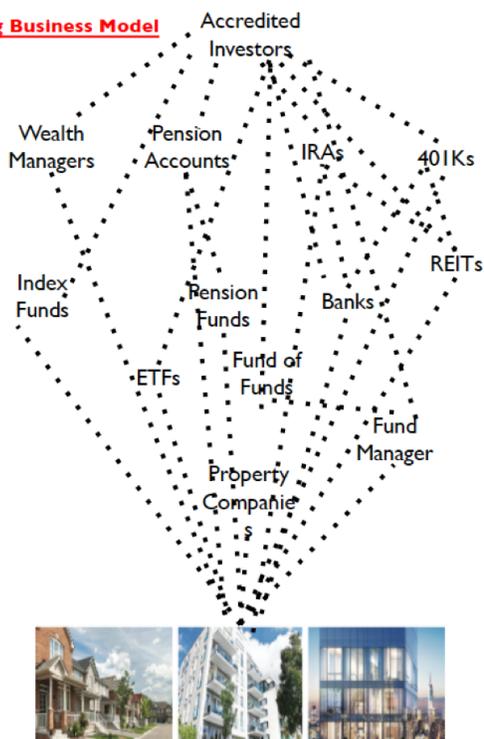
## The RealAssets™ Solution

- RealAssets™ is a tech driven Real Estate Investment multi-manager and Platform that has a highly decorated and tightly knit team with over 150 years of cumulative high-level investment management and international real estate experience, spanning the United States, Europe and India. RootCorp LLC (which is a subsidiary of the Company) as the investment manager will be using tried and true investment management methods and processes that have been cultivated from real estate deals executed by the team across the globe.
- RealAssets' team is using its vast understanding of technology, and experiences from the global real estate market to add multiple levels of value to the investor's investing experience on the Investment Platform:
  - First**, with the help of our technology architecture (that will combine machine learning algorithms, artificial intelligence, big data, and in the future block-chain, with smart contracts) RealAssets™ will provide a white glove curation service that will help understand and tailor the deal flow to the individual needs of the investor (e.g. a family office in Germany doesn't necessarily like to invest in the same property or locations as a Chinese High Tech entrepreneur or a New York based HNI professional). This technology solution will give us a 360 degree view of the investor, and along with repeatable financial models, work-flow software, and data analytics also will lower costs to investors, and virtually automate on a scalable level the investment process for those investors.
  - Second**, much like Netflix, Amazon and Google, our proprietary analytics systems will provide feedback to the investor and will help investors build real estate portfolios with dependable cash-flows, in addition to complementing investment products (e.g. partake in real estate lending or financing projects).
  - Third**, our Investment Platform gives high net-worth investors and smaller institutions access to Investment Grade Real Estate that up until now, they could not directly own or have exposure to.
- Looking at the current landscape, no other real estate online investing platform currently offers such an established investment management and real estate investment team with the technology architecture implementing data analytics and artificial intelligence catering high net worth individuals, family offices, as well as smaller institutions.

