BONAVENTURE

BMIT® Portfolio Snapshot

As of 3Q 2026

PORTFOLIO OVERVIEW

$1.4B+
Gross Asset Value

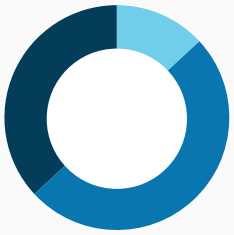
25
Properties

4,754
Apartment Units

94.3%
Average Occupancy

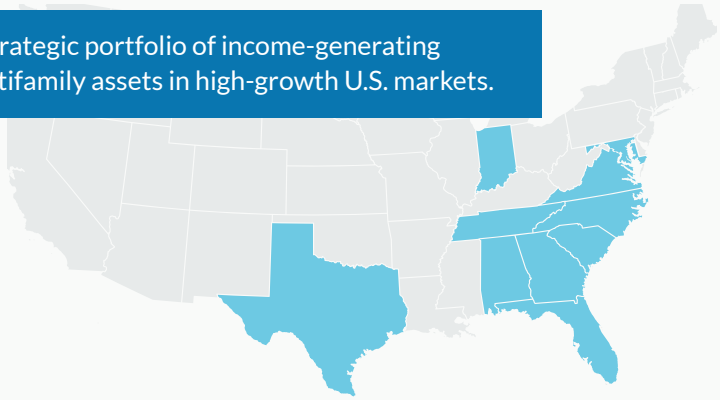
- **98%** Fixed-Rate Exposure
- **16-year** Average Debt Maturity
- **4.0%** Weighted Average Interest Rate[1]
- **55%** Loan-to-Value (LTV)[1]

PORTFOLIO COMPOSITION[2]

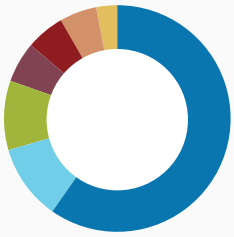


- **Core** – 13.1%
- **Core-Plus** – 50.0%
- **Value-Add** – 36.9%

A strategic portfolio of income-generating multifamily assets in high-growth U.S. markets.



GEOGRAPHIC EXPOSURE[3]



- **Virginia Beach/Norfolk/ Newport News, VA** – 59.7%
- **Richmond, VA** – 10.8%
- **Washington/Arlington/ Alexandria, VA** – 9.9%
- **Indianapolis, IN** – 5.8%
- **Tampa Bay, FL** – 5.5%
- **Atlanta, GA** – 5.3%
- **Charlottesville, VA** – 3.0%

Shadetree Apartments, Ruskin, FL

Solace Apartments, Virginia Beach, VA

East Beach Marina, Norfolk, VA

SUMMARY OF INVESTMENT HOLDINGS

Operating Properties

Property	Strategy	Location	Built	Units	Gross Potential Rent[4]	Occupancy[5]
Crescent at Chevy Chase	Core	Chevy Chase, MD	2024	111	$2,777	84%
Fieldhouse Apartments	Core	Lawrenceville, GA	2021	252	$1,719	95%
Shadetree Apartments	Core	Ruskin, FL	2022	260	$1,909	93%
Attain at Quarterpath	Core-Plus	Williamsburg, VA	2015	228	$2,005	93%
Attain Downtown East	Core-Plus	Norfolk, VA	2011	121	$2,057	99%
Commons at Potomac Square	Core-Plus	Sterling, VA	2010	104	$1,967	96%
Covepointe at the Landings	Core-Plus	Norfolk, VA	2015	122	$2,367	99%
East Beach Marina	Core-Plus	Norfolk, VA	2015	137	$2,251	96%
Echo Park	Core-Plus	Indianapolis, IN	2018	274	$1,723	93%
Infinity at Centerville Crossing	Core-Plus	Virginia Beach, VA	2016	236	$1,949	98%

(Table continues on page 2)

Contact Investor Relations | investor@bonaventure.com | 240-459-4882 | Bonaventure.com

This investment is for Accredited Investors only.

