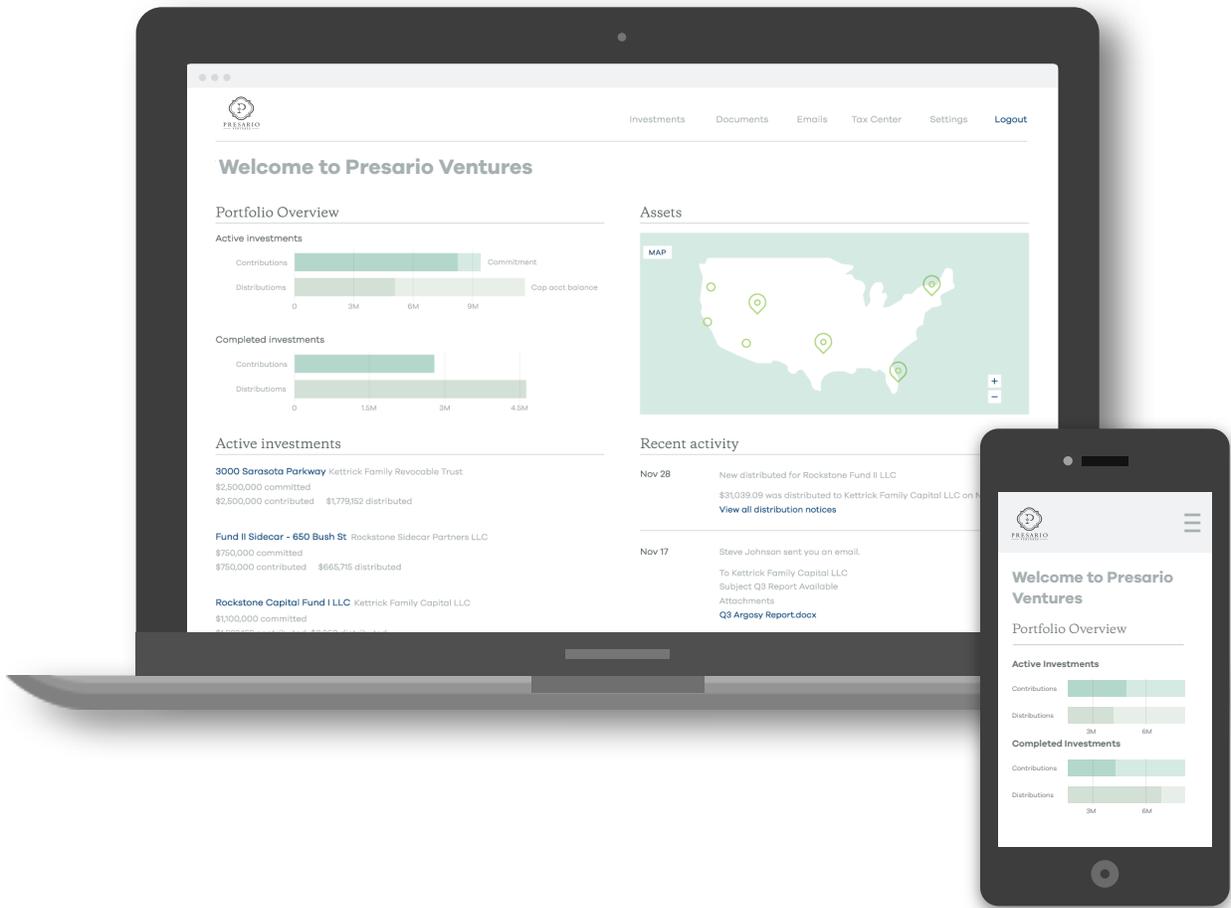


PRESARIO

— VENTURES —



Investor Portal **Quickstart Guide**



Portal Overview

Your investor portal allows you to securely access investment documents, tax forms, transaction history, and investment correspondence— any time, from any device.



