



RASTEGAR

Headquartered in Austin, TX

Located in the geographic center of the Sun Belt – Austin, TX is a leading technology hub experiencing population growth and home to Amazon, Apple, Facebook, Google, Whole Foods, and Dell campuses as well as Tesla’s future Gigafactory.

Unique Perspectives

Real estate investment, property management, and executive experience with a track record across 13 states and 38 cities combined with experience that includes supply chain, manufacturing, technology, marketing and architectural vision.

Technology-Driven Platform¹

Utilizing leading technology to identify target acquisitions with high potential ROI, reduce time and expense through supply chain optimization, and increase NOI through maintenance efficiency and smart home connectivity.

1. There can be no assurance that these objectives will be achieved.

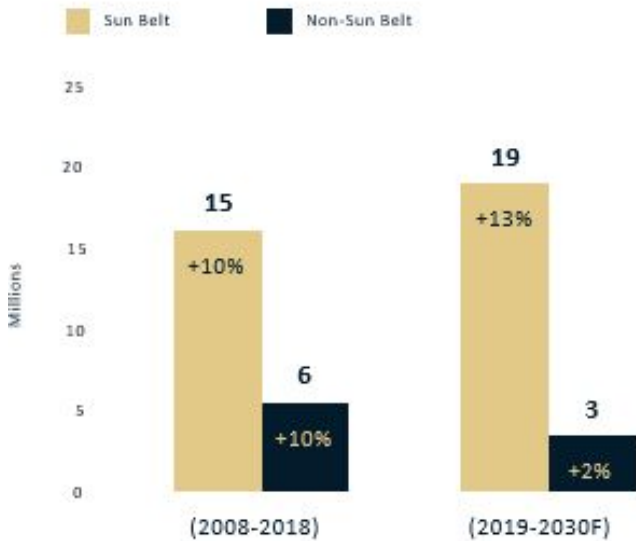


The property is owned by an affiliate of the REIT’s sponsor, not the REIT, and investors will not acquire an interest in the pictured property.

Vintage Multifamily

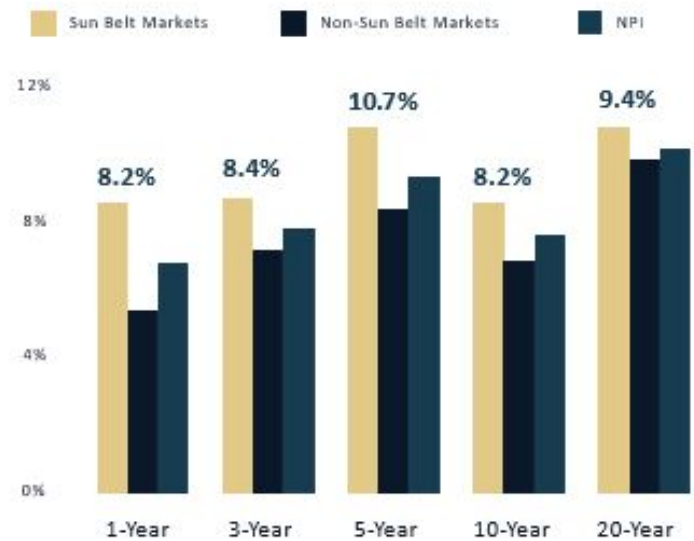
Vintage multifamily assets combine certain elements of Class A, B and C multifamily properties. Generally, vintage multifamily assets are heavily renovated Class C properties located in urban core adjacent areas amongst Class A properties that attract Class B level property rents. Rastegar’s objective is to employ active management to renovate, reposition, re-lease and/or develop vintage multifamily assets to add value.

POPULATION GROWTH



Source: Moody’s Analytics Q4 2018

NCREIF Returns (1998-2018)



Source: NCREIF, Clarion Partners Investment Research, Q4, 2018

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This is not an offer to sell securities. An offer to sell shares of common stock (“Shares”) in Rastegar Opportunity REIT, Inc. (the “REIT”) may be made only pursuant to the Private Placement Memorandum of the Trust dated November 1, 2020, as supplemented (the “Memorandum”). The information contained herein is qualified in its entirety by the Memorandum. The offering of Shares (the “Offering”) is being made by means of the Memorandum only to accredited investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer or investment advisor. All prospective investors must read the Memorandum, including the “Risk Factors,” prior to investing. The Offering will not be registered under the Securities Act of 1933 or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of such laws. Certain disclosure requirements which would have been applicable if the Shares were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Shares, the Offering or the Memorandum.



