

Don't Just Survive the Economic Downturn, Learn How to Thrive

Mike Zlotnik, CEO

June 2023

30



Invest@TempoFunding.com

TempoFunding.com

1

LEGAL DISCLAIMER

This presentation does not constitute a recommendation, an offer to sell, or a solicitation of an offer to purchase any securities and may not be relied upon to evaluate the merits of investing in the securities described herein. An offer to invest will only be made only by means of a confidential private placement memorandum ("PPM") to be furnished to prospective qualified investors, which will contain a description of the material terms (including, without limitation, risk factors, conflicts interests, fees and expenses, and tax aspects) relating to the fund. Prospective investors should review the PPM before deciding to invest and should only rely on the PPM to decide whether to invest.

The description of the fund contained in this presentation and any other materials provided to you in connection with the fund are intended only for informational purposes. The information is not intended to provide, and should not be relied upon for, tax, legal, accounting, or other advice or investment recommendations. You should consult your tax, legal, accounting, or other advisors about the issues discussed herein. The descriptions contained herein are a summary of certain terms and are not intended to be complete. Although this presentation is based upon information the Fund's manager considers reliable, the manager does not guaranty that this presentation is accurate, current, or complete, and it should not be relied upon as such.

This presentation is confidential and intended solely for the information of the person to whom it has been delivered. Recipients may not reproduce this presentation for, or transmit them to, third parties. This presentation is not intended for distribution to or use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

The investment program of the fund is speculative and involves a high degree of risk. Identifying and making successful portfolio investments can be difficult, and the fund may not be able to find sufficient opportunities. The fund's performance may be volatile. There can be no assurance that the fund's investment objectives will be achieved. The fund's management fees, incentive allocations, and other expenses may offset or exceed profits from the fund's investments. An investor could lose all or a substantial amount of its investment in the fund. The fund has very limited liquidity. No secondary market for interests in the fund is expected to develop and there are severe restrictions on an investor's ability to withdraw or transfer interests in the fund.

Although the targeted returns included in this presentation have been reviewed by the manager of the fund and are based on its reasonable assumptions, such targeted returns should not be regarded as a representation or warranty that they will actually be achieved, and the fund and its manager disclaim any liability that may be based on such targeted returns, or on errors or omissions relating to such targeted returns. Distributions are not guaranteed and are based on available cash flow. The past performance information of the fund is not necessarily indicative of future results, and there can be no assurance that the fund will achieve its investment objectives or results similar to the prior investment results of the fund.



Invest@TempoFunding.com

TempoFunding.com

2

About Us

Experience

- Real Estate Fund Management Since 2009
- Over \$150 Million Equity AUM

Business Philosophy

- Our Investors Come First
- Maximize Number of Assets and Sponsors, Minimize Investments in a Single Asset
- 3rd Party Administration and Audit

Best Access Point

- Access to Deals Not Available to Public and Elevated Access Through Our Negotiation
- Improved Terms Into Public Deals

Ongoing Communication

- Online Portal
- Investor Updates via Zoom
- Monthly Town-Hall Meetings
- Quarterly Reports and Statements
- and Annual Meetings