Securely access investment documents, including tax forms, legal agreements, quarterly reports, notices, statements, and more



Track your history of transactions and income as well as view investment performance through charts and metrics



Tour assets through photos and integrated maps



Rest easy knowing that your data is secured by the same encryption standards the world's largest banks use



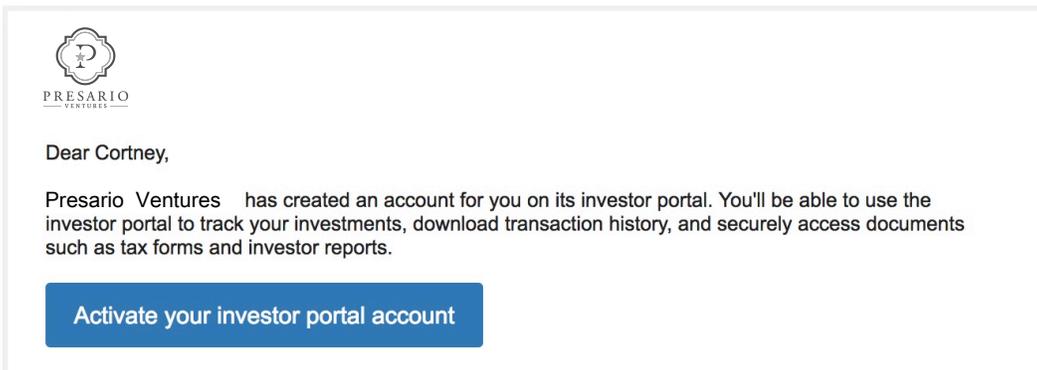
Provide portal access to additional contacts, like consultants, custodians, or accountants



Getting Started

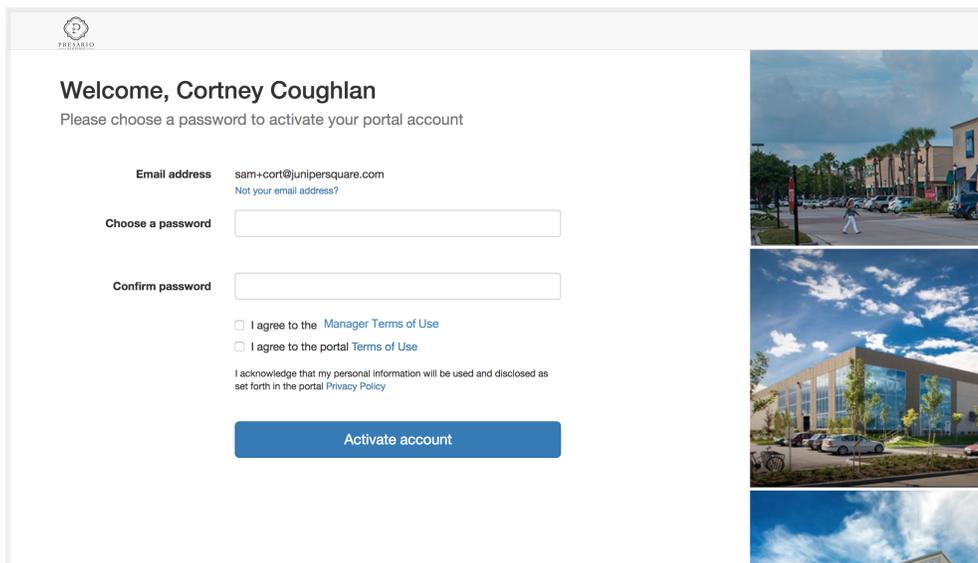
STEP 1

You should have received (or will receive shortly) an email with instructions for activating your account. When you receive this email, click on the button ‘Activate your investor portal account.’



STEP 2

Select and confirm a password. *Note that strong passwords are required.* Review and accept our Terms of Use and Privacy Policy documents, and click ‘Activate account.’





Getting Started

STEP 3

Once you create your password, you will then have the option to setup two-step authentication. Two-step authentication helps secure your account by confirming you have access to your mobile phone when you log in to the investor portal. After you enter your email address and password, you'll receive a text message with a six-digit code. You'll need this code to log in. To activate two-step authentication, please enter your mobile phone number.