The Sun Belt⁴

The REIT intends to primarily invest in secondary and tertiary markets in the United States Sun Belt. The Sun Belt consists of eighteen states covering the lower third of the U.S. and includes 7 of the 10 largest cities, as well as many mid-size metropolitan statistical areas.

Covid-19 Implications on Vintage Multifamily

Migration from Dense Urban Areas

The Covid-19 pandemic has affected the mindset of urban dwellers due to crowded living conditions and urban areas being hit first. 40% are reportedly considering relocation over coronavirus concerns.

¹GlobeSt, Aug 2020

Exodus from High-Rise Apartments

High Rises are viewed by some tenants as high risk for virus transmission due to shared elevators. These tenants have fled to urban-adjacent areas and suburbs, and Rastegar has seen new tenant applications reach all time highs.²

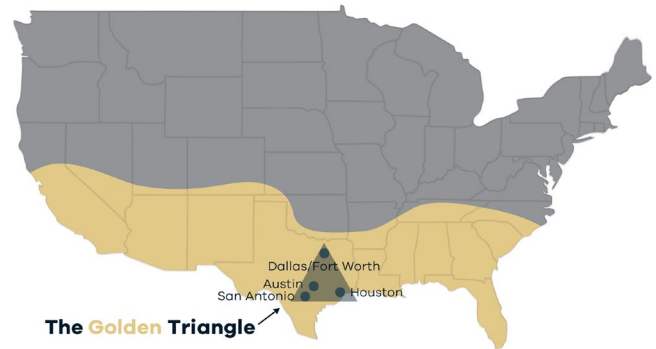
²USA Today, May 2020/Company management

Closure of Multifamily Amenities

Many Class A Apartment amenities such as gyms, pools, and co-working spaces that have driven rent increases in recent years have closed due to virus transmission protocols, leaving some tenants paying for inaccessible activities.

- Favorable Demographics
- Strong Job, GDP & Wage Growth
- Diversified Economy
- Business Friendly Climate
- Generally Year-Round Favorable Weather Leading to Better Quality of Life

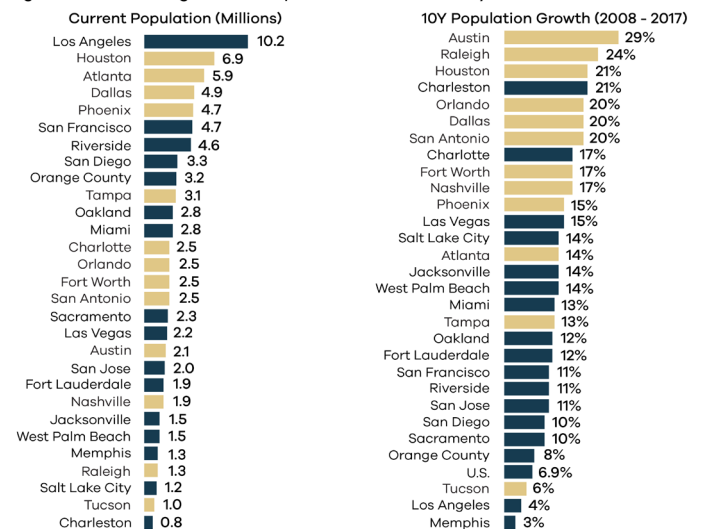
⁴ Legg Mason, Investment Insights, "Rise of the Sun Belt" May 2019



