LIGHTSTONE DIRECT

VALUE-ADD MULTIFAMILY INVESTMENT

Hidden Lakes Apartments

GRAND RAPIDS, MICHIGAN - 384-UNITS

12.8%	7.0%	1.5x	4 Yrs
TARGET NET IRR[1]	AVG CASH-ON-CASH[2]	EQUITY MULTIPLE[3]	TARGET HOLD

PROPERTY OVERVIEW

Hidden Lakes is a well-maintained, cash-flowing apartment community acquired at an attractive basis below recent comparable sales in a market with durable fundamentals. The business plan centers on operational improvements and targeted renovations, rather than aggressive rent growth assumptions or heavy repositioning, offering a clear path to value creation with limited execution risk.

INVESTOR BENEFITS

- **Attractive Risk-Adjusted Returns.** A 12.8% target net IRR supported by a discounted basis, current income, and a conservative strategy.
- **Monthly Income.** Targeting a 7.0% average annual cash-on-cash yield, with targeted monthly distributions.
- **Tax Efficiency.** Depreciation may shelter a meaningful portion of distributions, potentially increasing after-tax income.

40% Discount to Replacement Cost

12% Discount to Recent Comparable Sales Identified by Lightstone

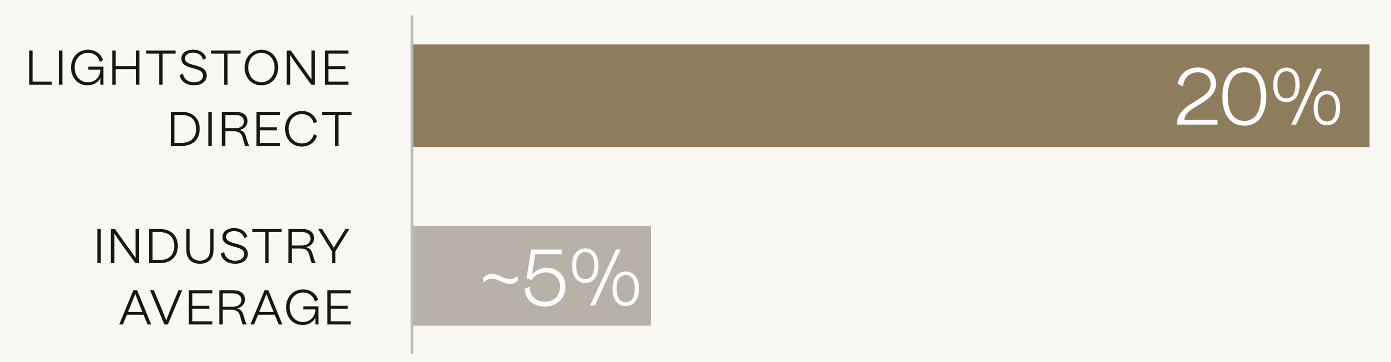
THE LIGHTSTONE ADVANTAGE

- **Michigan Expertise.** Lightstone owns 10,000+ units across Michigan and has 20+ years of workforce housing experience in the state.
- **Vertical Integration.** Our in-house property management platform, headquartered in Michigan, provides local market expertise, first-party data, and direct oversight at the asset level.

10,000+
Units owned and operated in Michigan

20+ Yrs
Investing and operating in Michigan

LIGHTSTONE'S CO-INVESTMENT



Lightstone co-invests a minimum of 20% of the equity alongside investors, ensuring meaningful alignment from day one.

LIGHTSTONE AT A GLANCE

INVESTING SINCE	ASSETS UNDER MANAGEMENT	MULTIFAMILY UNITS	AVG REALIZED NET IRR*
1986	$12B+	25K+	27.6%

* On realized investments since 2004. The IRR reflects past performance of specific investments under particular conditions and should not be relied upon as indicative of future results. Actual returns may differ materially due to various factors.

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GRAND RAPIDS, MICHIGAN — 384-UNIT MULTIFAMILY

WHY GRAND RAPIDS?

Grand Rapids has quietly delivered some of the strongest multifamily fundamentals in the country. The market has maintained occupancy above 95% for more than a decade, and generated above-average rent growth with significantly less volatility than many high-growth markets.

With new apartment supply falling sharply and construction activity slowing, we believe Grand Rapids provides a rare combination of stability, income, and growth that supports both durable cash flow and long-term value creation.

