

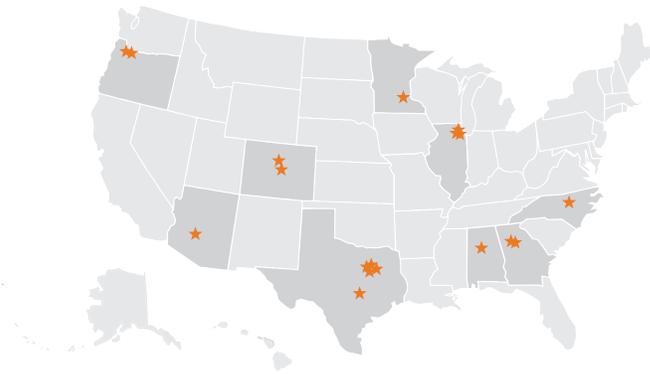


Portfolio performance at a glance

Net Operating Income Growth:	16.2% ¹
Revenue Growth:	6.0% ²
Occupancy Rate:	92.3% ³
Distributions:	6% annualized – paid monthly ⁴

Value Created from Investment Strategy:
\$125.5 MM⁵

A National Presence



- 18 properties
- 5,519 units
- Across nine states

All data as of 6/30/18.

Property spotlight

Acquired	5/19/2015
Units	411
Net Operating Income Growth:	36.6% ⁶
Revenue Growth:	13.1% ⁷
Occupancy Rate:	90.3% ³



Crosstown at Chapel Hill | Chapel Hill, North Carolina

Just minutes from world-renowned academics, Crosstown at Chapel Hill offers boutique apartment living on the doorstep of the University of North Carolina and Duke University, as well as easy access to premier shopping and dining in nearby southern Durham.

The REIT completed over \$6.6 MM of strategic improvements through 2017, including a complete renovation of the clubhouse and pool area, and an aesthetic overhaul of kitchens and flooring in 297 units as of 6/30/18.

Residents have access to a growing corporate technology hub, with major employers such as Cisco and IBM, as well as the highly-acclaimed Research Triangle Park. The area employs over 80,000 people, including at the two prestigious universities nearby.

Crosstown at Chapel Hill is indicative of the REIT's investment strategy: identifying, acquiring, improving, and managing properties where America rents.

Inside the portfolio



Grand Reserve, Naperville, Illinois | Recently Refinanced

Grand Reserve sits in a submarket with a growing downtown and access to retail, employment, and highly-ranked schools. Since acquisition, renovations have included a remodeled clubhouse and pool area, and new amenities like a dog park and outdoor kitchen. The property was recently refinanced at a lower interest rate (LIBOR + 172bps compared to LIBOR + 257bps at acquisition). Refinancing offers the ability to obtain additional proceeds from the property, which generated \$6.6 MM in value since acquisition.⁸

For more information,
call **(866) 446-0129** or email **IR@ResourceREI.com**.

¹ Net Operating Income Growth ("NOIG") of each property is calculated by taking the difference between the Net Operating Income ("NOI") for a current 12 month period through 6/30/18 and a prior 12 month period and dividing it by the prior 12 month period. For periods with less than 12 months, the NOI is annualized. The NOIG of each year is then added together and divided by the total number of years. The portfolio NOIG is an average of each property's NOIG weighted by the number of units. Since this is an estimated value, the actual results will be different. Properties excluded due to insufficient comparative time periods include: Indigo Creek and Legacy at Martin's Point.

² Revenue Growth of each property is calculated by taking the difference between growth for a current 12 month period through 6/30/18 and a prior 12 month period and dividing it by the prior 12 month period. For periods with less than 12 months, the revenue growth is annualized. The revenue growth of each year is then added together and divided by the total number of years. The portfolio revenue growth is an average of each property's revenue growth weighted by the number of units. Since this is an estimated value, the actual results will be different. Properties excluded due to insufficient time periods include: Indigo Creek and Legacy at Martin's Point.

³ Average occupancy as of 6/18.

⁴ Based on a \$10.00 per share purchase price.

⁵ Value created equals midpoint value of the properties in the portfolio as determined by Duff & Phelps at 12/31/17 less the aggregate purchase price plus closing costs and capital expenditures for such properties through 12/31/17.

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⁸ Value created equals midpoint value of the property as determined by Duff & Phelps at 12/31/17 less the aggregate purchase price plus closing costs and capital expenditures for such property through 12/31/17.

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