Investments Documents Emails Tax center Settings Logout

Would you like to use two-step authentication?

Two-step authentication helps secure your account by confirming that you have access to your mobile phone when you log in to our online investor portal. After you enter your email address and password, you'll receive a text message with a six-digit code. You'll need to enter this code to log in.

You can add it later if you wish



General Navigation

DASHBOARD

The dashboard appears first when you log in. From the dashboard, you can access:

- A portfolio overview; *hover over the bars to see additional metrics*
- An interactive map of active assets in your portfolio
- A snapshot of current active investments and recent activity
- New offerings (if applicable)

To return to this dashboard at any point during the navigation, click on the logo in the upper left hand corner.

The screenshot shows the Presario Ventures dashboard. At the top, there is a navigation bar with links for Investments, Documents, Emails, Tax center, Settings, and Logout. The main heading is "Welcome to Presario Ventures". Below this, there is a section for "NEW OFFERINGS". The first offering is "The Stanton", prepared for Cortney Coughlan. It is a multifamily property in Lockhart, focusing on core urban markets. The offering is raising \$250,000,000, with an estimated IRR of 18-22% and a closing date of Sep 12, 2017. A "Learn more" button is provided. To the right of the text is a photograph of the Stanton property at night. Below the offerings section, there are two main sections: "PORTFOLIO OVERVIEW" and "ASSETS". The "PORTFOLIO OVERVIEW" section shows a bar chart for "Active investments" with two bars: "Contributions" (blue) and "Distributions" (green). The "ASSETS" section shows a map of the United States with red pins indicating the locations of active assets, with numbers 2, 3, and 6 next to the pins.