28



Invest@TempoFunding.com

TempoFunding.com

3

The Investment Journey is Not Always Smooth Sailing



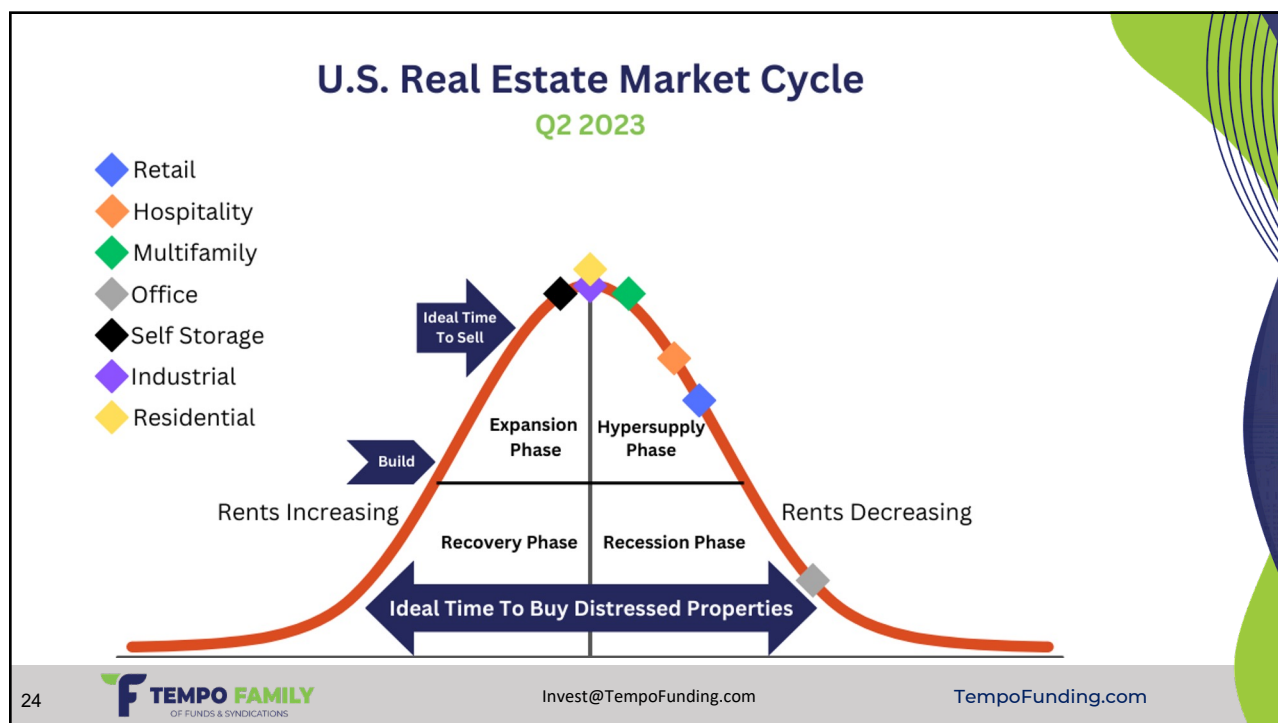
26



Invest@TempoFunding.com

TempoFunding.com

4



5

“Risk On Light” Investing Ahead

- **Asset Pricing Has Become Very Difficult**
 - Future Value Underwriting is Much Harder
 - Cost of Capital (Future Interest Rate) Uncertainty
- **Fed Action “Long And Variable Legs” - Delayed And Uncertain Impact**
 - "Soft Landing?"
 - "Rolling Recessions" In The Next 12-24 Months?
 - "Will the Fed be Forced to Start Easing Sooner Than They State?"
- **Distressed Deal Investing Ahead, Both Debt And Equity**
 - Investing With Downside Protection
 - Deep Discount Equity Deals?

RISK

ON

OFF

Thrive Tip:
Distressed Deals Ahead


23 **TEMPO FAMILY** OF FUNDS & SYNDICATIONS Invest@TempoFunding.com TempoFunding.com

6

Distressed Seller Deals With Strong Value-Add are Already Here

- Distressed Public REIT Liquidating
- Non-Competitive Bid Environment
- Class A Location
- Value-Add
 - 25% Vacancy to Fill in Fairfax
 - 10% Vacancy to Fill in Orlando
 - Sale of Outparcels
- Downside Protection
- TempoFunding.com/Deals-Room

FAIRFAX-ORLANDO



Watch video with Our Team and Sponsor discussing this deal in great details (50 min)

TO LEARN MORE PLEASE SCHEDULE A CALL WITH US

Deal Type

**2 SHOPPING PLAZAS
VALUE-ADD DEAL**

- 3 Year Hold
- Target IRR 17 - 19%
- Target EQM 1.43 - 1.48
- Target Cash Distributions: (Year 1) 6%+, (Year 2*) 88%, (Year 3*) 52%
- 8% Preferred Return
- Depreciation Tax Benefits between 50 - 55%
- Minimum Investment \$100,000
- Accredited Investors Only

