OPPORTUNITY OVERVIEW

ADDRESS
3030 PEACHTREE RD NW, ATLANTA, GA 30305

GLA & LAND SIZE
63,831 SF / 1.58 ACRES

10+ YEARS
TERM REMAINING

ABSOLUTE NET
NO LANDLORD RESPONSIBILITIES

NOI
$2,691,000

CAGR/NOI GROWTH
SIGNIFICANT CAGR / NOI GROWTH OF NEARLY 4.0%

Demographics

<table>
<thead>
<tr>
<th></th>
<th>0.5 Mile</th>
<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2020 Estimate</td>
<td>9,339</td>
<td>19,494</td>
<td>126,886</td>
<td>331,354</td>
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<tr>
<td>2025 Estimate</td>
<td>10,148</td>
<td>20,979</td>
<td>135,706</td>
<td>351,864</td>
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<tr>
<td>Pop. Growth</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Growth 2000-2020</td>
<td>105%</td>
<td>53%</td>
<td>41%</td>
<td>33%</td>
</tr>
<tr>
<td>Projected Growth 2020-2025</td>
<td>9%</td>
<td>8%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Education</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bachelors Degree or Higher</td>
<td>75%</td>
<td>79%</td>
<td>76%</td>
<td>73%</td>
</tr>
<tr>
<td>Average HH Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020 Estimate</td>
<td>$147,397</td>
<td>$170,515</td>
<td>$157,486</td>
<td>$149,230</td>
</tr>
<tr>
<td>Daytime Population</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020 Estimate</td>
<td>118,668</td>
<td>within a 3 mile radius of RH Atlanta</td>
<td></td>
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</tbody>
</table>
ICONIC SOUTHEAST ASSET

RH Atlanta is a generational asset entrenched in the heart of Buckhead Atlanta, one of the densest and fastest growing submarkets in the Southeast. The Property offers Investors the rare opportunity to acquire a core, in-fill asset with strong income security, exceptional growth & value potential, a captive consumer base, and no landlord responsibilities.

ICONIC ASSET IN THE HEART OF BUCKHEAD ATLANTA - ONE OF THE MOST AFFLUENT SUBMARKETS IN THE SOUTHEAST

UNPARALLELED ACCESS TO THE IDEAL RESTORATION HARDWARE SHOPPER

FRONTAGE & SIGNALIZED ACCESS ON PEACHTREE RD. - THE MOST PROMINENT THOROUGHFARE IN ATLANTA

FLAGSHIP ATLANTA LOCATION WITH EXPERIENTIAL ELEMENT
EXCEPTIONAL NOI / CASH FLOW GROWTH OPPORTUNITIES

CONTRACTUAL RENT GROWTH
Contractual rent bumps during RH's initial term of nearly **30% INCREASE**, lead to strong NOI Growth / CAGR.

ROBUST SALES GROWTH LEADING TO HIGHER % RENT
RH Atlanta has experienced robust sales growth **THAT SIGNIFICANTLY EXCEEDS THE PERCENTAGE RENT BREAKPOINT**, which offers Ownership **FUTURE UPSIDE** to participate in the success of the business.

RH ADDITIONAL REVENUE DRIVERS
RH Atlanta has the potential to **ADD A RESTAURANT OR RESIDENTIAL COMPONENT**, which could result in significant revenue growth for Ownership.

RE-DEVELOPMENT POTENTIAL
RH Atlanta offers the potential for **FURTHER DENSIFICATION & VALUE CREATION FROM 0.5 - 1.0 ACRES OF THE BACK PORTION OF THE SITE.**
THE MOST SOUGHT-AFTER ASSET IN THE SOUTHEAST

CORE, GENERATIONAL OFFERING WITH SUBSTANTIAL TERM REMAINING

2014 CONSTRUCTION & ABSOLUTE NNN LEASE WITH NO LANDLORD RESPONSIBILITIES

EXPLOSIVE SALES GROWTH THAT SIGNIFICANTLY EXCEEDS THE TENANT’S PERCENTAGE BREAKPOINT

ROBUST COMPANY PERFORMANCE 2ND QUARTER 2020

- Earnings per Share: 53% ↑
- Operating Margin: 690 bps ↑
- Adj. Net Income: 72% ↑

FREE CASH FLOW DOUBLED

$109MM → $218MM

Q2’19  Q2’20
BUCKHEAD ATLANTA
THE MOST HIGHLY SOUGHT AFTER SUBMARKET IN THE SOUTHEAST

BUCKHEAD ATLANTA - RESIDENTIAL BOOM
2,000+ Residential Units have been delivered since 2018 within a 0.5 mile radius of RH ATL
700+ Residential Units are currently under construction within a 0.5 mile radius of RH ATL

SIGNIFICANT DAYTIME POPULATION
118,668 DAYTIME EMPLOYEES (3-MILE RADIUS OF RH)

St Regis
150 Rooms | $368 ADR
53 Penthouse Condos +1- $4M Condo Price

The Irby
227 Luxury Apartments
Built in 2020

Hanover Buckhead Village
353 Luxury Apartments
Built in 2018

Camden Buckhead
365 Apartments
Under Construction

The Gentry
291 Luxury Apartments
Built in 2020

The Ashley Gables
325 Apartments
Built in 2019

Modera Buckhead
399 Luxury Apartments
Built in 2019

57 Condos
$1.5M - $4M
Built in 2019

The Sutton
151 Luxury Apartments
Built in 2019

Alexan Buckhead Village
249 Apartments
Built in 2018

The Thompson Hotel
$90M Hotel Development
201 Rooms | 1H-2021

Lenox Mall & Phipps Plaza
Phipps Plaza (left) and Lenox Mall (below) are two of the most highest performing, luxury malls in the Southeast.

The Irby
227 Luxury Apartments
Built in 2020

Buckhead Village District
One of the most luxurious, high-end shopping destinations in Atlanta

Phipps Plaza (left) and Lenox Mall (below) are two of the most highest performing, luxury malls in the Southeast.
SURROUNDED BY AFFLUENCE
RH ATLANTA IS SURROUNDED BY HIGHLY CONCENTRATED POCKETS OF WEALTH

$240K 85%
$223K 82%
$235K 89%
$246K 87%
$133K 73%

LEGEND
- AVERAGE HOUSEHOLD INCOME
- BACHELOR'S DEGREE OR MORE
- CENSUS TRACT BOUNDARY
- PEACHTREE RD.
- WEST PACES FERRY RD.

AVG. HOME VALUES ON THE WEST PACES FERRY RD. CORRIDOR
$2M - $5M

GEORGIA GOVERNOR'S MANSION

PEACHTREE RD. | 57,000 VPD
PEACHTREE RD. | 57,000 VPD

7 | EXECUTIVE SUMMARY JLL