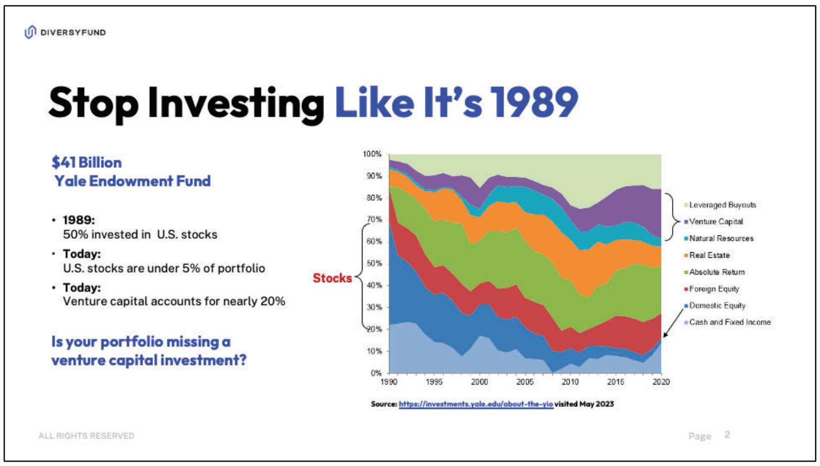
Hi and welcome to today's webinar on DiversyFund's Venture investment offering in our parent company. My name is Alan Lewis, a DiversyFund founder and Chief Investment Officer. Over the next few minutes, we'll cover in detail the investment opportunity along with many of our company's significant accomplishments over the past seven years and our plans for future growth. This investment gives a select group of investors the opportunity to invest in our parent company like a venture capitalist and become a part owner. Before diving in, please remember to review the legal disclaimer at the end of this presentation along with the risks outlined in Offering Circular, as we take compliance very seriously. As always, past performance does not guarantee future results.



If you're watching this webinar it's likely because you're an investor who is looking for ways to grow your wealth and move away from the stock market roller coaster or the unpredictability of crypto or other fad investments. You might even be frustrated with the way your investment portfolio has been performing and wondering if there's a better approach that includes a better way of investing.

tony Robbins famously said, "Success Leaves Clues. Go figure out what someone who is successful did, and model it." Well, in the institutional investor world, one of the most successful investors over the last 30 years has been the Yale Endowment Fund, which manages a portfolio of over $41 billion in investments.

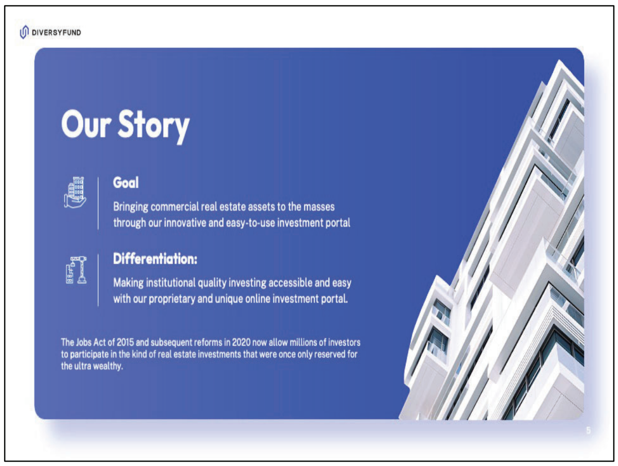
What this chart reveals is one of the major changes that the Yale Fund started making over 30 years ago in 1989 that has helped their success.

They started to reduce their investments in US stocks and started to increase their investments in venture capital and other alternatives. In 1989, nearly 50% of their portfolio was in US stocks. And if you follow the dark blue band near the bottom of the chart you'll see that their US stocks went from nearly 50% to under 5% of their portfolio. That's right. Under 5% today. Meanwhile, the Yale Fund has increased its allocation to venture capital investing to nearly 20% of their portfolio today. If you're like most accredited investors, your portfolio looks more like Yale's 1989 portfolio from 30 years ago. Your portfolio might be over 70% in US stocks and bonds and you probably don't have ANY venture capital investments in your portfolio, certainly less than Yale’s 20% allocation. today.

