



Alliant
STRATEGIC
A Walker & Dunlop Company

PROPERTY HIGHLIGHTS

ASI MULTIFAMILY IMPACT FUND

OAK HILL VILLAGE

38380 OAK HILL LANE, WILLOUGHBY, OH 44094

OAK HILL VILLAGE APARTMENTS is an affordable, 181-unit multifamily property situated in Willoughby Hills, a quiet suburban community located less than twenty miles from downtown Cleveland, Ohio. It is well located in a suburban Cleveland submarket with immediate freeway access.

The Property is subject to LIHTC Regulatory Agreements restricting 100% of the units to 60% of Area Median Income with 112 units or 62% of the tenant base receiving Section 8 vouchers.



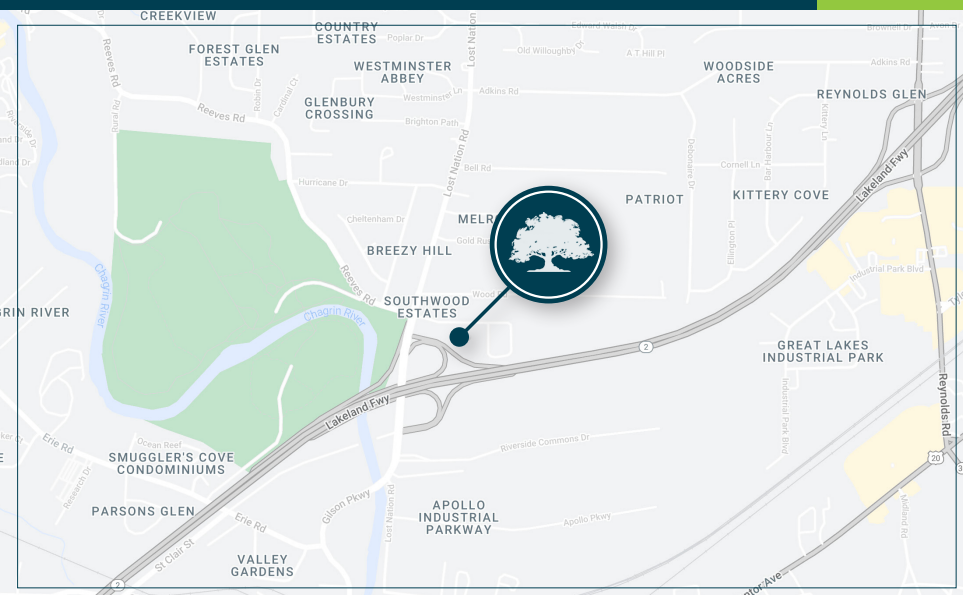
Oak Hill Village is comprised of 16 three-story garden-style residential buildings and a clubhouse/leasing office. Situated on 11.2 acres, the Property includes 334 uncovered parking spaces, 17 being ADA designated.

COMMUNITY AMENITIES

- Controlled Access
- Office/Business Center
- Resident Services Area
- Laundry Facility In Building
- Four Playground Areas
- Fitness Center
- Picnic Area/BBQ Grills
- Pavilion

PROPERTY AMENITIES

- One, Two, And Three Bedrooms
- High-Speed Internet Access
- Range
- Refrigerator
- Garbage Disposal
- Walk-In Closets
- Ceiling Fans
- HVAC



ACQUISITION OVERVIEW

Property Type	Multifamily
Rentable Square Feet	149,555
Number of Units	181
% Occupied	99% June 3, 2022
Acquisition Date	September 2022
Purchase Price	\$14,000,000

UNIT MIX | IN-PLACE

Type	Units	Sq.Ft.	Rent Per Month
1 Bed	45	687	\$726
2 Bed	114	840	\$840
3 Bed	22	1,040	\$1,049

For more information call Stephen Hester at CommonGood Capital at (407) 476-5453 or visit www.alliantstrategic.com
Securities offered through CommonGood Securities, LLC Member: FINRA & SIPC



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BUSINESS STRATEGY

The Property capital expenditure budget includes immediate/short term repairs related to the following:

- Asphalt and concrete in parking areas
- ADA modifications to curb ramps, sidewalks, and van accessible parking
- Energy efficiency upgrades
- Add pet park
- Replace roofs on office building and five residential buildings
- Upgrade playground areas, interior common areas and common area restrooms
- Select unit interior upgrades

In addition, ASI will partner with Portfolio Resident Services to create and offer planned resident services, which may include academic support for school-age children, financial literacy curriculum, relevant social services, health, and wellness offerings, among others.



RISK DISCLOSURE

This document summarizes certain information relating to a portfolio investment that ASI Multi-Family Impact Fund, LP (the "Fund") has under contract to purchase. This document, standing alone, is neither an offer to sell or a solicitation of an offer to buy, any securities of the Fund. Such offer, if any is made, would be made only through the Confidential Offering Memorandum of the Fund (as it may be amended or supplemented from time to time) (the "Memorandum").

An investment in the Fund are illiquid and involve a high degree of risk and investors could lose part or all of their investment.

Investments in real estate have been volatile and valuations have experienced severe past downward corrections, and there can be no assurance such will not recur. Investments in real estate are speculative in nature. The Fund's business is subject to all of the risks associated with the real estate industry.

The Fund's investments may be highly leveraged and will have limited diversification. The timing or success of the Fund's exit or liquidity strategy for any given Investment Property may be negatively affected by market conditions at that time.

The Fund may invest in interests in real property jointly with related parties and unrelated

third parties, subject to the terms of the offering documents. There is general tax risk associated with an investment in the Fund. Investors should consult with a tax professional prior to investment.

There may be taxable income allocated in excess of distributions. There is no public trading market for the Fund Limited Partnership Interests, and none is anticipated to develop. Returns are not guaranteed, and the Fund may not receive sufficient cash to make Distributions. Certain agreements and arrangements between the Fund, General Partner and its Affiliates are not the result of arm's length negotiations.

The Fund will be subject to various conflicts of interest arising out of its relationship to the General Partner and its affiliates, including those relating to the management of the Fund. A listing of potential conflicts can be found in the Memorandum.

Any persons interested in an investment in the Fund should read this document only in conjunction with Memorandum of the, including without limitation the full description of Risk Factors contained therein, and the Fund's governing documents in their entirety prior to making any investment in the Fund. Please contact the General Partner of the Fund with any questions regarding this document.

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