

PRELIMINARY OFFERING SUMMARY

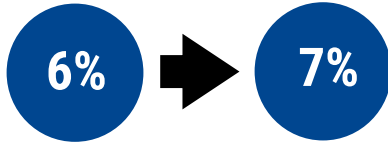


LINC APARTMENTS—PHASE IV



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PRIORITY DISTRIBUTION INCREASE TO 7%



We are pleased to announce that the Linc IV Apartments, LLC was awarded \$1 Million in Workforce Housing Tax Credits (\$800,000) and Sales Tax Rebates (\$200,000) from the Iowa Economic Development Authority (IEDA). Project applications were scored competitively based on readiness, documented financing, community impact, and developer experience.

Linc IV Apartments, LLC plans to sell the Tax

Credits at a discount but has not determined exactly how the proceeds will be used at this time.

We had not included this Tax Credit and Sales Tax Rebate awards in the initial analysis for our Phase IV Linc Apartments, LLC offering (“Linc Apartments–Phase IV”, “LINC IV”). However, after factoring the award into our due diligence, we are increasing the priority distribution from 6% to 7% for all Class A investors. The rest of the distribution structure is unchanged, with Class A investors receiving 80% of all distributions above 7% as well, up to the 10% cumulative benchmark, and 60% thereafter. We chose this structure to provide potential benefit in addition to a new, higher priority return.



LINC IV is a Great Addition to the Neighborhood. Why?

The first three phases of LINC were developed starting in 2018 as part of the Hubbell Real Estate Fund. Now that those properties are stabilized and operating successfully, we are able to add additional units to the neighborhood that will compliment the existing units on-site in many ways.

Amenity Sharing

LINC IV residents will be able to access the outstanding amenity package included in LINC I and LINC II, providing significant value to LINC IV residents and investors without the cost of building a separate amenity package in LINC IV.

Staffing Efficiency

The existing staff onsite at LINC I, LINC II, and LINC III will manage and operate LINC IV as well with minimal new staff, spreading overhead costs across all LINC properties, providing both economies of scale and personnel efficiency.

Optimizing Layouts for Demand

Ernst Capital and Hubbell Realty Company have been investing in similar multi-family units within this same neighborhood since 2018. We are able to use this insight to tailor the unit types in LINC IV to balance the supply of in-demand units while providing variety for potential residents.

Established Brand

‘LINC’ is an established brand in the downtown Des Moines marketplace, with logo-work, marketing materials, brand recognition, and an existing website. LINC IV can add additional units to the neighborhood while benefiting from the existing branding work and reputation.

Parking Efficiency

LINC IV brings well-located parking availability to residents within the greater LINC community. As more residents have hybrid or remote work settings, there is more demand for daytime parking than ever before. LINC IV is able to offer additional parking to the rest of the LINC community, in exchange for receiving access to the amenity package of LINC I and LINC II. The available parking is close-by and more convenient for neighborhood residents than current leased parking.



LOCATION. LOCATION. LOCATION.



The first rule of real estate holds true with LINC IV: it's all about the location.

LINC IV is part of Gray's Station, an 80-acre master-planned neighborhood in downtown Des Moines controlled by Hubbell Realty Company.

The neighborhood is located along 2 miles of the Raccoon River, with 1 mile of wetlands, connecting to 87 miles of running trails and 1,500 miles of connected bike trails.

Gray's Lake Park

LINC IV is connected directly to Gray's Lake Park by the Coleman Bridge. The park features fishing, swimming, canoe/kayak rental, biking/walking trails and a future new playground and splash park (pictured at right).



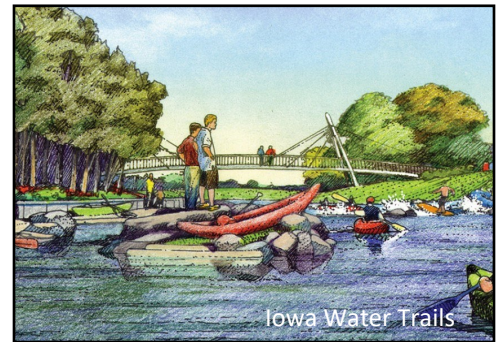
Gray's Lake Park—New Playground

Iowa Confluence Water Trails, \$1M to Kickstart Nearby Site

LINC IV is located along the Raccoon River, part of the more than 150 miles of rivers and creeks in Central Iowa being connected through the Iowa Confluence Water Trails (ICON). The stretch of river adjacent to LINC is slated to become a whitewater park and surfing feature. In August, the project received a \$1 million federal grant, and is slated to begin construction in 2025, with an expected completion in 2026.