BONAVENTURE

BMIT Portfolio Snapshot

Property	Strategy	Location	Built	Units	Gross Potential Rent[4]	Occupancy[5]
Magnolia Chase II	Core-Plus	Virginia Beach, VA	2022	24	$1,644	96%
Pinnacle Apartments	Core-Plus	Hampton, VA	2016	296	$1,860	98%
Solace Apartments	Core-Plus	Virginia Beach, VA	2015	250	$1,894	98%
The Cascades	Core-Plus	Virginia Beach, VA	2010	226	$1,923	96%
Attain on 5th	Value-Add	Charlottesville, VA	2003	144	$2,212	70%[6]
Braddock Lee	Value-Add	Alexandria, VA	1954	258	$1,835	92%
Cedar Broad	Value-Add	Richmond, VA	2011	204	$1,188	89%
Colonial Towne	Value-Add	Williamsburg, VA	1970	148	$1,444	99%
Magnolia Chase Apartments	Value-Add	Virginia Beach, VA	1999	185	$1,927	96%
Magnolia Run	Value-Add	Virginia Beach, VA	2002	200	$2,038	97%
Meridian Parkside	Value-Add	Newport News, VA	2008	308	$1,725	90%
Parkway Apartments	Value-Add	Williamsburg, VA	1971	148	$1,556	94%
Rockwood Park	Value-Add	Richmond, VA	1990	132	$1,612	90%
Royal Pointe	Value-Add	Virginia Beach, VA	1987	208	$1,619	95%
Vida East	Value-Add	Richmond, VA	2018	178	$1,145	89%

Real Estate-Related Investments

Property	Strategy	Location	Built	Units	Gross Potential Rent[4]	Occupancy[5]
Attain at Bradford Creek	Preferred Equity	Huntsville, AL	2025	350	$1,405	78%[7]

1) "Loan-To-Value" - sum of the outstanding balances of all debt instruments divided by the gross asset value of the fund. "Weighted average interest rate" average interest rate of all property level debt calculated by considering the proportional outstanding balance of each individual loan as its weight. 2) Portfolio composition percentages are based on total unit count. 3) Geographic exposure percentages are based on total unit count. 4) Gross Potential Rent reflects in-place rent for occupied units and market rent for vacant units. It does not represent actual rent collected. 5) Average physical occupancy. 6) Occupancy is temporarily reduced due to ongoing renovations expected to enhance unit quality and long-term asset value. 7) Newly delivered; currently in lease-up.