## RealAssets™ disrupts the existing and stodgy Real Estate Investing Model

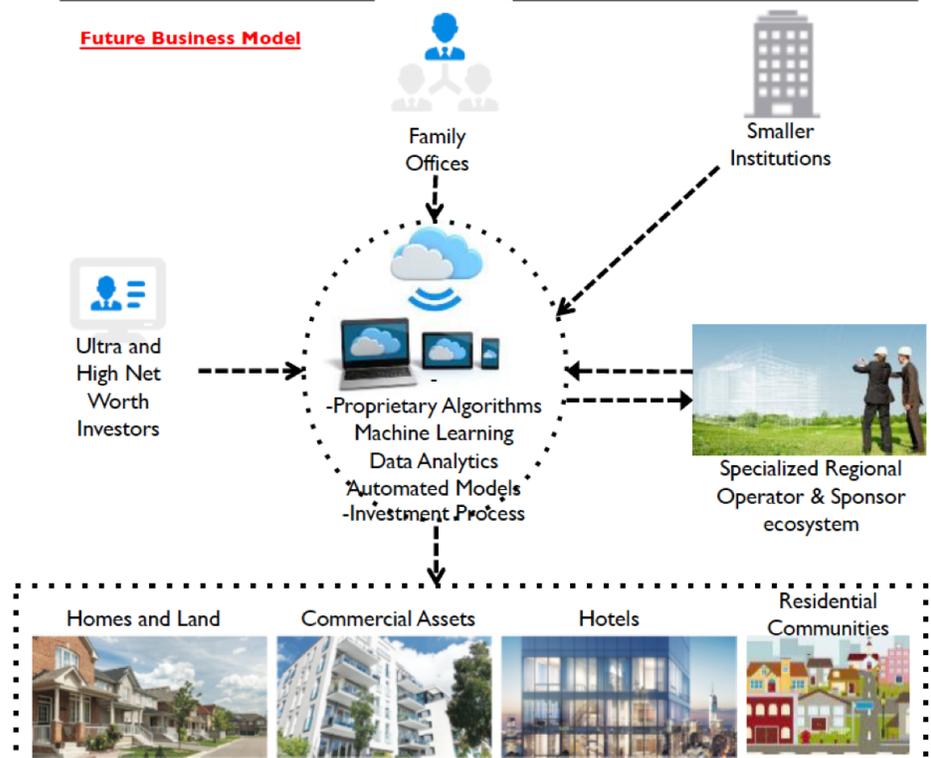
### The Currently Predominant Layers While Investing in Real Estate

#### Existing Business Model



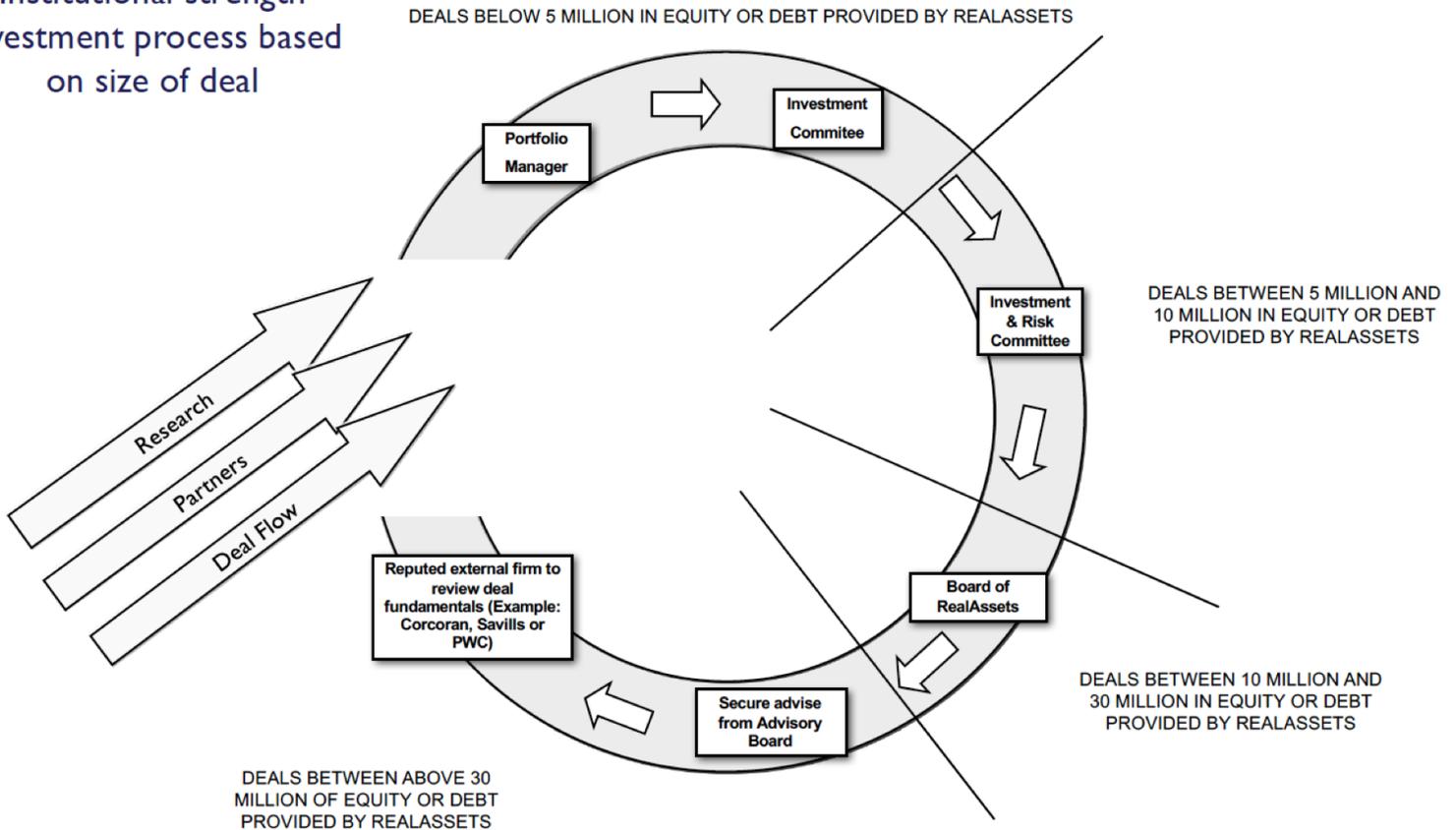
### RealAssets™ eliminates layers of fees by provides investors with direct control and ownership of properties