OFFERING⁵

INVESTMENT PERIOD	4 to 7 years
FUND LIFE	7-year with 2 one-year extensions
TARGET LEVERAGE	Target of 65%-70% of total asset value
MAX OFFERING AMOUNT	\$200 Million
FEES	<ul style="list-style-type: none"> • Asset Management Fee of 1% of asset gross value; • Acquisition Fee of 0.25% of purchase price; • Property Management Fee of 4% of project gross revenues; and • Construction Management Fee of 4% of hard and soft costs.
TARGET PREFERRED RETURN	8% annualized, accrued, non-compounding
DISTRIBUTION WATERFALL	Return of capital / 80% Limited Partners / 20% General Partner
AUDITOR	EisnerAmper LLP

Figure 4b: Sun Belt Region: Total Population & Growth History Forecast



■ Indicates preferred core target markets for Rastegar Property Company

Source: Moody's Analytics, Clarion Partners Investment Research, Q4 2018. Note: Population is as of 2017 and growth is from 2008-2017.

⁵ There can be no assurance that these objectives will be achieved

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All investments involve risk. An investment in the Shares is speculative, illiquid and involves a high degree of risk and there is no guarantee that investors will receive any return. Risks include the impact of the COVID-19 outbreak on the REIT's operations and value; the volatility of the real estate industry; borrower defaults and foreclosures on loans; potential decline in the value of collateral securing loans; restrictions on transferability; lack of diversity of investment; limited transfer and management rights for the equity investments; no guarantee of cash distributions; distributions may be paid from any source; reliance on the advisor to manage the REIT; the investments will be leveraged; the fees paid to the REIT's advisor have not been determined by arm's-length negotiations; conflicts of interest; and tax risks.

RASTEGAR

PERFORMANCE TRACK RECORD (3/2/2015-10/31/2020)

Eisner Amper, LLP Audited Performance Track Record

Rastegar Asset Management, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 10	Equity	Office, Retail, Self-Storage	\$3,275,000	\$4,343,770	1.33x	20.64%

Rastegar Enterprises, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 1	Equity	Retail	\$200,000	\$229,819	1.15x	17.79%

Rastegar Income Fund, L.P.

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 19	Debt, Equity	Industrial, Retail, Related Party Loan, Self-Storage	\$2,198,788	\$2,487,807	1.13x	17.44%

Rastegar Income Fund II, L.P.

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 6	Equity	Industrial, Multifamily, Self-Storage	\$6,126,271	\$8,695,752	1.42x	16.71%

Rastegar Value Fund, L.P.

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 4	Debt, Equity	Hotel, Industrial, Loan, Multifamily	\$3,346,494	\$3,531,658	1.06x	9.34%

RC Cypress Blvd, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 5	Equity	Industrial	\$368,000	\$404,800	1.10x	6.22%

RC Cypress Blvd II, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 7	Equity	Industrial	\$1,445,000	\$1,585,462	1.10x	7.89%

RC Cypress Blvd III, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 3	Equity	Industrial	\$460,000	\$496,696	1.08x	10.34%

RC Illinois Storage Portfolio I, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 1	Equity	Self-Storage	\$25,000	\$30,590	1.22x	33.14%

RC Ohio Storage Portfolio II, LLC

	Investment Type	Property Type	Investment Amount	Realized Value	Gross MoM	Gross IRR
Property Total: 3	Equity	Self-Storage	\$225,000	\$370,444	1.65x	21.73%

Overall Performance

	Equity Invested	Realized Value	Gross MoM	Gross IRR
	\$17,669,554	\$22,176,797	1.26x	16.34%

MANAGEMENT TEAM



Ari Rastegar
Founder & CEO

- ❖ Has built portfolios containing 5,000,000 sq ft of properties in 38 cities and 13 states.
- ❖ Launched and managed multiple private equity funds designed for institutional and high net worth investors.



Neal Golden
President

- ❖ More than 30 years of institutional real estate experience.
- ❖ Previously served as President and Vice Chairman of the Texas Region of Newmark.
- ❖ 15 time deal of the year award across the United States.



Marc Chytil
Director

- ❖ Developed Rastegar Investment Policy and Manages Real Estate Portfolio.
- ❖ Previously Portfolio Analyst for the Texas Pension Review Board and consulted for Bloomberg LP on Real Estate and REITs.

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