

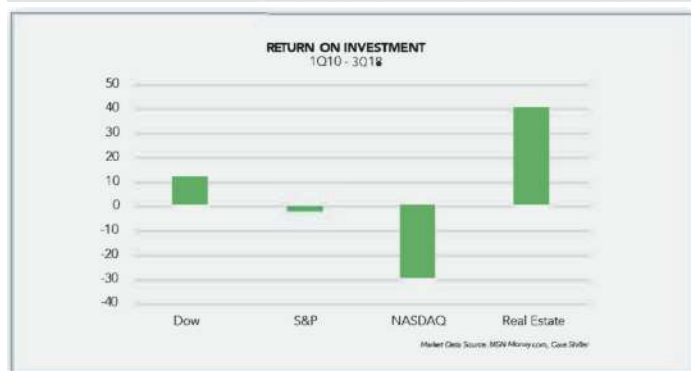
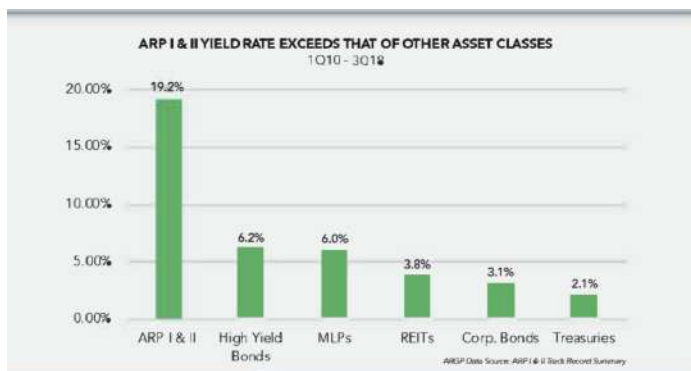
REASONS TO CO-INVEST WITH ALLIANCE INT IND Fund

A U.S. BASED TRIPLE-NET-LEASE COMMERCIAL
REAL ESTATE CO-SPONSOR



- Alliance Int proceeds to its 5th IND fund
- ARGP is the 4th portfolio series after ARP I & II
- ARP Principals' 25+ year history in Acquisitions and Transaction Management Commercial Real Estate
- Asset Class Focus - Industrial
- 44,000+ assets underwritten for trade and acquisition, 100+ were the largest square footage ever transacted in their respective markets
- 201 TNL Assets, 1.89b\$ AUM
- Geographically diversified across 41 states, 1650+ leases
- Investment grade tenant credit:
S&P BBB+ | Moody's Baa 11 | Fitch BBB+
- Average gross yield: 19.21%

Example: \$100k invested 10 years ago at 19.21% is estimated to be worth over \$453k today!



For information, please contact us at 312.624.9614 or visit our website: AllianceInternationalcre.com

The Alliance Organization Principal Members have been involved with CRE Asset trade, Principal holding and advisory for some three decades. The ARP, LLC - Alliance Realty Partners Portfolios held included 69 assets in 39 states making up a ±\$600m AUM. The ARA Advisory - Alliance included project work valued at \$46+ were in and has been cited for numerous firsts within the CRE industry including trade sizes, acquisitions and divestiture, structured finance competitive bid and build-to-suit analysis, leasing and consulting throughout the Large-Cap, National marketplace. Example significant differentiators includes closure advisory with and on behalf of the largest ever asset square footage in forty-seven (47) national Marketplaces in addition to the expected largest ever worldwide IND asset for AG Communications, an AT&T/GTE Joint Venture operation in Northlake IL. Further, the largest print, paper, chemical, drug, DC and Anthrax cure radiation-pasteurization processes. The ARGP Portfolio intent is to assemble IND assets to assemble and create the next folio of IND assets providing advanced yield returns to its co-investor and investor participants via a stable income stream generated by and with leased assets to credit qualified credit tenants in specified marketplaces throughout the 48 contiguous United States. Alliance Realty Group, LLC ("ARG") is parent to Alliance Transaction Management, LLC ("ATM"), Alliance Realty Advisors, LLC ("ARA") and ARG 2016, LLC ("The Portfolio"). The Portfolio will hold the assets underwritten by ARA which will source equity while the field operations, ATM, sources assets along with other providers. The Fund will employ a value-add core-plus investment strategy focusing on triple-net-leased commercial industrial and select retail properties targeting a current market yield of 6%+, however ARG believes that - based on an extensive history of innovative transaction structuring - it has the potential to achieve significantly higher returns, some of which are tax-advantaged, while providing the opportunity for appreciation and a measure of inflation protection. At the present time, the Sponsor is unable to provide a complete historical information package regarding all prior commercial real estate transactions because such information is either (a) held confidential under applicable NDAs with prior co-sponsors, and/or (b) not otherwise available to Sponsor. While Sponsor is able to provide information on certain sample transactions, such sampling is not exhaustive and does not represent of all prior transactions involving Sponsor. Nevertheless, we believe the available sample transactions will provide sufficient insight and clarity into Sponsor's commercial real estate experience and acumen to permit potential partners and investors to make an informed decision. The average gross yield noted is based upon the most detailed available assets invested. Survey assets were selected by region regardless of yield. Some images featured were underwritten for third party acquisition advisory, however most were acquired for ARP Holdings, acting as Sponsor and Co-Sponsor. This confidential material may not be reproduced or quoted without written permission of ARP, ARGP or Alliance Realty Group, LLC ("ARG"). It is intended for institutional investors and does not make any representation, express or implied, as to its accuracy or completeness. The investor is responsible for performing its own due diligence and verification of the information. This material is not an offering for the sale of securities.