So what is venture capital investing? Venture capital investing is when you invest in private companies in their early stage years, way before they ever IPO on the stock market or get acquired. Some of these companies don't make it and close their doors but For some companies like Amazon and Tesla, the venture capital investors capture billions of dollars of profits by investing years ahead of everyone else. Venture capital investing allows you to invest in innovation and target returns that often beat the stock market and real estate average returns over time.* With a venture capital investment, it's important to note that there are some limitations. VC investing is definitely a long term investment where you can't just cash out after a year or two. This is because there are two main ways to get returns on a VC investment, referred to as "exits". This means you get paid when the company either goes IPO or gets acquired by a larger company. There is no predictability or guarantee as to when or if an exit will ever happen. It could be 5 years or 10 years, or not at all in some cases. So while there can be significant upside with some VC investments, there are also challenges and real risks to be considered.

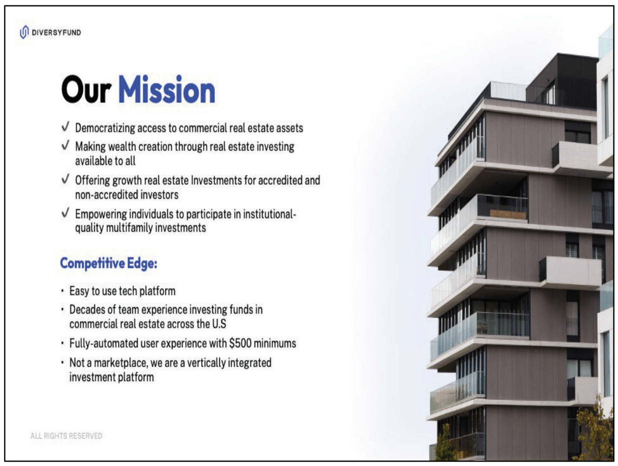
At DiversyFund, we believe that you should have access to these opportunities because there's a reason that institutional investors allocate to VC investments. We believe that you should have the ability to make venture capital investments too. And this is why we're proud to announce that today we are allowing all investors to invest in our parent company and become a part owner of our innovative platform.

Why do we believe DiversyFund is such a compelling investment opportunity for someone looking to add a venture capital investment to their portfolio? Because investing in DiversyFund may give you the potential upside of a financial technology company while also mitigating some of the downside risk from the potential real estate profits from the portfolios we manage. See the disclaimers at the end for more information on the risks involved with venture capital investing.



DiversyFund’s goal has always been to bring commercial real estate investing to the masses through our innovative and easy to use online investment portal. We started the company seven years ago in order to leverage new Jobs Act laws from 2015 that made it possible to market multifamily investments online to everyday investors.

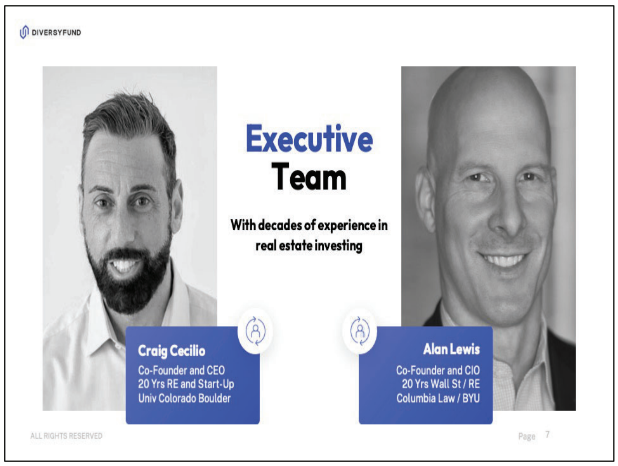
So we took an investment product that had been limited to large institutional investors and made it accessible to all investors with our proprietary and unique investment portal. Today our community is over 300,000 strong with over 28,000 investors. And we’re just getting started.



So at its core, our mission is to democratize access to commercial real estate assets starting with multifamily apartment investments. This means providing both accredited and non-accredited investors with the opportunity to build wealth in their portfolios through the institutional-quality multifamily investment offerings that we source and manage for our customers.

And when it comes to creating competitive advantages, we have invested heavily into building a superior online platform that ties together an expansive array of behind the scenes tech applications in order to give our customers a fully-automated user experience with $500 minimums for select offerings and the ability to conveniently invest online in under 5 minutes.

Another competitive advantage we have in our space is that DiversyFund is NOT a marketplace, by choice. Instead we are vertically integrated and source and manage all the real estate investments in-house with our dedicated team of experienced real estate professionals.



Craig Cecilio and I founded DiversyFund in 2016. Craig has over 20 years of experience working with real estate investing and managing his own startups, having graduated from the University of Colorado Boulder. I've spent over 20 years in the various aspects of the real estate investment industry including time on Wall Street after graduating from Brigham Young University and Columbia Law School. We're joined by an experienced executive team that includes a real estate executive with broad institutional investing experience and a compliance and legal executive who has worked at one of the top U.S. law firms.

