WE ARE i3

We safeguard, manage, and grow family wealth.

We ask **tough questions** to restore communication channels. We work to facilitate clarity and consensus for future generations.

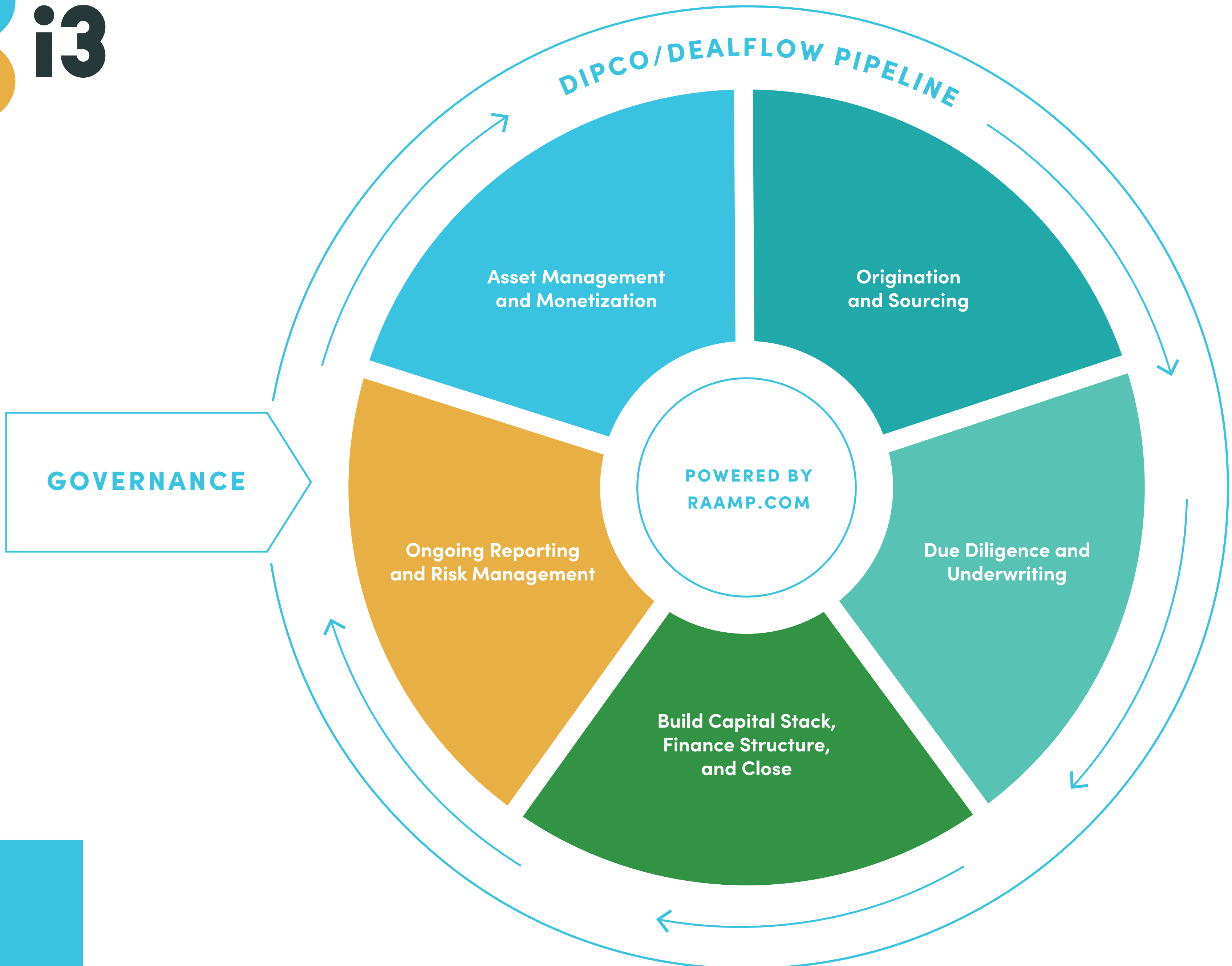
BECAUSE WE BELIEVE THAT FAMILIES ARE

stronger, together.

