

FUND OVERVIEW

The WWC U.S. Multifamily Real Estate Fund (the “Trust”) has been established for the purpose of indirectly investing in U.S. value-add multifamily properties through its ownership of WWC Trust Limited Partnership (the “Investment LP”) and indirect ownership of WWC Trust Canada Ltd. (the “Investment Co”) and WWC Trust U.S. Inc. (the “Holdco”), it will invest all or substantially all of its assets into Limited Partnerships that will in turn indirectly invest in the acquisition and management of multifamily residential real estate opportunities in certain U.S. markets. Favourable metrics in key markets in the U.S. – such as job and population growth – continue to offer an opportunity to strategically acquire under-performing properties, implement a programmatic value-add system and increase the value of the properties to maximize potential returns for investors.

WHY THE U.S. VALUE-ADD MULTIFAMILY APARTMENT MARKET IS PRIMED FOR INVESTMENT

The population of the United States is expected to increase by 22.5 million by 2030 with much of that growth in the Southwest and Southeast regions. The Trust intends to target acquisitions in key markets where job and population growth continue to outpace the rest of the country, leading to an increased demand for multifamily apartments ([Census.Gov, REIM](#)).

The demand for new apartments continues to exceed supply. The pandemic has further complicated an already visible slowdown in apartment construction. This slowdown has further decreased the supply of multifamily apartments in the Trust’s target markets where the demand for multifamily apartments continues to increase ([Phoenix Business Journal](#)).








A study by the National Apartment Association and the National Multifamily Housing Council cites that as many as 11.7 million existing properties could need renovation by the year 2030. This provides the Trust an opportunity to target the acquisition of older and under-performing multifamily properties, that need repair and repositioning, while remaining below replacement cost ([NAA](#)).

The execution of a programmatic value-add system can increase the value of a property quickly and effectively. By increasing below market rents to market rents, completing interior renovations, along with several other value-add opportunities you can increase the net operating income above natural appreciation and generate positive returns for investors.

1 The Trust expects distributions to begin in Q2 of 2022, at the discretion of the Trust and subject to available cash flow.

2 The Trust intends to distribute the equivalent of 4% annually to unitholders, at the discretion of the Trust & subject to available cash flow.

3 Subject to certain restrictions. See Offering Memorandum for further information.

 Security Class A, B, F & I Units	
 Launch Date August 31, 2021	Structure Trust
Minimum Investment	Class A: \$25,000 Class B: \$10,000 Class F: \$25,000 Class I: \$2,500,000
 Distribution Frequency¹ Annually	 Targeted Distributions² 4% Annually
Carried Interest	5% of excess pretax returns above 8% per annum
 Investment Period Ongoing	Redemptions³ Quarterly
Management Fees	Class A: 2% Class B: 2% Class F: 1% Class I: 1%
 NEO Ticker WWCUS	Fund Administrator SGGG Fund Services Inc.
FundSERV Code	RBS20001 RBS20003 RBS20005 RBS20007
 Auditor KPMG	Legal Counsel Burstall LLP

MANAGEMENT MATTERS

The WWC U.S. Multifamily Real Estate Fund management includes Janet LePage, David Steele, and Erik Loptson. Janet, Dave, and Erik are all members of the Senior Management Team (the “Western Wealth Capital Management Team” or “Team”) of Western Wealth Capital Management Ltd. (“WWC”) – a privately held real estate investment firm. The Team controls most of the General Partners responsible for managing the Western Wealth Capital Limited Partnerships and has an active role in managing all properties acquired by Western Wealth Capital’s family of Limited Partnerships (collectively, the “Western Wealth Capital Limited Partnerships”).

Investors in the Trust will benefit from the Team’s breadth of experience in all facets of multifamily real estate, including acquisitions, property management, administration, and finance. The Team strives for excellence at every point. One of the key factors to their success is their unique value-add approach.

**THE WESTERN WEALTH
CAPITAL TRACK RECORD**



\$3 BILLION
in real estate transactions



**30% AVERAGE
ANNUALIZED RETURNS*** (1)
*average across 34 divested properties



**102 MULTIFAMILY
PROPERTIES**
and counting

*As of July 31st, 2021

SOLD PROPERTIES

YEAR SOLD	PROPERTIES SOLD	AVG ANNUALIZED RETURN ON EQUITY (1)	AVG TOTAL RETURN ON EQUITY	AVG MONTHS OWNED
2020	1(2)	24%	100%	50
2019	15(3)	28%	86%	33
2018	6	21%	51%	30
2017	7	38%	67%	22
2016	2	34%	91%	32
2015	1	43%	60%	17
AVG/ TOTAL	34	30%	80%	30

(1) Western Wealth Capital calculates average annualized returns as follows: *First*: Annualized pre-tax returns for each sold property = [(Total pre-tax return to limited partners expressed in %) / (investment period expressed in days) / 365] *Then*: Average annualized pre-tax returns across all sold properties = [(Total Annualized pre-tax returns for all sold properties) / (# of sold properties)]

(2) Three additional properties sold in 2020 as part of funds not yet closed and therefore return is not yet finalized.

(3) Four additional properties sold in 2019 as part of funds not yet closed and therefore return is not yet finalized.

*Past performance is not indicative of future returns

REFINANCED PROPERTIES

PROPERTY NAME	% OF ORIGINAL CAPITAL	% OF CUMULATIVE RETURNS	MONTHS OWNED
Edgewater	38%	71%	16
Scottsdale Haciendas	35%	55%	15
Sandal Ridge	33%	56%	18
Brookside*	45%	87%	31
544 Southern	36%	55%	18
Villa Serena*	23%	100%	40
The MarQ at 1st	20%	22%	15
Lantana Gardens*	21%	100%	35
Tierra Santa	75%	76%	15
Sunpointe	54%	62%	20
Sierra Pines	58%	65%	23
Country Gables	37%	41%	21
Connect on Union	37%	51%	22
Villatree	37%	49%	27
Peoria Grand (Cedar Meadows)	37%	70%	19

*Second Refinancing

PROGRAMMATIC VALUE-ADD SYSTEM