

Investment Risk Disclosures

Investment opportunities available through www.precfinance.com (the “Website”) and PCR Finance Group, LLC (“Partners Finance”) or its affiliates (collectively “Partners”) are speculative and involve substantial risk. Investors should not invest unless they can sustain the loss of significant capital, including the risk of total loss of capital invested. Direct and indirect purchase of real property and commercial real estate involves significant risk, including, market risks, risks related to the sale of land, risks specific to a given property, principal risk and liquidity risk. All investors must make their own determination of whether or not to make an investment, based on their own independent evaluation of the investment and their risk tolerance. Investments should be chosen based on your objectives, timeframe, and risk tolerance. Investors should consult with a financial advisor, attorney, accountant, and any other professional that can help in understanding and assessing the risks associated with any investment opportunity and deciding if an investment is appropriate. Private placements are illiquid investments and are intended for investors who do not need a liquid investment.

Below is a summary of certain risks that apply to the Website, the Services, and/or the investments available through this Website (the “Investments”). The occurrence of any of these or other risks could result in losses and damages to you. This is not an exhaustive list of all of the risks that could impact you. In connection with any Investment you may consider and purchase, it is important to read, review and understand all related information, all the features, risks, benefits, terms and conditions, as well as the other factors associated with the product or service, before making any financial decisions. **Therefore, it is your responsibility to read thoroughly the specific product materials including prospectuses and offering materials.** All investments involve some degree of risk, and the outcome of any investment is uncertain.

1. Real Estate Risks Generally.

Investments available through the Website will be subject to the risks generally incident to the ownership of real property, including uncertainty of cash flow to meet fixed and other obligations; adverse changes in local market conditions, population trends, neighborhood values, community conditions, general economic conditions, local employment conditions, interest rates, and real estate tax rates; changes in fiscal policies; competition from other properties; and uninsured losses and other risks that are beyond the control of Partners. There can be no assurance of profitable operations because the cost of owning any of the Investments may exceed the income produced, particularly since certain expenses related to real estate and its development and ownership, such as property taxes, utility costs, maintenance costs and insurance, tend to increase over time and are largely beyond the control of the owner.

2. Construction Risks.

Construction projects associated with certain Investments may not be completed within budget or on schedule because of cost overruns, work stoppages, shortages of building materials, the inability of contractors to perform their obligations under construction contracts, defects in plans and specifications or in construction or other factors. Any delay in completing a project may result in increased interest and construction costs, the potential loss of purchasers or tenants and the possibility of defaults under financings. Furthermore, increased real estate development may lead to periods of oversupply and result in vacancies, lower rentals and lower sale prices for real estate projects. Investments involving newly developed real estate projects may be disproportionately

affected by fluctuations in demand and supply as they may have no existing tenancies and may need to be leased up in their entirety.

3. Risks Associated with Property Acquisitions

Certain Investments may involve the acquisition of real property. Such acquisitions are subject to many risks, including, but not limited to, existing liabilities or problems relating to environmental condition, state of title, physical condition or compliance with zoning laws, building codes or other legal requirements. In each case, acquisition of a real estate property may be without any recourse, or with only limited recourse, with respect to unknown liabilities or conditions. As a result, if any liability were asserted in connection with a property associated with an Investment, or if any adverse condition existed with respect to the properties, the cash flow and operating results associated with the Investment will be adversely affected.

4. Real Estate Valuation Is Inherently Inexact.

Real estate valuation is an inherently inexact process and depends on numerous factors, all of which are subject to change. The property valuation models and methods may be deficient and may increase the risk of default.

5. Investment Diversification.

Investment professionals generally agree that diversification of an investor's investment portfolio is an important component of reaching long-range financial goals while minimizing risk. Investments in real estate can help diversify a portfolio of investments in other types of assets. However, a concentrated investment strategy solely in real estate would increase an investor's risk and is not recommended.

6. Risk of Loss.

All investing and trading activities risk the loss of capital, including the total loss of investment. There can be no assurance that any investment activity will be successful, or that investors will not suffer significant losses. No guarantee or representation is made, and investments through Partners are suitable only for investors of adequate financial means. If an investor cannot afford to lose the entire amount of such investor's investment, the investor should not invest in an Investment listed on this Website.

