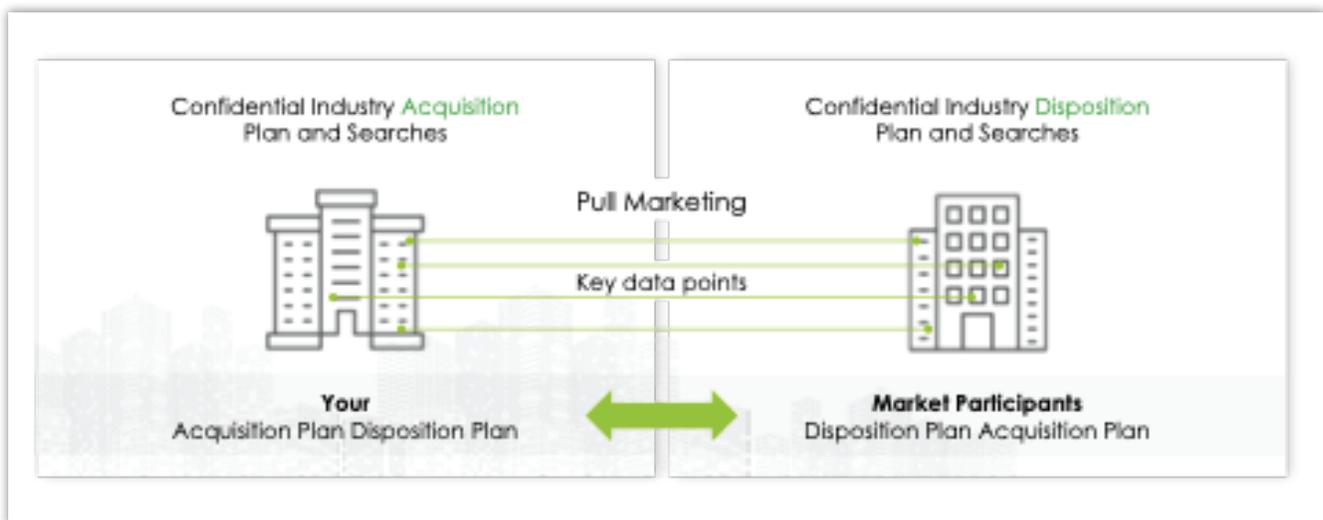


Acquisition and Disposition Plan Alignment Optimization

Our patented tech enables radically efficient decision making through the real-time alignment of key data points, without revealing identity or strategic intent until it is optimal to do so. This small change, changes everything. **What used to take months can now happen in only hours or even moments.**

Up until now, CRE marketing has typically been accomplished by pushing out a paragraph or a picture of your property to find “a” counterparty. It’s really all based on the old MLS technology, which may be tried and true, but certainly isn’t very efficient, especially not when compared to today’s equities markets. MMcre is fundamentally different. We use a “pull technology” that aligns your A&D objectives with the industry’s A&D objectives, thereby pulling optimal counterparties to you.



In our system the efficient alignment of good, verified data is the key but having the right mix of supply, demand and a professionally designed level of attention and urgency is what makes our user experience better. Public REITs that have good performing portfolios bought right, with value added over time are not going to engage other Public REITs that have the same ability to ride out rising interest rates and increasing cost bases. In those cases, trades happen usually due to geographic efficiencies. Having balanced well aligned supply from the Private and Public REITs, Funds, Corporate America, Insurance companies, and increasing with time, direct access to Bank Supply creates more value add opportunities which coupled with never before alignment technology, simply makes your job more executable and your firm more profitable.



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You will simply and efficiently do more single-asset and portfolio transactions with MMcre, more professionally, with more information, and with far less eleventh-hour stress.

Because we are an invitation-only platform, granting only top-tier investors access to our patented efficiencies, we have the unique opportunity to onboard a mix of companies that will create the greatest level of professionalism and internal synergies. In our beta test, every participating firm experienced an effective alignment of interests. This alignment of A&D plans among the upper echelons of institutional investors results in a speed and efficiency that simply cannot be overstated.

I remember an early meeting with two REITs across the street from each other. REIT 1 entered their plan to exit retail in the Northeast and acquire suburban office in the Midwest. After lunch I met with the second REIT who said “I get your system, but we all know each other and talk to each other all the time.”. I asked her what her A&D plans were. It was literally to exit suburban office in the Midwest and acquire retail in the Northeast! When I asked if she had shared that with any of her “friendly” counterparties, she replied, “no... that’s confidential.” That’s the whole point of our patented engagement model, to exchange key decision-making points first instead of last, without having to reveal your identity or intent until you’re ready to do so. The executives at these two REITs may have been friends, but we don’t tell our friends everything, do we? It’s a fun story and speaks exactly to how MMcre can help. I thought I would share it with you.

We limit our demand side to the top tier performers but are an ideal supply tool for principals or brokerage because of our low-cost basis, and ability to align supply with the acquisition plans of the most prolific buyers with great specificity in a platform that functionally mandates professional communication, quickly. The MMcre marketplace will increasingly become the first stop to shop institutional grade inventory or portfolios whose value exceeds \$2.5M.

Our technology functions as a valuable addition to your A&D team, enabling you to do as many acquisitions or dispositions as you wish, either principal to principal or with broker assistance, and with less annual cost than you currently spend vetting one property.

You will simply and efficiently do more single-asset and portfolio transactions with MMcre, more professionally, with more information, and with far less eleventh-hour stress.

Thank you for your time and attention.

At your service,



Jeff Smith