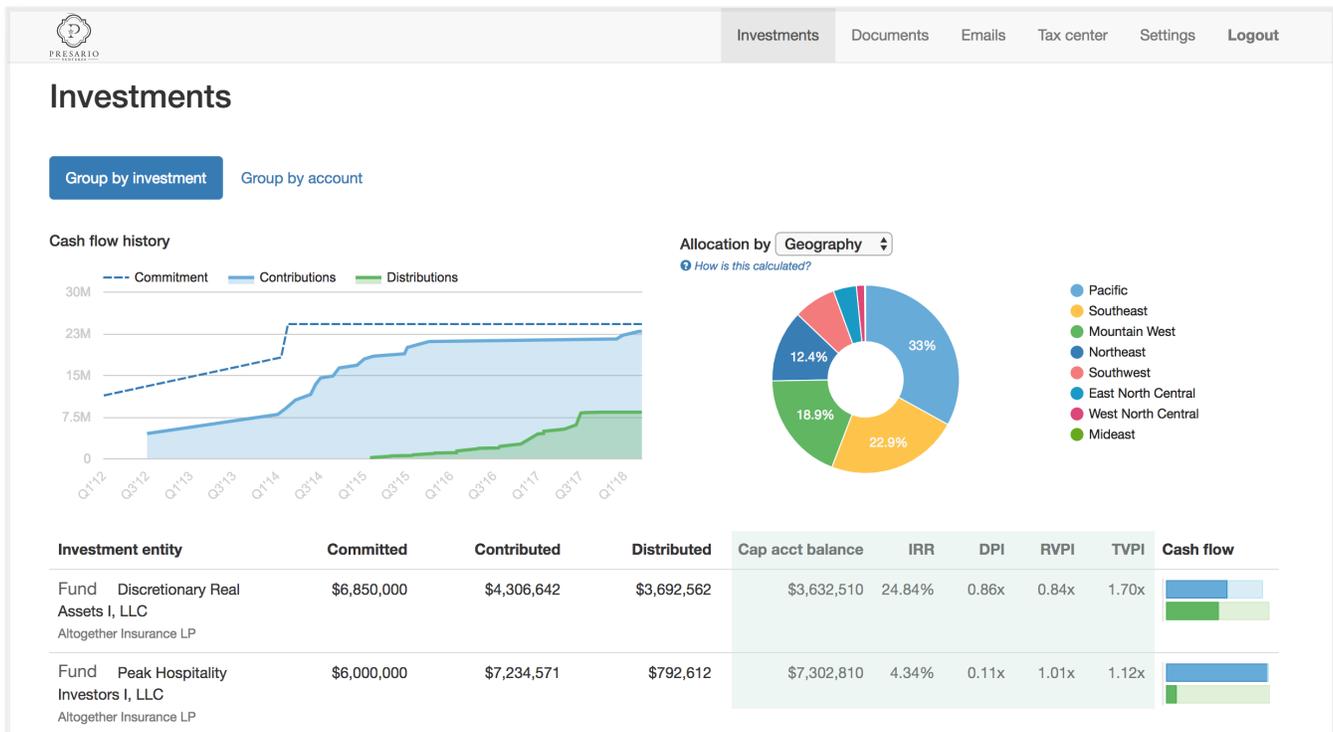


General Navigation

INVESTMENTS

The investments section summarizes your investments (both active and completed), including:

- Ownership and transaction details
- Charts of cash flow and asset allocation
- Capital account and/or invested equity balances (if applicable)
- Return metrics like IRR, equity multiple and yield (if applicable)





General Navigation

DOCUMENTS

The documents tab provides one place to access all documents across all investment entities, including notices and statements, quarterly reports, tax forms, legal agreements, and more. Note: documents that pertain to particular investments are also available on the documents tab of that investment.

The screenshot shows the 'Documents' tab selected in the top navigation bar. The page is titled 'Documents' and contains three main sections: 'DOCUMENTS' (a sub-header), 'CAPITAL CALL NOTICES', and 'DISTRIBUTION NOTICES'. On the left side, there are three categories of documents with counts: 'Altogether Insurance LP' (32), 'Altogether Insurance Real Assets' (2), and 'Offerings' (6). The 'Altogether Insurance LP' category is expanded to show three sub-items: 'Discretionary Real Assets I, LLC' (32), 'Peak Hospitality Investors I, LLC' (28), and 'Peak Opportunistic Fund II-B, LP' (2). The 'Altogether Insurance Real Assets' category shows 'Peak Real Estate Development Fund II' (2). The 'Offerings' category shows 'Peak Core Fund Offering' (3) and 'General' (6). The 'CAPITAL CALL NOTICES' section lists 10 notices from 'Altogether Insurance LP.pdf' with dates ranging from Feb 01, 2014 to Nov 19, 2017. The 'DISTRIBUTION NOTICES' section lists 4 notices from 'Altogether Insurance LP.pdf' with dates ranging from Oct 22, 2016 to Oct 14, 2017.

Document Name	Date
Capital Call 10 notice - Altogether Insurance LP.pdf	Nov 19, 2017
Capital Call #6 notice - Altogether Insurance LP.pdf	Sep 30, 2015
Capital Call #5 notice - Altogether Insurance LP.pdf	Jun 19, 2015
Capital Call #4 notice - Altogether Insurance LP.pdf	Dec 01, 2014
Capital Call #3 notice - Altogether Insurance LP.pdf	Aug 22, 2014
Capital Call #2 notice - Altogether Insurance LP.pdf	May 20, 2014
Capital Call #1 notice - Altogether Insurance LP.pdf	Feb 01, 2014
Distribution 11 notice - Altogether Insurance LP.pdf	Oct 14, 2017
Distribution 10 notice - Altogether Insurance LP.pdf	Apr 19, 2017
Distribution 9 notice - Altogether Insurance LP.pdf	Jan 25, 2017
Distribution 8 notice - Altogether Insurance LP.pdf	Oct 22, 2016



General Navigation

EMAILS

The emails section displays all fund communications sent through this investor portal. All attachments sent through email are also available.