We help high-net-worth families unify **around the legacy they want to leave behind**. But the road to get there looks a little different for every family. Our strategies and solutions are as unique as the families we serve.

For some, the process starts with **family governance**. We help families in experiencing dysfunction, a transition, or a crisis navigate the murky waters and lay the groundwork for financial harmony in the present and strategic growth over the long term.

Others simply need help managing their wealth more thoughtfully and strategically. Our proprietary **reporting**, **asset management**, and **direct investment** services were designed specifically with these users in mind. We take down the silos of wealth management and bring the solutions you need together under one roof.


DIPCO/DEALFLOW PIPELINE
GOVERNANCE
Asset Management and Monetization
Origination and Sourcing
POWERED BY RAAMP.COM
Ongoing Reporting and Risk Management
Due Diligence and Underwriting
Build Capital Stack, Finance Structure, and Close

Culminating in 20+ Global Cash Flow Reports per month.

50+

Asset Management for 50+ properties (all asset types)

15

Oversight of 15 diverse operating companies

Oversight and planning for 3 start-ups

3

Oversight of 7 (re-)development projects

7

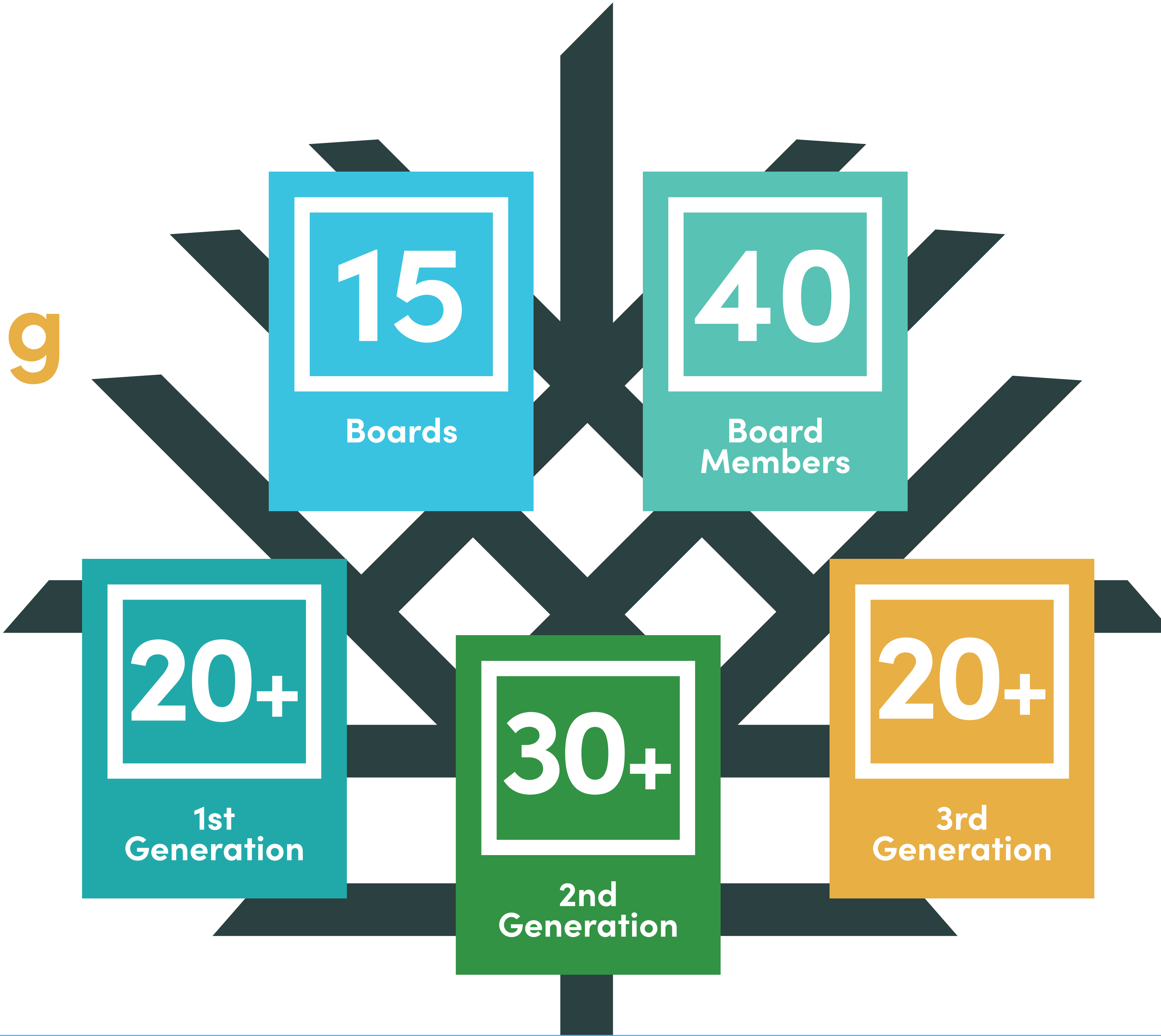
15+

Underwrite 15+ real estate opportunities per month

15+

Counsel to 15+ family boards or members

Who We're Helping



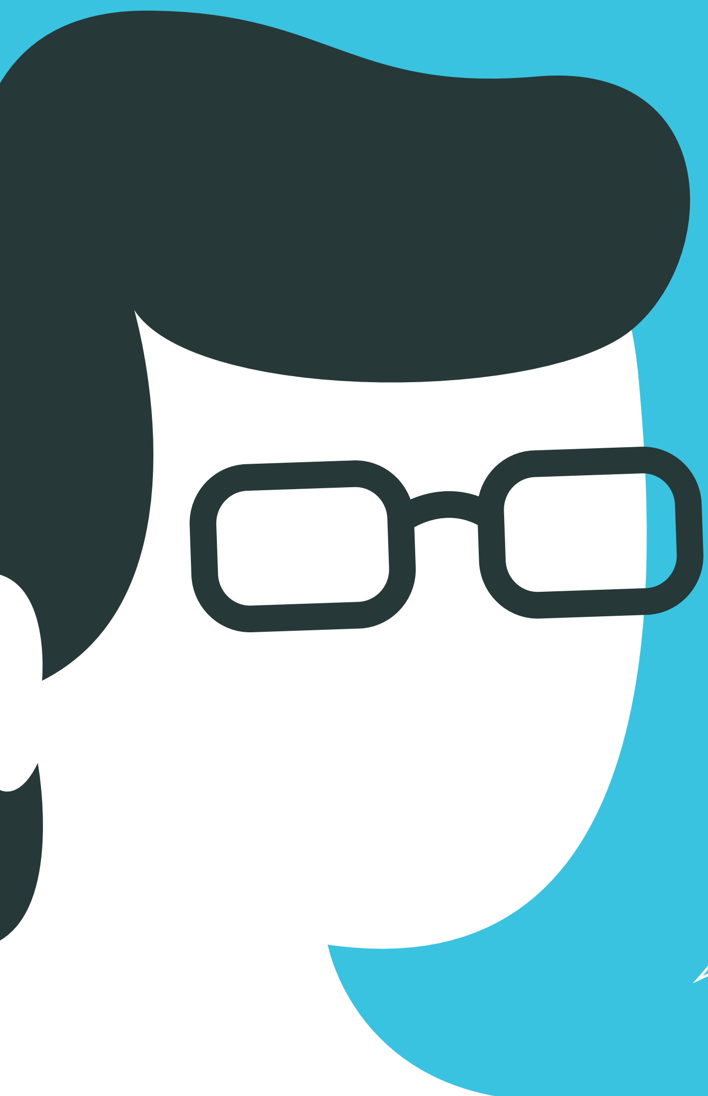
OUR SERVICES

Family Governance

Orchestrating harmony among family members is the **first step in successful asset management**.

Our journey begins with opening all lines of communication. With an eye toward healing, we work to mediate economic disputes between family members. By facilitating meaningful conversations—and at times, asking the tough questions and demanding accountability—we build the trust necessary to keep families together long after the dispute is settled. We know this step is critical in a family's path forward.

i3 SERVES AS OUR FAMILY CFO BY:



Keeping my family from making bad decisions.