#### Future Business Model



# RealAssets™ Investment Process

Institutional strength investment process based on size of deal

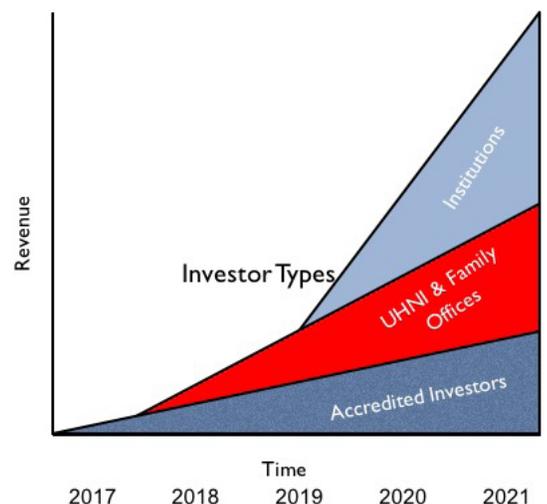


- RealAssets™ won't target small investors or small investments like the other crowd funding platforms do because they focus on different types of non-investment grade real estate investments.
- RealAssets™ will have top of the line reporting and distributions system. All documentation concerning the deal, and all other relevant statistics involving the property including constantly updated financials will be provided directly on the platform for the investor to monitor. Investors will receive a quarterly cash payments and lump sum principal plus asset appreciation profit share at the end of the life of the investment, based on investment types and if the investment is equity, mezzanine debt or a preferred instrument.

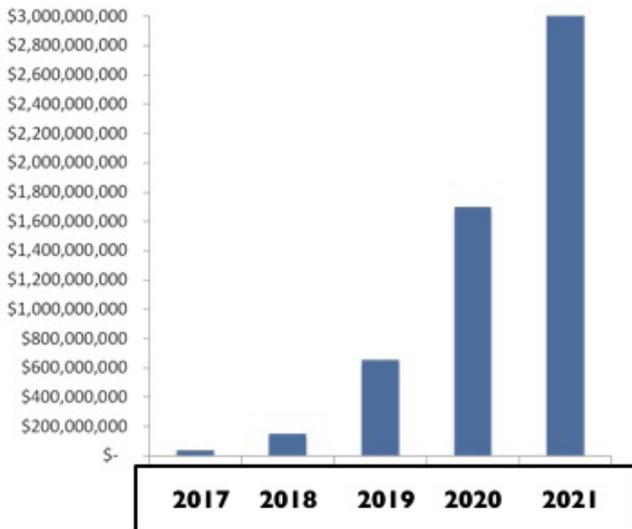
## The Current Market and Potential Market Upside for FinTech's in Real Estate

- The professionally managed global real estate market size is approximately \$7.0 trillion. With the US being the largest at \$2.375 trillion (34%). Source: MSCI.
- Another source BCG GAM states that, Money holders control more than \$270 Trillion in assets, invested by managers across a variety of assets, including real estate and alternatives, of which \$80 trillion goes into real estate mostly via traditional investment consultants, fund of funds, broker-dealers and RIA's. Only a measly \$0.5 trillion passes thru tech driven platforms into real estate, as of 2015. This shows how much tech can disrupt the global real estate investment market.
- Moreover, in the past 5 years the SEC has implemented a variety of regulations that encourage online investing, including Regulation A+, Regulation Crowdfunding, and Regulation D Rule 506(c). Though RealAssets™ may not utilize each regulation; it displays a shift in investing behavior that RealAssets™ is at the forefront of.