*It includes a sales event

LEARN MORE

22



Invest@TempoFunding.com

TempoFunding.com

7

Huge "Pressure Point" Term Maturity and Rate Cap Expiration of The Mortgage Debt

- Commercial Bridge Loans From 2-3 Years Ago are Term Maturing or Rate Cap Expiring Example:
 - Rate Increase 3.5% -> 6.5%
 - Mortgage Payment Factor up 80%
 - Rent Revenue Growth Cannot Keep up With the Higher Debt Service



Thrive Tip:
Debt is an Opportunity

20



Invest@TempoFunding.com

TempoFunding.com

8

Regional and Small Banks are Feeling the Pain

- "Honey, I Shrunk the Deposits, and We Have to Pay Much Higher Interest Rates to Keep What We Can"
- Loans are Repaying Much Slower With Transaction Volume Down
- Defaults are Starting to Come in
- Inverted Yield Curve Causes Major Problems:
 - Bank Investments are Earning Less Than Deposits Cost
 - Fallen Bank Assets Values, Using "Held-to-Maturity" as an Excuse

19



Invest@TempoFunding.com

TempoFunding.com

9

Debt Maturity Possible Solutions

- **"Rescue" Capital Injection**
 - Capital Call to Existing Investors
 - New Capital (Preferred Equity, Mezz Debt)
- **Extend Current Debt**
 - "Cash-in" Extension (Fresh Rate Cap, Lower LTV)
 - "Extend and Pretend"
- **Refinancing**
 - Completed Value-Add + Lease-Up: Agency Debt
 - Completed Value-Add + Partial Lease up: Fresh Bridge Debt
- **Sell The Asset**
 - Normal vs. Distressed Sale

18



Invest@TempoFunding.com

TempoFunding.com

10

Blame Game...

- **Blame Everything On Fed?**
 - Years of Zero Interest Rate Policy ("ZIRP")
 - "Too Fast and Too Furious" Rate Hikes
- **Many Real Estate Deals Are Struggling & Failing Now. Why?**
 - Underwritten for Perfection
 - Lack of Reserves
 - Variable Rate Debt
 - Underperforming Value-Add Execution
 - Changed Market Conditions



17

F TEMPO FAMILY
OF FUNDS & SYNDICATIONS

Invest@TempoFunding.com

TempoFunding.com

11

"All is Well" Changed to "Many Deals are Facing Challenges"

- Financial Survival
- Mental Stress Management
- Cash is King



16

F TEMPO FAMILY
OF FUNDS & SYNDICATIONS

Invest@TempoFunding.com

TempoFunding.com

12

Know Your Portfolio

- Asset Performing and No Debt Maturity Risk
- Asset Performing, but Debt Maturity Risk
- Asset Underperforming, but No Debt Maturity Risk
- Asset Underperforming and Debt Maturity Risk

15



Invest@TempoFunding.com

TempoFunding.com

13

Have a Thrive Mindset

Thrive

Distressed Buying Opportunities

Strong Risk-Adjusted ROI

Investing With Downside Protection

Distressed Sellers vs. Distressed Assets

Lower Leverage Financing

Picking Your Strategy, Target Markets and Asset Types

Capital Raising Accelerators

14



Invest@TempoFunding.com

TempoFunding.com

14

Fresh Capital Deployment Opportunities

- Rescue Financing (Only Worthy Projects)
 - Preferred Equity
 - Mezz Debt
- Discounted Acquisition Equity Financing
 - Preferred Equity
 - Common Equity
- Distressed Debt Acquisition
 - Primary and Mezz Debt

13



Invest@TempoFunding.com

TempoFunding.com

15

Investing With Downside Protection

- Operator Strength
- Strategy
 - Buy Existing at a Big Discount vs. Build New
- Capital Structure
 - Mezz Debt / Pref Equity vs. Common Equity
- Location
 - Cyclical vs. Non-Cyclical Markets
- Deal Fundamentals