Presenting good ideas and options.

Promoting decisions that lead my family toward their vision.

i3: Where Family Governance Meets Private Asset Management

i3 offers and provides family governance services

These services include the creation of family governance documents that outline the family's investment and portfolio mandates

These mandates are recorded as documents that detail the family's disciplines and best practices

These disciplines lead total portfolio data aggregation and reporting

Data aggregation and reporting are major components of i3's family governance and asset management services

These best practices and disciplines align with i3's sourcing & underwriting engine to bring a family onto the DIPCO platform

DIPCO is now a part of the family governance for a family and continues as part of the i3 services platform

Here's a look at our process:

1 A **Family Constitution** outlines core values.

The Family Constitution forms the framework that connects family members, family offices, family businesses, family investment companies, and family trusts. Through clearly defined amendments, family members and their advisors ensure the smooth governance of the family's affairs and interests for generations to come.

2 A **Family Investment Policy** provides structure.

The Family Investment Policy provides a structure for managing family investment assets and prescribes the framing, content, and administration of public and private assets. It establishes a clear understanding of the investment goals and objectives of the family.

3 A **Training Platform** guides family members.

Education is, in large part, what is most critical to any Family Office. At i3, we've found the most successful way to educate the new generation of stakeholders is via the Family Constitution, which assures understanding of the rights, values, responsibilities, and rules applying to stakeholders in the family wealth.

4 A **Financial Strategy** maximizes cash flow from existing assets.

In working with trusted advisors, high-wealth families have the opportunity to inventory, review, and create a strategy to preserve and grow wealth through private assets.

5 A **Strategic Blueprint** sets the stage for successful future asset management.

We recognize the complex dynamics at play when multiple generations of a family are involved with the growth, management, and disbursement of wealth. Our expertise in mediating challenges for high-net-worth families comes from firsthand experience and deep private asset management insights.

OUR SERVICES

Data Analytics & Reporting

We threw aside the institutional format and created our own solution. **A report that was built by families, for families.**

Forget static spreadsheets—we listened to the needs, pain points, and feedback of families we've worked with to build a custom tool that reports financial data in a way they can truly understand. In a way that drives conversation. It contains the information you truly want to see, with global cash tracking and portfolio performance.

Meet COP(A)

Collect We spend time getting to know you and your financial portfolio. As we collect data, we're noting what you've got covered and identifying what may be missing.

Organize Information can be overwhelming—especially when it contains years' worth of unorganized data. Leave it to us. We'll help you identify what data is critical, and what can be archived for later.

Present We cut out the noise of the numbers and focus on two things: portfolio-wide cash availability and performance analytics across several key metrics.

Asset Management If desired, we can bring reporting to life in the form of active asset management. We can flag critical data, provide analysis, and give structured guidance on the future of your portfolio and its value.

OUR SERVICES

Asset Management

Throughout our tenure with families, we have developed **a wide range of asset management services** that we can deploy on your behalf.

Our experienced team of asset management advisors is capable of overseeing 360° of an investment cycle, or work with your family in a particular area. Whether a private equity or real estate investment, i3 can facilitate the process of acquiring, developing, operating, maintaining, and selling interest in assets or operating companies. Ultimately, we organize and manage the capital structure of all family-owned assets.

Via our proprietary platform, i3 can assist with many asset management categories:

1. **Capital Structure**
   Advise upon, build, and execute.

2. **Project / Venture Financing**
   i3 can tap into its network of banks, lenders, and other partners to secure competitive financing for any number of projects.

3. **Relationship Management**
   We can help set up and detail relationships with third party vendors, such as property managers and developers.

4. **Risk Analysis**
   Based on portfolio study, i3 can provide a risk analysis that factors in any number of relevant points as relating to a family's investment needs.

5. **Portfolio Advisement**
   Based on our analysis of your reports, i3 can provide portfolio advice based on any number of critical categories within a family's monthly reporting. (Such as future need for cash, future refinancing, future dispositions, and future acquisitions.)

6. **Lease Management**
   We can assist and advise on negotiations, renewals, executions, language, and more.