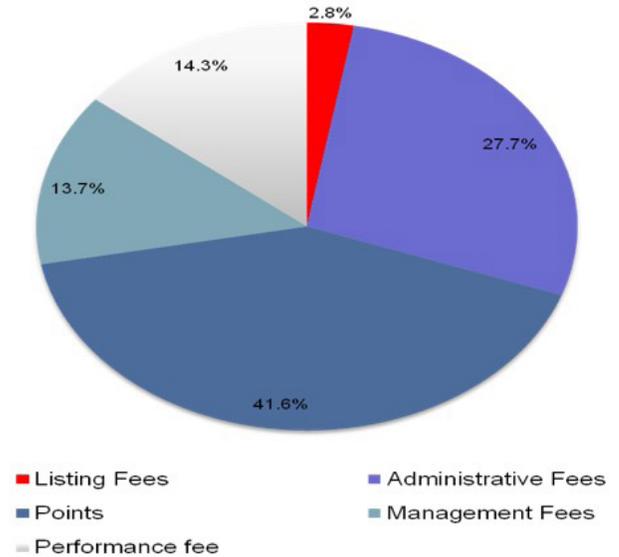
**RealAssets Expected Revenue**



## Cumulative Originations

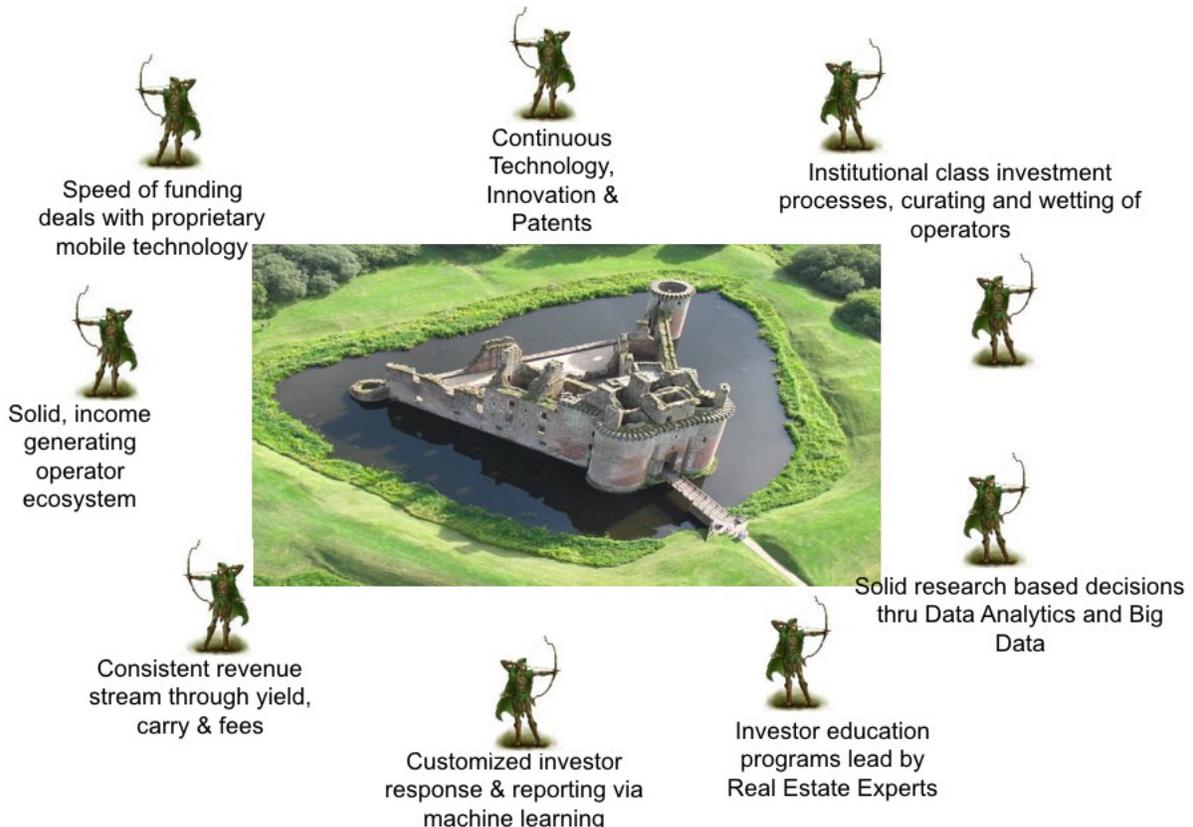


## Revenue By Income Stream (2018)



- Similarly, this trend is also shown by what venture capital funds have been investing into in the last six years. In the first quarter of 2010, venture capital funds invested about \$366 million into financial technology companies. By the third quarter of 2015, Venture Capital funds had \$4.85 billion invested in financial technology companies.
- Although not a robo-advisor, the RealAssets™ platform will combine smart algorithms, machine learning and big data capabilities, as well as block-chain and smart contracts in the future. We will target taking market share from the traditional investment consultants, fund of funds, mutual funds, and publicly traded equities and bonds, by leveraging the combination of our superior technology and our experienced investment and technology team to identify trends and execute them in order to maximize investors' returns while reducing risk as much as possible.

## RealAssets™ Economic Moat



# RootCorp is a leading Investment Manager focused on Global Real Estate and Renewable Energy, with presence in the United States, the United Kingdom, and In-

## TARGETED INVESTMENTS

RootCorp targets investments that offer superior returns on a risk adjusted basis. Strong emphasis is placed on deals with a margin of safety and defined exits within 3-5 years. RootCorp has access to a steady flow of deals through its experienced acquisition teams, its Strategic Alliance Partner network and direct relationships with CEO's of property companies.



### Suresh Nichani

Suresh Nichani is CEO of RootCorp and Director of Nichani Investments, which is a part of the Nichani Group, a 70 year old organization with holdings in Real Estate, Information Technology, Equities, and Motion Picture finance and distribution. Suresh graduated from the Owner/ President Management Program at the Harvard Business

School, the Program on Finance for Executives at MIT Sloan School of Management, and holds an M.S. in computer science from the University of Cincinnati. In 1995, Mr. Nichani founded Exinom Technologies, one of the leading systems integrators of business intelligence and data warehouse solutions in the Northeastern United States. As President and CEO, Mr. Nichani led his technology