And the market opportunity is more compelling as you can see the momentum trending in our favor. It's been just 7 years since Direct to Consumer crowdfunding became available. Franklin Templeton currently manages over 200 billion of alternative assets alone showing the growth of alts. And today nearly 20% of the US stock market is fueled by direct to consumer trading and the trend is now coming to the alternative investing space. Direct to consumer stock trading has increased 40X in recent years through the aid of fintech platforms. And the global market for real estate is valued at over 3.6 trillion. The EU's largest direct to consumer online investment platform, known as Moonfare, raised over 2 billion, showing the significant room for growth and scale in our industry.

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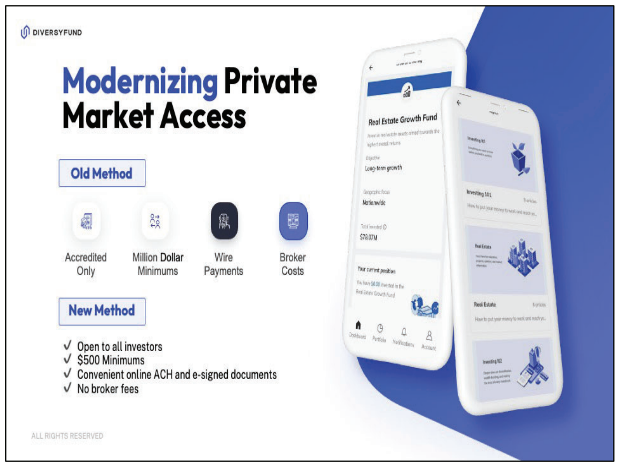
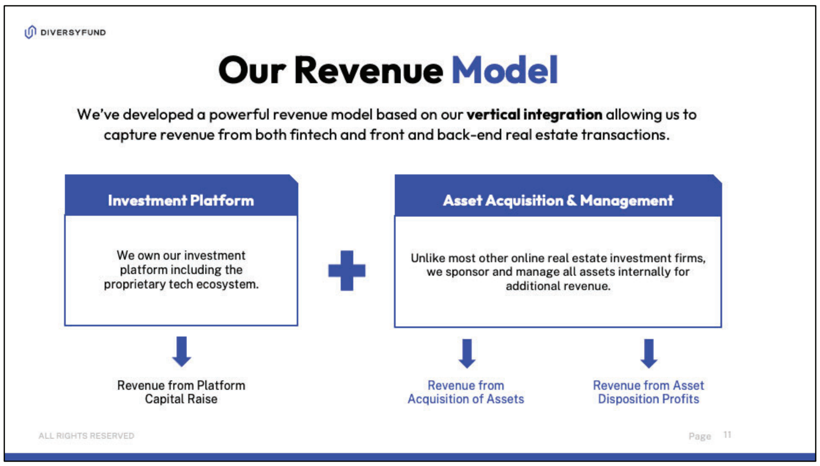


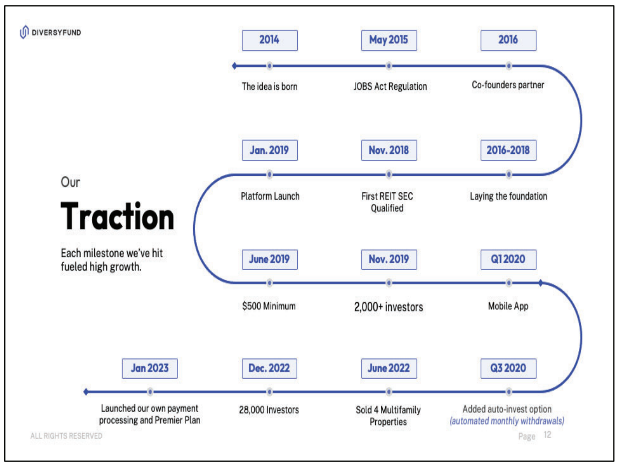
So at DiversyFund over the last 7 years, we have been disrupting and modernizing private market access to investments like institutional quality multifamily investments. In the private real estate investment markets, the Old Method of investing was limited to Accredited Investors Only with investment amounts that sometimes were above a million dollars. And investors were faced with the inconvenience of having to make wire payments and fedex paperwork while paying high broker costs at times.

DiversyFund's new method makes these multifamily real estate investments open to all investors regardless of status with low $500 minimums and convenient only ACH bank transactions and e-signed documentation. And because we're vertically integrated, our customers avoid middleman fees. And the opportunity in front of us to continue to disrupt an outdated industry is exciting.

