

**AN INCOME SOLUTION
FOR TODAY****INVESTMENT
HIGHLIGHTS****7%****ANNUAL PREFERRED
RETURN****MONTHLY****FREQUENCY OF
DISTRIBUTIONS****5 YEAR****ANTICIPATED CASH
FLOW****100%****OCCUPANCY****A DIVERSIFIED PORTFOLIO OF TRIPLE NET LEASED
ASSETS THAT HAVE DEMONSTRATED RESILIENCE
DURING THE CURRENT ECONOMIC ENVIRONMENT.**

The Fund aims to deliver stable tax advantaged monthly income to investors through direct ownership in a diversified portfolio of income producing real estate.

Investing in real estate can bridge the income gap by taking advantage of the current low interest rate environment which creates higher cash flow while diversifying investors from the bond and stock markets.

The Fund's primary goal is to provide stable current income in a conservative investment while still providing the opportunity for future upside upon the exit of the investment as the Fund is designed to share profits with investors upon liquidation of the assets in 5 years.

**INVESTMENT
OFFERING****THE BV ARCHWAY REAL ESTATE INCOME FUND IS RAISING \$50M IN
EQUITY UNITS THROUGH A REG D PRIVATE PLACEMENT OFFERING. THE
FUND IS DESIGNED TO ACQUIRE A PORTFOLIO OF NET LEASED
PROPERTIES ACROSS TEXAS TO PRODUCE STABLE MONTHLY INCOME.****THE SPONSORS ARE CONTRIBUTING 5% OF THE EQUITY.****FUND HIGHLIGHTS****TEXAS****MARKET****65%****MAX LTV****100%****NNN LEASES****DIVERSIFIED****GEOGRAPHY, ASSET
TYPE AND TENANT**

**WHERE:**

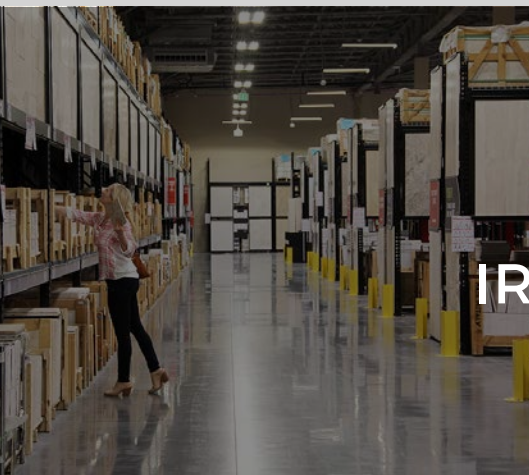
Texas

**WHAT:**Single tenant properties
Target size: 10,000 -
300,000 SF**KEY METRICS:**Occupancy: 100%
Average Lease
Term: 10+ years**THEMES:**Industrial, Essential
Mission Critical or
Amazon Resistant

The information contained herein does not constitute an offer to sell nor is it a solicitation of an offer to purchase any security. Offers will only be made through a private placement memorandum to accredited investors where permitted by law. Investments in the firm's limited partnerships involve a high degree of risk, including the possible loss of your investment, and they are potentially illiquid with an uncertain liquidity date. Prospective investors should carefully review the "Risk Factors" section of any private placement memorandum prior to investing.

Moreover, you should not assume that any discussion or information contained in this Flyer serves as the receipt of, or as a substitute for, personalized investment advice.

Please remember that past performance may not be indicative of future results. For any tax questions please consult a Tax Professional.

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