company to be named by INC Magazine in the INC 500 List as one of the fastest growing companies in North America for two consecutive years in 2001 and 2002. Exinom Technologies was acquired in 2003 by NEC Solutions America which merged the company with Niteo Partners and named Mr. Nichani as Chief Operating Officer. Since that time, Suresh has led a number of real estate acquisitions with a focus on residential, commercial, and land properties in the United States and India.

## EXPERIENCED TEAM

RootCorp is led by an experienced team of directors, advisors, and managers with over 150 years of combined extensive investment and business experience. RootCorp's team includes leaders and professionals from finance companies, investment managers, fund managers, real estate development firms and property advisory companies.

## GLOBAL REACH

Through its global network, RootCorp is well supported by its founders, advisors, and Board of Directors with a presence in multiple locations in the United States, the United Kingdom, and India. This combination gives RootCorp a wide reach of investors and opportunities in Core markets such as London and the United States and emerging markets such as India and the rest of Asia.



### Alan Bell

Alan has been active in the Residential and Mixed-Use Property and Hospitality Development sector for 27 years, and his professional experience now covers a wide range of activities, including Project Development Management; Transactions, Sales & Marketing; Market Research; Feasibility Analysis; Real Estate Project Finance Appraisals; Conducting

Due Diligence on potential new projects and Strategic Master Planning Consulting. Over the past 15 years whilst based in London, Alan has been involved in large-scale projects internationally, covering Montenegro; The Caribbean; Spain; France; Dubai; Argentina, and India.



### Shankar Iyer

Shankar Iyer is an entrepreneur with over 25 years of experience in building companies with a global, while creating and monetizing value for its stakeholders. During his career he has executed a few cross-border mergers and acquisitions in culturally and geographically diverse markets. He owns and has transacted hotels and office complexes. Shankar holds a Master's degree in

Business Management and a Bachelor's Degree in Solid State Electronics from Mumbai University.

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