PRESARIO			Investments	Documents	Emails	Tax center	Settings	Logout
Emails								
Sent	Subject	Investment						
Feb 20	Q4 2017 Investor Report	-						
Feb 20	Q4 2017 Investor Report	-						
Oct 20, 2017	2016 Investor Statement	2016 Investor Statement						
Oct 20, 2017	Acquisition of Dunes Inn Tucson	Acquisition of Dunes Inn Tucson						

TAX CENTER

The tax center consolidates all tax forms from all investment entities, providing you or your tax advisors one convenient place to gather all tax information.

PRESARIO			Investments	Documents	Emails	Tax center	Settings	Logout
Tax center								
Date	Investment	Name						
Feb 22, 2018	Altogether Insurance LP	2017 K-1s - Altogether Insurance LP.pdf						
Nov 29, 2017	Discretionary Real Assets I, LLC Altogether Insurance LP	Discretionary Real Assets I, LLC - 2017 - Form K-1 - Altogether Insurance LP.pdf						
Oct 3, 2017	Discretionary Real Assets I, LLC Altogether Insurance LP	Discretionary Real Assets LLC - 2016 - Form K-1 - Altogether Insurance LP.pdf						



General Navigation

SETTINGS

Settings put you in control of managing your information. On this page you can:

- Change your email address on file with the manager
- View settings for each of your investment accounts, including their mailing address and holdings
- (If applicable) edit each of your investment accounts' mailing address and payment instructions.
- View contacts for each of your investment accounts and their permissions and roles
- Send the manager a direct note regarding your account information

The screenshot shows the 'Settings' page in the Presario investor portal. At the top, there is a navigation bar with links for 'Investments', 'Documents', 'Emails', 'Tax center', 'Settings', and 'Logout'. The 'Settings' page is titled 'Settings' and has a sub-section 'Your settings'. Under 'Your settings', there are three items: 'Email address' with a text input field containing 'sam+cort@junipersquare.com' and a note 'Used to login to the investor portal'; 'Password' with a 'Change password' link; and 'Two-step authentication' with 'Not Enabled' and an 'Enable two-step authentication' link. Below these is an 'Update' button. The 'Investment accounts' section has a note: 'Has this information changed? Please contact us with any changes or corrections.' Below this, there is a table with two columns: 'ACCOUNT INFORMATION' and 'OWNERS AND DELEGATES'. The 'ACCOUNT INFORMATION' column lists 'Mailing address' (210 Sutteridge Drive, Nashville, TN 37250, with a 'Change mailing address' link), 'Tax ID' (XX-XXX9926), and 'Investments' (Peak Opportunistic Fund II-B, LP; Discretionary Real Assets I, LLC; Hospitality Investors I, LLC). The 'OWNERS AND DELEGATES' column lists 'Altogether Insurance, Inc.' (Account administrator), 'Town Tree Consulting' (Account administrator), 'You' (Account administrator, with a list of received items: Capital call, Distribution, Miscellaneous, Newsletter, Quarterly report/audit and Tax), and 'Bess Beeler' (Account administrator, with a list of received items: Capital call, Distribution, Miscellaneous, Newsletter, Quarterly report/audit and Tax).

For additional information please contact investors@presarioventures.com



Investment Navigation

OVERVIEW

The overview page is what first appears when you click through to an investment and includes:

- Summary of ownership, transactions, capital account (if applicable), and performance
- Asset(s) and asset allocation to geography and product type (for multi-asset funds only)
- Recent emails and activity

Investments | Documents | Emails | Tax center | Settings | Logout

RNB Casa Tierra LLC Altogether Insurance LP

OVERVIEW | DOCUMENTS | TRANSACTIONS | ASSETS

SUMMARY

RNB Casa Tierra LLC focuses on core real estate projects that deliver superior risk-adjusted financial returns in primary and secondary markets throughout the U.S.