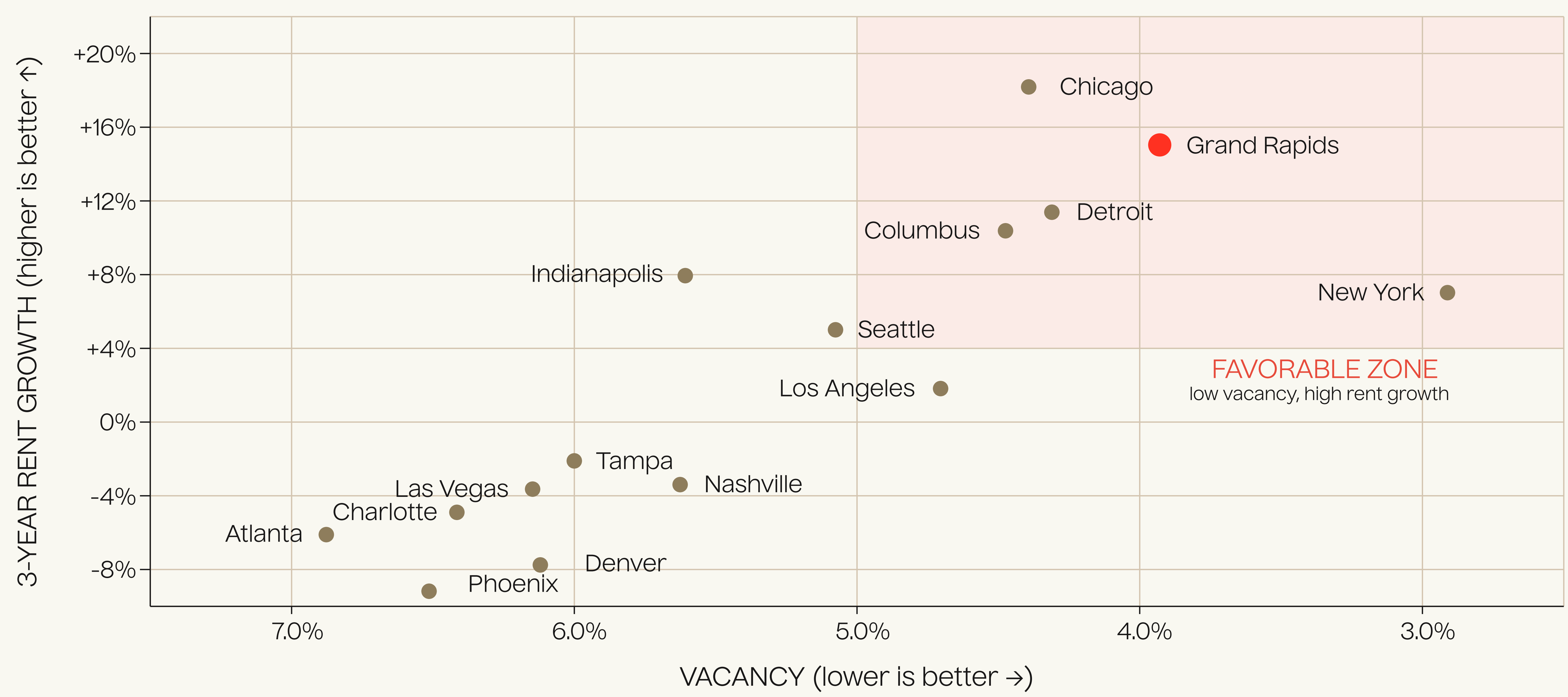
Source: RealPage

95%+
Occupancy maintained over 10 years[4]

15%+
Effective rent growth since 2021

-52%
Fewer units under construction vs. 2022 peak

RENT GROWTH VS. VACANCY (LAST 3 YEARS)[5]



WHY INVEST IN CLASS B MULTIFAMILY NOW?

Attractive Entry Point

Valuations have declined approximately 30% from peak levels due to higher interest rates and capital market dislocation. This creates opportunities to acquire quality assets at significantly more attractive entry prices than were available several years ago.

Improving Supply-Demand

As new apartment construction slows, Class B communities remain well-positioned to benefit from strong renter demand, driven by affordability pressures in both the for-sale housing market and higher-priced Class A rentals.

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Footnotes & Disclosures

[1] Proforma Net IRR – This amount is a projected, pro-forma estimate based on current projections made by Lightstone. It was calculated by using the XIRR function in Microsoft Excel, which measures the annualized internal rate of return based on the timing of monthly cash flows, with a projected holding period of 48 months. Proforma Net IRR calculation excludes taxes but includes fees and carried interests payable by the Series or Series Members.

[2] Proforma Net Average Annual Cash on Cash – This amount is a projected, pro forma estimate based on current projections made by Lightstone. It was calculated by dividing the projected annual pre-tax cash flow to be indirectly received by the Series from Hidden Lakes by the expected total cash to be indirectly invested by the Series in Hidden Lakes. This calculation excludes taxes but includes fees and carried interests payable by the Series or Series Members. It also does not include potential proceeds from any sale, refinance, or appreciation of Hidden Lakes.

[3] Proforma Net Equity Multiple – This amount was calculated by dividing the total projected aggregate cash inflows received by the Series from its investment by the total expected aggregate capital invested by Series Members. Proforma Net Equity Multiple calculation excludes taxes but includes fees and carried interests payable by the Series or Series Members.

[4] Occupancy floor = lowest quarterly physical occupancy observed 2016 Q1–2026 Q1. Source: CoStar / RealPage. Columbus, IN excluded for insufficient inventory history.

[5] Source: Lightstone DIRECT analysis of RealPage market data across 15 markets. Vacancy is the average of trailing quarterly rates (Q1 2023 to Q1 2026); rent growth is cumulative rent growth over the same period. Grand Rapids reflects the Grand Rapids/Muskegon/Holland, MI market. Figures are estimates, shown for illustrative purposes only, and subject to revision. Past performance is not indicative of future results. For discussion with accredited investors only; not an offer to sell or solicitation to buy any security.

This material is for informational purposes only and does not constitute an offer to purchase securities. Any such offer or solicitation will be made only through the applicable definitive offering documents including the subscription agreement. Targeted returns, proforma projections, and forward-looking statements (including Targeted Net IRR, Cash-on-Cash, or Equity Multiples) are hypothetical estimates based on current assumptions, are not guaranteed, and are subject to material change based on evolving market conditions. Actual results may differ materially from these targets. Past performance of prior offerings is not a guarantee of future results. All real estate investments carry significant risks, including but not limited to illiquidity and potential loss of capital. Mentions of tax efficiency are for educational purposes and do not constitute tax advice; please consult a tax professional before investing.

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