Water Works Park

With a direct connection to LINC IV through Gray's Lake Park and the Fleur Drive underpass, residents can walk or bike to Water Works Park, a Top 5 largest urban park in the United States, encompassing nearly 1,500 acres of public space, with amphitheatres that host many events throughout the year.



Iowa Water Trails

Future Soccer Stadium Planned, Awarded \$23.5M from State

USL Pro Iowa is working to build a new professional soccer stadium west of the LINC IV site. (See concept below.)

Once complete, the state-of-the-art, multi-use facility is expected to host a variety of sporting and cultural events, including professional soccer, establishing Des Moines as a premier destination for sports and entertainment.

In October, the Iowa Economic Development Authority approved a \$23.5 million dollar grant for the future soccer stadium and surrounding developments, with the condition that the stadium project break ground in 2025.



Water Works Park



LINC APARTMENTS—PHASE IV



We are pleased to present **Phase IV Linc Apartments, LLC** (“Linc Apartments—Phase IV”, “LINC IV”). LINC IV is the fourth phase of a multi-family development in Gray’s Station in downtown Des Moines, Iowa. Started in 2018, LINC I was one of the first components of the larger Gray’s Station neighborhood and is located on the prominent corner of MLK Jr. Parkway and SW 11th Street in downtown Des Moines. LINC IV is expected to bring 135 units and 51 attached tuck-under garages to the development, joining the greater multi-family community of LINC I, LINC II, and LINC III (Linc Townhomes).

The greater LINC community offers residents a market-leading amenity package, including several gathering spaces, state-of-the-art business center, game room, two-level fitness center, theater room, dog park, outdoor pool and clubhouse with feature kitchen, and access to the neighborhood walking, running, and bike trail system.

- Location:** 1270 Tuttle Street and 1275 Murphy Street in Des Moines, Iowa
- Project Cost:** Estimated to be \$27,473,012
- Completion Date:** First units expected to open early 2026
- Project Capital:** \$7,100,000
- Property Ownership:** Owned 100% by Linc IV Apartments, LLC, which is owned 80% by Phase IV Linc Apartments, LLC / 20% owned by Linc IV Investors, LLC. (“Owner Entities”)
- Number of Units:** 135

Three-Story Apartments:	Unit Type	Square Feet	Number of Units	Estimated Rent
	Studio	530	12	\$1,160/mo.
	1 Bed Efficiency	660	24	\$1,325/mo.
	1 Bedroom	720	41	\$1,405/mo.
	2 Bedroom Efficiency	780	22	\$1,535/mo.
	2 Bedroom	1,080	36	\$1,705/mo.
	TOTAL		135	
	Attached Garages		51	\$200/mo.

- Unit Amenities:** High-end finishes include wood cabinets with quartz countertops, stainless steel appliance package, tile backsplash, modern plank flooring in the kitchen and bathroom areas, and designer lighting. Each unit will include its own washer and dryer and private patio or balcony.
- Shared Amenities:** Attached first floor private garages, surface parking, elevator, bike storage, mailroom/package room, lounge/work area, community lounge, game room and fitness center. Access to greater LINC amenities.
- Financing Assumptions:** Great Southern Bank; Construction loan commitment estimated at \$18,900,000; 5-year term with variable interest rate of SOFR + 2.75%, with a floor of 6.25%, interest-only for 36 months, with a 30-year amortization. Investors are not required to sign loan guarantees.



LINC IV Apartments will be developed, constructed, and managed by **Hubbell Realty Company**. Since the 1850s, Hubbell Realty Company has been a catalyst for growth in Des Moines including organizing Des Moines' first streetcar company, forming Equitable Life Insurance Company of Iowa, investing in railroads, purchasing and developing properties, and forming the Des Moines Water Company. All were enterprises that enhanced the growth and quality of life of Des Moines.

Since that time, the Hubbell name has become synonymous with community advocacy and real estate in central Iowa. Incorporated in 1903, Hubbell Realty Company is the real estate leader in Des Moines, providing a full range of services including commercial construction, development services, property management, brokerage and home building.

Ernst Capital is a real estate investment firm that connects investors with regional real estate. Located in Sioux Falls, SD, Ernst Capital helps the Hubbell team and others manage more than \$1,000,000,000 in real estate assets in Des Moines, Sioux Falls, and other nearby markets.




