

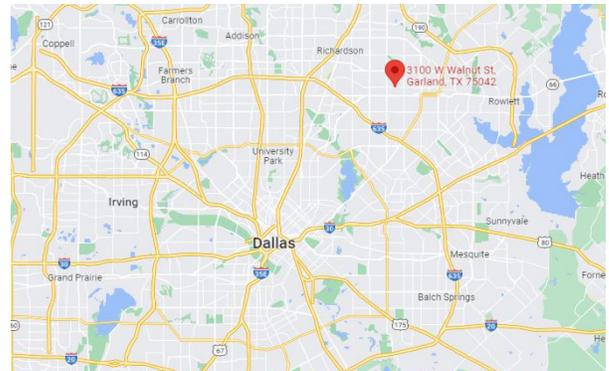
InPoint Commercial Real Estate Income, Inc. is a commercial mortgage real estate investment trust (REIT)

# \$21.2 Million First Mortgage Loan

Multifamily Property | Dallas-Fort Worth, TX MSA

## Investment Overview

- InPoint originated a loan (the Loan), secured by a 230-unit multifamily property (the Property) located in Garland, TX.
- The Loan is comprised of a \$18.23 million initial funding and a future funding amount of \$2.97 million for a total loan commitment of \$21.2 million.
- The Initial Loan amount represents 76.3% of the Property's as-is appraised value of \$23.9 million.
- The Property is located in the northeastern portion of the Dallas-Fort Worth, Texas MSA, and approximately 16 miles northeast of the Dallas CBD. As of 2021, the MSA had a population of 5,208,000, which has grown by an annual average rate of 1.3% over the last five years and is expected to grow by an annual rate of 1.2% over the next five.
- The Sponsor, who will also act as Property Manager, is a Texas based real estate investment firm specializing in renovating and repositioning multifamily properties. The Sponsor currently manages over 3,200 units across the state of Texas.



## Property Overview

<b>Location:</b>	Garland, TX	<b>Type:</b>	Multifamily
<b>Year Built:</b>	1963 & 1965	<b>Total Units:</b>	230 Units
<b>Occupancy:</b>	96.1%	<b>Avg. SF/Unit:</b>	669 SF

- Consists of two adjacent two-story garden-style apartment communities, containing 308 parking spaces, swimming pool, laundry and leasing office.
- In close proximity to several large grocery stores, and sits directly across the street from the local elementary school, making the Property an attractive option for families.



<sup>1</sup>Total Capitalization based on the \$23.9 million as-is appraised value at closing.

This sales and advertising literature is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. **This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering.** No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York, nor any other state securities regulator has approved or disapproved of these securities or determined if the prospectus is truthful or complete. Any representation to the contrary is a criminal offense. **Please see reverse side for important disclosures.**

## Important Risk Factors to Consider

Investments in commercial real estate (CRE) credit and related securities (e.g., CMBS) are subject to the risks typically associated with CRE which include, but are not limited to: market risks such as local property supply and demand conditions; tenants' inability to pay rent; tenant turnover; inflation and other increases in operating costs; adverse changes in laws and regulations; relative illiquidity of real estate investments; changing market demographics; acts of nature such as earthquakes, floods or other uninsured losses; interest rate fluctuations; and availability of financing.

Investing in our common stock involves a high degree of risk. You should purchase these securities only if you can afford the complete loss of your investment. You should carefully review the "Risk Factors" section of the prospectus for a more detailed discussion. Some of the more significant risks relating to an investment in our shares include:

- This is a "blind pool" offering. You will not have the opportunity to evaluate our future investments before we make them.
- Since there is no public trading market for shares of our common stock, repurchase of shares by us will likely be the only way to dispose of your shares. Our share repurchase plan was suspended by our board of directors on March 24, 2020 because of the effects of the COVID-19 pandemic and was not reinstated for all stockholders until July 1, 2021.
- Under our share repurchase plan, stockholders who have held their shares for at least one year have the opportunity to request that we repurchase their shares on a monthly basis, but we are not obligated to repurchase any shares and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased in any particular month at our discretion. In addition, repurchases are subject to available liquidity and other significant restrictions. Further, our board of directors may modify, suspend or terminate our share repurchase plan if it deems such action to be in our best interest and the best interest of our stockholders. As a result, our shares should be considered as having only limited liquidity and at times may be illiquid.
- We cannot guarantee that we will pay distributions, and if we do, we have funded and may again fund such distributions from sources other than earnings and cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and we have no limits on the amounts we may pay from such sources.
- The purchase and repurchase price for shares of our common stock are generally based on our prior month's NAV (subject to material changes as described in the prospectus) and are not based on any public trading market. The valuation of our investments is inherently subjective, and our NAV may not accurately reflect the actual price at which our investments could be liquidated on any given day.
- We have no employees and are dependent on the Advisor and the Sub-Advisor to conduct our operations. The Advisor and the Sub-Advisor face conflicts of interest as a result of, among other things, the allocation of investment opportunities among us and Other Sound Point Accounts the allocation of time of their investment professionals and the substantial fees that we pay to the Advisor and that the Advisor pays to the Sub-Advisor.
- This is a "best efforts" offering. If we are not able to raise a substantial amount of capital on an ongoing basis, our ability to achieve our investment objectives could be adversely affected.
- If we fail to maintain our qualification as a REIT and no relief provisions apply, we will have to pay corporate income tax on our taxable income (which will be determined without regard to the dividends-paid deduction available to REITs) and our NAV and cash available for distribution to our stockholders could materially decrease.
- The COVID-19 pandemic has adversely affected the economy and our investments and operations, including decreases in the fair value of the collateral underlying our short-term borrowings, and may have additional adverse effects in the future.
- We own the Renaissance Chicago O'Hare Suites Hotel, and for so long as we own hotels or invest in loans secured by hotels and securities collateralized by hotels, we will be exposed to the unique risks of the hospitality sector, including seasonality, volatility and the severe reduction in occupancy caused by the COVID-19 pandemic.
- We use short-term borrowings to finance our investments, which exposes us to increased risks associated with decreases in the fair value of the underlying collateral resulting from adverse changes in the financial markets, including as a result of the COVID-19 pandemic.

As with any investment, there are certain risks associated with credit investing. Such risks include, but are not limited to:

- The risk of nonpayment of scheduled interest or principal payments on a credit investment, which may affect the overall return to the lender;
- Interest rate fluctuations, which will affect the amount of interest paid by a borrower in a floating-rate loan that adjusts to current market conditions;
- Default risk, which means that the loan may not be repaid by the borrower; and
- The risks typically associated with real estate assets described above.

Inland Securities Corporation, member FINRA/SIPC, is dealer manager for InPoint Commercial Real Estate Income, Inc.

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