7. General Economic and Market Conditions.

Changes in economic conditions, including, for example, inflation rates, industry conditions, interest rates, government regulation, political and diplomatic events and trends, tax laws and innumerable other factors, can affect substantially and adversely the business and prospects of the Investments. Even if macroeconomic conditions are relatively stable, economic conditions affecting one or more industries predominant in a local market or industry can affect substantially and adversely an Investment's business and prospective returns to investors.

8. Various Tax Risks.

Tax considerations are specific to each Investment. Further, Partners does not offer tax advice. Also, the tax positions presented with an Investment could be subject to challenge by the Internal Revenue Service. Only investors who are prepared and able to deal with the tax implications of private placements should invest. Clients are strongly encouraged to consult with their own tax advisors regarding their participation in any Investment.

9. No Assurance of Investment Return.

There is no assurance that any investor will be able to invest their capital on attractive terms or continue to generate positive returns or avoid losses over the long term.

10. Illiquid and Long-Term Investments.

Certain Investments may generate current income, the return of capital and the realization of gains to investors, if any, from an Investment will generally occur only upon the partial or complete disposition or refinancing of such Investment.

Investors should not expect that such disposition or refinancing will occur for several years after an investment is made. Dispositions of investments may also be subject to contractual limitations on transfer, the desire to minimize or delay transfer or taxes, or other restrictions that would interfere with the subsequent disposition of such investments or adversely affect the terms that could be obtained upon any disposition thereof. As a result, there is a significant risk that an investor may be unable to realize its investment objectives by sale or other disposition at attractive prices or will otherwise be unable to complete any exit strategy.

Further, the Investments have not been registered under any federal or state securities laws and are being sold in reliance on exemptions from registration under the 1933 Securities Act and the provisions of applicable state securities laws. In addition to the securities laws, the operating terms of an Investment may limit the ability to transfer or encumber interests in such Investments. Further, there is no public market for the Investments, and none is expected to develop. Partners has no plans, and is under no obligation, to register the interests under the Securities Act. Thus, holders of an Investment may not be able to liquidate their investment in such securities in the event of an emergency or for any other reason.

11. Transfer Restrictions and Fees.

Users acknowledge that Investments are generally not freely transferable, whether through sale, gift, or otherwise, except as otherwise noted, if at all, in the terms of each respective Investment offering. The issuer of an Investment may charge fees in connection with such transfer.

12. Passive Investments.

Investments available on the Website are passive investment opportunities. Investors generally have no control over the day-to-day operations of the assets or investment entity and limited rights to protect themselves if they are dissatisfied with the manner in which the asset is being operated. Passive investors are highly dependent on the management abilities of the relevant issuer.

13. Risk of Default and No Security Interest.

If a project associated with an Investment fails or defaults for any reason, the investors' returns on their investment will cease or be otherwise materially impaired. Investors will not be able to pursue collection against the Partners. The Investments are generally not secured, guaranteed, or insured by any collateral, including any of the underlying real estate assets that were bought by the proceeds of the offering.

14. Pandemics and other Public Health Risks.

As demonstrated by the recent outbreak of the novel coronavirus (COVID-19) in many countries, public health risks can adversely impact global commercial activity and can contribute to significant volatility in financial markets. Such public health risks can develop rapidly and created significant disruptions in global demand and supply chains. In such events, government and self-imposed quarantines and restrictions on travel may continue for a long period of time. Such actions can adversely impact a wide range of different industries, including real estate investments such as those related to the Investments. Any such economic impact could adversely affect the performance of the Investments.

15. Investments May Not Achieve Results Similar to Past Performance.

There can be no assurance that returns achieved by Users in connection with their Investments will ultimately equal or exceed the level of returns that Users have achieved in the past or that they will achieve the individual or collective

performance of previous investment opportunities, including, but not limited to Investments available through the Website. Historical performance does not indicate future performance or return.

16. Security Risk.

Hackers or others may attempt to interfere with, attack, or take over Partners, the Website, your Account, your email, your device, your bank account, your personal information, or Partners' systems, emails, or bank accounts and related information through malware attacks, phishing, and many other types of malicious activity. While we utilize measures reasonably designed to protect the Website, your Account, and your personal information, no system is immune to this type of malicious activity. Further, Partners has no control over your email, your device, your bank account, Sponsors' systems and accounts, or those of other third parties.