DISCLOSURES: This material is provided for informational and discussion purposes only and is not and may not be relied on in any manner as legal, business, financial, tax or investment advice or as an offer to sell or a solicitation of an offer to buy an interest in Bonaventure Multifamily Income Trust, Inc. or any fund or vehicle investment sponsored by Bonaventure or its affiliates (each, a "Fund"). A private placement of interests in a Fund will only be made pursuant to a confidential private placement memorandum (as may be amended or supplemented from time to time, the "PPM"), a Fund's subscription documents, and a Fund's charter, limited partnership agreement, or other operating documents, as may be amended and restated (collectively, the "Offering Documents"), which will be furnished to qualified investors on a confidential basis at their request and should be reviewed in connection with any consideration of an investment in a Fund. No assurance can be given that a Fund's investment objectives will be achieved or that an investor will receive any return on, or even a return of, an investor's investment in a Fund. A discussion of material risks involved in an investment in a Fund is included in the PPM. This document does not contain all of the information and risk factors that would be important to an investor in making an investment decision and is not an offer to sell a security or the solicitation of an offer to buy a security. This document and its contents are strictly confidential. This information may be superseded by, and is qualified in its entirety by, reference to the Offering Documents, which contain more detailed information about a prospective investment in a Fund. To the extent that there is any inconsistency between this document and the Offering Documents, the provisions of the Offering Documents control. The Fund interests described herein have not been and will not be registered under the Securities Act of 1933, as amended, the securities laws of any U.S. State or the securities laws of any other jurisdiction. The Fund will not be registered under the Investment Company Act of 1940, as amended. Neither the Securities and Exchange Commission nor any other U.S. or Non U.S. securities regulatory authority has passed upon the accuracy or adequacy of this document or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense. Significant restrictions, under both applicable law and a Fund's limited partnership agreement, exist on the transferability of a Fund interests. Securities offered through Preferred Capital Securities, LLC Member FINRA/SIPC. Preferred Capital Securities, LLC is not affiliated with Bonaventure Multifamily Income Trust or Bonaventure Holdings LLC ("Bonaventure"). While the Managing Dealer and the Sponsor are not affiliated parties, certain persons may be both salaried and/or bonused employees of the Sponsor and registered representatives of the Managing Dealer and may be paid a portion of the Sales Commissions and Expenses received by the Managing Dealer for offering and selling the Interests. **FORWARD-LOOKING STATEMENTS:** Some of the statements in this material may constitute forward-looking statements. The forward-looking statements in this material are subject to inherent qualifications and are based on a number of assumptions and involve risks and uncertainties that can cause actual results to differ materially from those expressed in these forward looking statements. **THE RISKS ASSOCIATED WITH INVESTING IN A REAL ESTATE PRIVATE EQUITY FUND GENERALLY INCLUDE:** Limited Regulatory Oversight – Since private equity funds are typically private investments, they do not face the same oversight and scrutiny from financial regulatory entities such as the Securities and Exchange Commission ("SEC") and are not subject to the same regulatory requirements as regulated investment companies, including requirements for such entities to provide certain periodic pricing and valuation information to investors. Private equity offering documents are not reviewed or approved by the SEC or any US state securities administrator or any other regulatory body. Also, managers may not be required by law or regulation to supply investors with their portfolio holdings, pricing, or valuation information. Strategy Risk – Many private equity funds employ a single investment strategy. Thus, a private equity fund may be subject to strategy risk, associated with the failure or deterioration of an entire strategy. Use of Leverage and Other Speculative Investment Practices – Since many private equity fund managers use leverage and speculative investment strategies such as options, investors should be aware of the potential risks. When used prudently and for the purpose of risk reduction, these instruments can add value to a portfolio. However, when leverage is used excessively and the market goes down, a portfolio can suffer tremendously. When options are used to speculate (i.e., buy calls, short puts), a portfolio's returns can suffer and the risk of the portfolio can increase. Past Performance – Past performance is not necessarily indicative and is not a guarantee of a private equity fund's future results or performance. Some private equity funds may have little or no operating history or performance and may use hypothetical or pro forma performance that may not reflect actual trading done by the manager or advisor and should be reviewed carefully. Investors should not place undue reliance on hypothetical or pro forma performance. Limited Liquidity – Investors in private equity funds have limited rights to transfer their investments. In addition, since private equity funds are not listed on any exchange, it is not expected that there will be a secondary market for them. A private equity fund's manager may deny a request to transfer if it determines that the transfer may result in adverse legal or tax consequences for the offering. * Tax Risks – Investors in certain jurisdictions and in private equity funds generally may be subject to pass -through tax treatment on their investment. This may result in an investor incurring tax liabilities during a year in which the investor does not receive a distribution of any cash from the Fund. In addition, an investor may not receive any or only limited tax information from private equity funds may not receive tax information from underlying investments in a sufficiently timely manner to enable an investor to file its return without requesting an extension of time to file. Reliance on Fund Manager; Lack of Transparency – A private equity offering's manager or general partner has total investment authority over the private fund. There is often a lack of transparency as to a private equity offering's underlying investment. Because of this lack of transparency, an investor may be unable to monitor the specific investments made by the offering or to know whether the investments are consistent with the sponsor's historic investment philosophy or risk levels. Due to the risks mentioned above, it is important to perform proper due diligence in evaluating and choosing private equity managers to place your money with. There have been occasions when private equity fund managers took on too much risk in their portfolio and lost a substantial amount of their investors' money.

Securities Offered through Preferred Capital Securities, LLC (Member FINRA/SIPC)
3290 Northside Parkway, NW
Suite 800, Atlanta, GA 30327