7. **Advisement on Accounting & Budgeting Process**
   While i3 won't run your accounting process for you, we have a talented team of experts who can advise you on all aspects of that process.

8. **Active Portfolio Assistance**
   We can assist with refinancing, appraisals, ownership structure, portfolio hierarchy, and more.

OUR SERVICES

DIPCO

DIPCO, or Direct Investment Platform Company, solves the largest obstacle facing investors: **access**.

DIPCO gives families a rare direct portfolio investment avenue that is managed by i3 and our partners. The platform follows a sequential portfolio development cycle and is centered around our internal investment philosophy: Is the deal good? Is the price competitive? Is the risk limited? Are the returns promising?

Here’s how DIPCO solves the access issue:

Programmatic Access

Investors often have limited access to quality fund managers or sponsors. As a result, investors have historically filled their portfolio with “country club deals” that are overpriced, under-negotiated, and ignorant of major risk factors.

Due Diligence and Education

Most registered investment advisors (RIAs) lack the support and experience needed to perform appropriate due diligence on incoming investment opportunities. Additionally, they are not practiced enough to adequately value assets or measure risk in private markets.

Portfolio Management

Many traditional modes of investment fall short when it comes to effectively managing liquidity, organizing the capital stack, handling contribution and distribution events, and providing investors with meaningful reporting.

What makes DIPCO truly different? You're the focus.

With DIPCO, investors aren't limited to investing in a single asset class. Instead, you're invited to participate in an investment philosophy that prioritizes returns and balances risk, regardless of asset class or geographic location.

i3 has created a truly comprehensive sourcing apparatus that maintains a steady flow of attractive deals, thanks in part to our 30+ years of industry experience. We've spent decades building relationships and networking tools to better source a wide array of potential deals—and you get to reap the benefits.

Network of Professionals

i3's primary and most successful method for sourcing deals capitalizes on having access to a vast network of industry professionals that has been accumulating for well over 30 years. These relationships provide us with a steady stream of potential deals.

Access to CRE Brokers

By maintaining existing relationships and forging new ones, i3 actively participates in conversation with CRE Brokers with the goal of gaining exposure to potential deals. Thanks to these connections, we can enter a deal before the competitive market has the opportunity to engage in discussions.

Distressed Opportunities

Thanks to our connections with financial institutions, i3 is often granted unparalleled access to investments with significant price reductions, such as distressed assets or assets in or nearing foreclosure.

Use of Digital Resources

We have the ability to source and examine deals from a range of online data sources.

The DIPCO Process

Origination and Sourcing

Through our various origination bases, we are regularly sourcing deals to provide DIPCO investors a steady stream of investment opportunities.

The Deal Pipeline

All deals go through a multi-step evaluation process that determines their viability. The pipeline includes an initial underwrite and investment questionnaire. We then run the promising deals through our internal rating system, which offers investors a 0/100 score for every deal they see. During this step, we work to tailor a relationship between investment and investor(s) based on how well it fits their investment mandate.

i3's Underwriting System

If a deal survives the pipeline, i3 begins to formally underwrite the deal. This includes managing the process of getting the deal under contract, creating a data room to gather critical information, and formally launching the acquisition process.

Due Diligence

i3 and our partners can manage every facet of the due diligence process, including drafting, negotiating, and executing of the PSA; creating and continually updating a detailed 10-year cash flow (via our proprietary underwriting software); coordinating and managing all third party due diligence experts; auditing the seller, the business, and the industry; and providing a final assessment of the deal based on what was discovered during this process.

Manage Closing

i3 is well equipped to finalize the closing of an investment that endures the inspection period. We can handle final negotiations and work with attorneys to coordinate a smooth close and delivery / receipt of funds.

Ongoing Management and Reporting

For certain deals and client relationships, i3 can provide monthly reports detailing the performance of the asset as it moves forward. For select cases, i3 will provide additional asset management services, which work to ensure investors continue to receive the best possible return on their investment.

Want to learn more?

We're ready to put our experience to work for you.

VISIT OUR WEBSITE

i3resources.com

CALL US

803.399.9009