12



Invest@TempoFunding.com

TempoFunding.com

16

Learn to Thrive and Think Like Warren Buffett

- Be Very Patient and Sit and Wait for Incredible Deals on the Risk Adjusted Basis
- Write Large Checks Into the Deals With High Conviction of Great Success
- \$5B Check Into Goldman Sachs Preferred Equity in Sept 2008:
 - 10% Dividend Yield
 - \$500M Special Dividend on Repayment
 - Warrants to Buy \$5B of Common Stock
- "Be Fearful When Others are Greedy, and be Greedy When Others are Fearful"

11



Invest@TempoFunding.com

TempoFunding.com

17

How to Prepare to Invest in Great Opportunities During a Recession

- Opportunistic Funds
- Direct Opportunities / Syndications
- Due Diligence and Preparation
 - Get to Know, Like and Trust Managers and Operators
 - Understand Strategy, Deal Sourcing, Structure, etc.
- Diversification and Capital Allocation Plan

10



Invest@TempoFunding.com

TempoFunding.com

18

Riches are in the Niches High Cash-Flow via Specialty Lending

- Investors in Tempo Income Fund LLC Class D1-D4 Units Receive 12-15% Annual Preferred Return (Paid Quarterly)
- Tempo Income Fund LLC Loans Money to Strategic Partner at 16-18% Interest Rate
- Strategic Partner Buys Recreational Land Lots and Sells to Investors on Land-Contracts, e.g. \$4,000 Purchase Price and \$20,000 Sale Price Payable at \$300/month

09



Invest@TempoFunding.com

TempoFunding.com

19

Tempo Family of Funds

- Tempo Income Fund LLC
 - Open-Ended, Income Focused, Return Target 8-15% Annually
- Tempo Opportunity Fund LLC
 - Open-Ended, Income & Growth Focused, Return Target 10-13% Annually
- Tempo Growth Fund II LLC
 - Close-Ended, Growth Focused, Return Target 13-20% Annualized

08

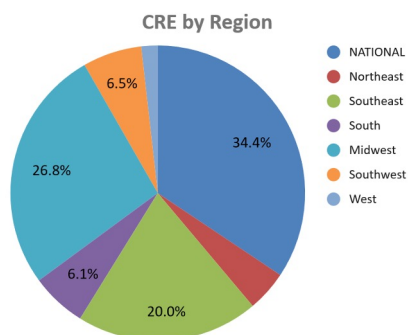


Invest@TempoFunding.com

TempoFunding.com

20

Diversify, Diversify, Diversify!



Diversifying Your Commercial Real Estate Portfolio by Investing in **Various Property Types**, Such as Storage, Open Air Retail Centers and Multifamily Apartments

Diversification Helps Mitigate Risks by Spreading Investments **Across Different Regions**, Reducing Exposure to Fluctuations in a Single Market Segment

By Diversifying, Investors can Enhance Their Portfolio's Resilience and Position Themselves for Long-Term Success

Thrive Tip:
Investing in Diversified Funds
Reduces Risk and Volatility

07



Invest@TempoFunding.com

TempoFunding.com

21

How To Invest With Down-Side Protection and Strong Upside

- **PRIORITY #1:** Maintain Prudent Diversification
- **PRIORITY #2:** Invest With People You Know, Like and Trust in What You Understand
- **PRIORITY #3:** Conservatively Underwritten Deals With Strong Risk / Reward Ratio

06



Invest@TempoFunding.com

TempoFunding.com

22

"My Crystal Ball Broke, and I Cannot Find Another One for Sale"

- Don't Listen to Predictions, Nobody Really Knows the Future
- "Know Thyself," Your Portfolio and Your Goals
- Be Prepared to Act When You See Strong Opportunities
- Invest in What You Understand and Avoid "Bright and Shiny" Objects

05



Invest@TempoFunding.com

TempoFunding.com

23



Contact Us



Mike Zlotnik
CEO



Deanna Boring
Manager, Investor
Relations

Email Questions / Feedback:
Invest@TempoFunding.com

Schedule Your Call
TempoFunding.com/IRcall

04



24