As far as the traction we've created over the past 7 years, we have over 300,000 members in our community and 28,000 of those have become customers that have entrusted us to help them in their wealth building journeys. We have up to a 73% open rate on some of our community emails showing high community engagement and our managed portfolio of real estate assets has an estimated fair market value of over 234 million dollars.



We've developed a unique revenue model that leverages our vertical integration allowing us to capture revenue from both the fintech side and the front and back end of real estate transactions. So the investment platform for some investment products created revenue tied to the capital raise and fund management as a first revenue stream. The second revenue stream is the fee income we collect when we acquire a new real estate asset for our customer portfolio. And the third revenue stream comes from the profit interest when we sell an asset. These three revenue streams combine to help us create revenue from several different angles as we support our customers.



And since we formed the company in 2016, we've hit milestone after milestone over the past seven years including getting our first Reg A+ REIT offering qualified with the SEC in 2018; reaching 28,000 investors in 2022; while also proudly watching four of our customer properties go full cycle to provide returns on disposition that we were very proud of.

As our customers continue to trust us with their capital, we're able to purchase multifamily assets on their behalf. Our real estate offerings tend to focus on a value add strategy meaning we acquire older apartment buildings with existing tenants in place and perform a renovation plan over the first couple years in order to improve living conditions for tenants and increase the rents on the property. Pictured here are a select handful of our portfolio assets in south Florida, South Carolina, Texas and Northern California.

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DiversyFund Portfolio

Property	Units	Location	Vintage	FMV	Status
Azul	49	Stuart, FL	2019	$21, 265,970	Closed
The France on Frazier Creek	30	Stuart, FL	1925	$6,000,000	Closed
Avalon I at North Charleston	145	North Charleston, SC	2002	$22,969,900	Closed
Avalon II at North Charleston	285	North Charleston, SC	2009	$47,869,563	Closed
Mission Villas	176	San Antonio, TX	1965	$14,015,508	Closed
Swaying Oaks	64	San Antonio, TX	2017	$8,059,315	Closed
Cobble Hill	136	Fort Worth, TX	1984	$14,599,354	Closed
Village Creek	184	Fort Worth, TX	1970	$16,762,473	Closed
Durant	19	Berkeley, CA	1910	$5,890,000	Closed
Granito Drive*	-	Hollywood, CA	-	$3,476,750	Debt Investment
Onyx on Park	61	San Diego, CA	Est. 2024	$43,100,000	Under Construction
The Independent	61	Monterey, CA	2008	$20,000,000	Closed
The Colony Uptown	90	San Antonio, TX	1972	$10,80,000	In Escrow
Total/Median	1,300		1993	$234,808,833	

*Listed assets feature DiversyFund as sponsor or, in the case of third party sponsor, as having co-GP decision rights. Assets are funded by DF affiliates and in some cases partially by third party investors. FMV is calculated. The Independent and The Colony Uptown are carried at their respective purchase prices. The remaining assets are subject to an internal valuation based on the following characteristics: Assets in Major Reposition- Year 1: Cost; Year 2: Stabilized NOI at market cap rate; Stabilized Assets – Forward 12-month NOI at market cap rate; Development Assets – Cost Plus until stabilization; Debt Investments – Cost/Par of Debt Amount; Market cap rates are derived from Costar. FMV as of December 31, 2022

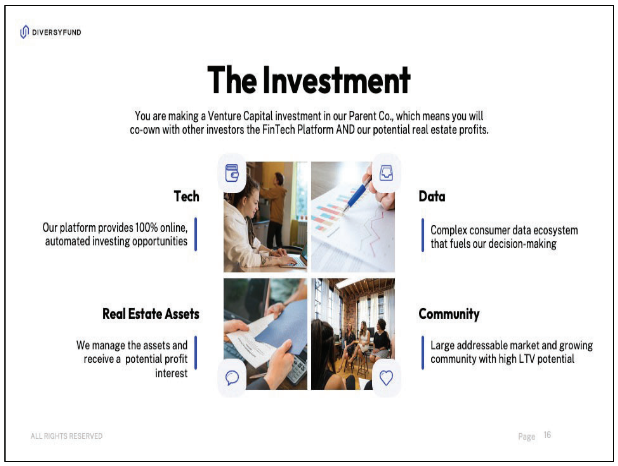
This offers a snapshot of our entire current portfolio that we manage, which totals 1,300 multifamily units with an estimated fair market value of over $234 million. In most instances, when we acquire an asset for our customers, we generate fee revenue. For some of our investment products, we create revenue related to the capital raise and fund management. And when we sell these assets, a portion of the profits is often payable to DiversyFund as one of our three main revenue streams.