Committed	\$6,850,000.00	% Ownership	11.79%
Contributions	\$4,306,641.59 contributed View contributions	IRR	24.84% Estimated IRR
Distributions	\$3,692,561.90 distributed View distributions	Multiple	0.86x DPI 0.84x RVPI 1.70x TVPI
Net income	\$3,018,429.97 View net income	How are these calculated?	
Capital acct. balance	\$3,632,509.66		

[Download transactions](#)

SETTINGS

Investor Altogether Insurance LP

Contacts Altogether Insurance, Inc.
Town Tree Consulting
Bess Beeler
Cortney Coughlan
Shannon Debusk
Bob Dunn
Melba Rachael Hablet

Check Altogether Insurance LP
210 Sutteridge Drive
Nashville, TN 37250
[Edit check instructions](#)

[Change payment method](#)

[View settings details](#)

ASSETS

Contributions Commitment
Distributions Cap acct balance



Investment Navigation

DOCUMENTS

The documents tab lists only those documents that pertain to this investment. Documents across all investments are available in the 'documents' section in the header.

The screenshot shows the Presario investment management interface. At the top, there is a navigation bar with the following tabs: Investments, Documents, Emails, Tax center, Settings, and Logout. The 'Investments' tab is selected. Below the navigation bar, the interface displays the following information:

- Investments**
- RNB Casa Tierra LLC** (investment name)
- Altogether Insurance LP** (investment type)
- Navigation tabs: **OVERVIEW**, **DOCUMENTS** (selected), **TRANSACTIONS**, **ASSETS**
- CAPITAL CALL NOTICES** section containing a list of documents:

Document Name	Date
Capital Call 10 notice - Altogether Insurance LP.pdf	Nov 19, 2017
Capital Call #6 notice - Altogether Insurance LP.pdf	Sep 30, 2015
Capital Call #5 notice - Altogether Insurance LP.pdf	Jun 19, 2015
Capital Call #4 notice - Altogether Insurance LP.pdf	Dec 01, 2014
Capital Call #3 notice - Altogether Insurance LP.pdf	Aug 22, 2014



Investment Navigation

TRANSACTIONS

The transactions tab provides the detail behind all investment transactions, including capital calls, contributions, distributions, and net income.

The screenshot displays the 'TRANSACTIONS' tab for two investments: RNB Casa Tierra LLC and Altogether Insurance LP. The interface includes a navigation menu with 'OVERVIEW', 'DOCUMENTS', 'TRANSACTIONS', and 'ASSETS'. A sidebar on the left lists 'Overview', 'Capital calls', 'Contributions', 'Distributions', and 'Net income'. The main content area features a 'TRANSACTIONS OVERVIEW' table and a 'CASH FLOW HISTORY' chart.

Category	Value	Category	Value
Committed	\$6,850,000.00	Capital acct. balance	\$3,632,509.66
% Ownership	11.79%		
Contributions	\$4,306,641.59 contributed		
Distributions	\$3,692,561.90 distributed		

Transaction Type	Amount (M)
Commitment	~6.85
Contributions	~4.31
Distributions	~3.69



Investment Navigation

ASSETS

The assets tab lists all assets owned by the investment on an interactive map. Each asset has its own detail page, where photos, an interactive map, and details on the asset are available.

[Investments](#) | [Documents](#) | [Emails](#) | [Tax center](#) | [Settings](#) | [Logout](#)

Investments > [Discretionary Real Assets I, LLC](#)

417-421 South St Altogether Insurance LP

OVERVIEW

SUMMARY

Asset name	417-421 South St	Acquired	Sep 5, 2014
Product type	Retail	Current capitalization	\$4,092,000 equity \$6,138,000 debt
% Owned	100%	Net asset value	\$10,230,000 \$310 per ft ²
Size	33,000 ft ²	Currently leased	100%
Floors	3		
Year built/renovated	1900		

Acquisitions and dispositions

Acquired on Sep 5, 2014

Purchase price	\$9,030,000 \$274 per ft ²	Initial equity	\$3,230,000
Percent acquired	100%	Initial debt	\$5,800,000 64.2% loan-to-value ratio
Strategy	Core	Additional cost to complete	\$0
Replacement cost at acquisition	\$400 per ft ²	Projected total cost	\$9,030,000 \$274 per ft ²

PHOTOS

LOCATION