Ernst Capital will be the Company Administrator, and will take care of day-to-day fund operations, investor statements, and distribution payments.

Ernst Capital has partnered with investors to invest more than \$260,000,000 into 38 private offerings. Linc IV will be the fifth project involving Ernst Capital and Hubbell in the Des Moines area.





OFFERING TERMS

The Offering	Phase IV Linc Apartments, LLC
Managing Member	Ernst Capital Real Estate Holdings, LLC
Company Administrator	Ernst Capital Group, LLC
Investment Strategy	Invest in the Linc IV Apartments property in Des Moines, IA
Offering Amount	\$7,100,000 in Class A Membership Units offered to Accredited Investors only ⁽¹⁾
Class A Priority Distribution	7%
Class A Unit Price	\$100,000 per unit
Minimum Investment	Partial units in \$25,000 increments may be accepted at the discretion of the Managing Member
Upfront Capital	Subscriptions will require 100% of the capital upfront.
Expected Investment Period	7-12 years expected hold period

HOW OPERATING CASH FLOWS ARE DISTRIBUTED:

	1. Class A Members receive a 7% cumulative priority return.
	2. 80% to Class A Members collectively and 20% to the Class B Member collectively to the cumulative benchmark of 10%.
	3. 60% to the Class A Members collectively and 40% to the Class B Member collectively after the cumulative benchmark of 10% has been achieved.

HOW CAPITAL TRANSACTION PROCEEDS ARE DISTRIBUTED:

	1. Members receive any unpaid 7% cumulative priority return.
	2. Members receive an amount equal to their adjusted capital contributions.
	3. 80% to Class A Members collectively and 20% to the Class B Member collectively to the cumulative benchmark of 10%.
	4. 60% to the Class A Members collectively and 40% to the Class B Member collectively after the cumulative benchmark of 10% has been achieved.

SITE OVERVIEW

LINC IV APARTMENTS will be the fourth phase of the LINC multi-family community as part of Gray's Station, an 80-acre master-planned neighborhood in downtown Des Moines featuring urban architecture, walkable streetscapes, sustainable detention wetlands, bike paths, landscaped common areas and much more. Linc IV's location south of MLK Jr. Parkway also offers proximity to Iowa's largest employers, a short walk to entertainment districts and recreational opportunities.

The Des Moines MSA boasts a population of more than 730,000 and features traditionally low unemployment and major industries of health care, insurance, agri-business and technology.

The city has garnered national accolades including Wealthiest City in America, #1 Best City for Middle Class, #1 Best City for Young Professionals, and #1 City with an Up and Coming Downtown.

The pedestrian bridge, shown below, opened in 2019 and connects the development to Gray's Lake Park, providing residents with access to more bike trails, fishing, sailing, canoeing and swimming, including bike and boat rentals. The city of Des Moines recently announced a new playground and splash pad to be constructed in Gray's Lake Park next year. An extension of the park's path also connects to Water Works Park, which features a new amphitheater and nearly 1,500 acres of public space giving it the distinction as one of the five largest urban parks in the nation.



Phase IV Linc Apartments, LLC is a Direct Participation Program and is offered to sophisticated, accredited investors only. This type of investment is not suitable for all investors and may have substantial risk.⁽¹⁾ Individual accredited investors have either a net worth of \$1 million (excluding the value of your primary residence), income of \$200,000 for the last two years and the expectation of receiving the same income during the current year for single investors, or income of \$300,000 over the same time period for married investors. Investments in real estate are highly illiquid and therefore investments in the Company should be considered illiquid.

Hubbell is used in connection with several entities owned and controlled by Hubbell Realty Company including Hubbell Development, LLC, Hubbell Construction Services, LLC, and Hubbell Property Management, LLC d/b/a Indigo Living.

Ernst Capital is used in connection with several entities owned and controlled by Todd Ernst, Nick Gates, and Chris Daugaard including Ernst Capital Group, LLC, Ernst Capital Securities, LLC, Ernst Capital Real Estate Holdings, LLC, and Ernst Capital Holdings, LLC.

This Summary is for the purpose of soliciting interest in a proposed offering and is not an offer to sell securities. All information herein is subject to change. The offering will be made through a Private Placement Memorandum, which will contain details of the offering including a discussion of risk factors. An investment decision should be made only after a careful review of the Private Placement Memorandum.

Securities offered through Ernst Capital Securities, LLC. Member FINRA/SIPC

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