Sold Assets*

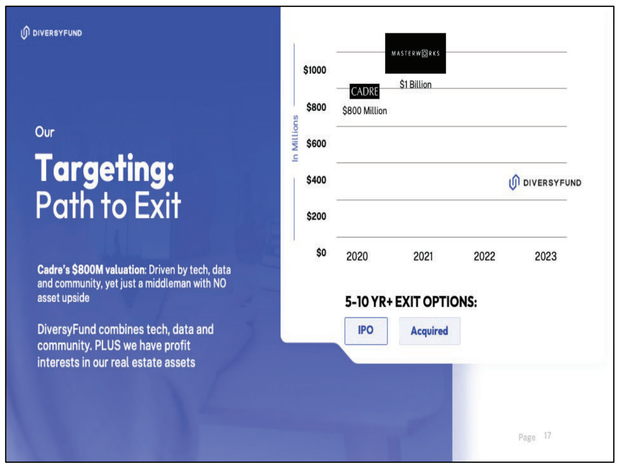
Property	Units	Location	Vintage	Sold Price
Summerlyn	200	Killeen, TX	1974	$11,625,000
Cottonwood Creek Estates	36	Murray, UT	1972	$8,235,000
Woodside Apartment Home	54	Holladay, UT	1973	$13,400,000
Boulevard West	243	Greenville, NC	1991	$24,000,000
McArthur Landing	121	Fayetteville, NC	2011	$16,600,000
Goshen	3	San Diego, CA	2018	$2,900,000
Total / Median	657		1982	$76,760,000

*Past performance does not guarantee future results.

In fact, just last year in 2022, we sold four assets in the portfolio, which sales generated $6.5 million of revenue to DiversyFund from the profit interest revenue stream.



So this investment offering allows you make a venture capital investment into our parent company which means you co-own with us the fintech platform that we've built, that's backed by complex data analysis and a community of over 300,000 with 28,000 having already become customers. And our parent company also gets the benefit of the potential profit interests generated from our growing real estate portfolio that we build for our customers.



Finally, where are we headed? Over the years ahead, we plan to continue to grow DiversyFund to the point where we have attractive exit options for our investors like you that choose to invest in the parent company. In the past, we've already seen some of our competitors in the space receive valuations ranging from $800 million for Cadre to $1 billion for Masterworks. And we aspire to join their ranks in the years ahead. Potential exit options for a venture capital investment like this one come in the form of an IPO, where DiversyFund would list its shares on the stock market and you would be able to sell your shares in such case.

Another potential exit option would be us getting acquired by a strategic buyer in which case you could receive cash for your shares in the acquisition. And while we can't guarantee any of these outcomes nor the timing of when an exit may even occur, we do know that we share the same goal with our shareholders in pushing for an exit that could potentially lead to a strong return.

Finally, it's worth noting that DiversyFund has been on a path of growth since its inception in 2016 as seen here from the share prices of DiversyFund shares over the years. Since our first capital raise in 2017, our share price has increased by over 350%. By partnering with us and becoming a shareholder in our parent company, you'll not only add a venture capital investment to your own portfolio but you'll help us continue to grow our fintech community and expand the DiversyFund portfolio of real estate assets for our customers. Of course, past performance is no guarantee of future success.

For more information

See the Discussion Channel at Offering landing page at DiversyFund.com

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This presentation contains forward looking information that relates to future events or future predictions, including events or predictions relating to future financial performance. Forward-looking statements are based on current expectations and involve a number of known and unknown risks, uncertainties and other factors, many of which are beyond the company's control, that could cause actual results to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Market, financial and other forward-looking information in this presentation and in the related Offering Circular and Investment Agreement is based on assumptions we believe are reasonable but that may or may not prove to be correct. There can be no assurance that our views are accurate or that our estimates will be realized, and nothing contained herein is, or should be relied on as, a promise of the future performance or condition of the company. Financial projections are hypothetical, are not based on actual investment results and are presented solely for the purpose of providing insight into the Company's goals and objectives. There can be no assurance that any of these goals and objectives will be met. You should not place undue reliance on forward-looking statements and no responsibility is accepted by the Company or any of its directors, officers, employees, agents or advisers or any other person in respect thereof. The Company does not undertake to publicly update or revise any forward-looking statements that may be made herein, whether as a result of new information, future events or otherwise.

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Thank you for tuning into this webinar and if you have any further questions, please visit the Discussion Channel on the landing page for this offering at Diversyfund.com. Thank you and we look forward to partnering with you.