

Prospect Emails

Each email will include the following disclosure:

Securities offered through North Capital Private Securities, member FINRA/SIPC

Investing in the Company's common shares is speculative and involves substantial risks. The "Risk Factors" section of the offering circular contains a detailed discussion of risks that should be considered before you invest. These risks include, but are not limited to, illiquidity, complete loss of invested capital, limited operating history, conflicts of interest and blind pool risk. This Investment may not achieve its objective. In addition to the foregoing risks, the adverse economic effects of the COVID-19 pandemic are unknown and could materially impact this investment.

Drip Email #1

Subject: Quick Recap from the Benzinga Opening Stocks Summit

Preview: Following up on crowdfunding and commercial real estate

Body:

Hi there,

I noticed you were a participant at the Benzinga Opening Stocks Summit a few weeks ago. I hope you found the event as useful and insightful as I did.

Our CEO at Modiv was one of the speakers and presenters at the summit, and we're sending out replays to participants who we think will find these topics interesting but might have missed us.

Links:

<https://youtu.be/EqP-gNf7DNM>

<https://youtu.be/HANAozUdsQs>

If you have any questions or feedback, shoot me back an email.

Best,

Sarah Mayo

Head of Investor Relations

PS: Over the next few days, the team here at Modiv will be sending across a few more resources we thought you might find useful. I hope you find them useful.

Drip Email #2

Subject: Your (free!) resource library

Preview: Sending you all the info you might need

Body:

Greetings!

I hope you caught Sarah Mayo's email a couple of days ago. If not, here are the links to the Benzinga sessions Modiv's CEO participated in:

<https://youtu.be/EqP-gNf7DNM>

<https://youtu.be/HANAozUdsQs>

If you're interested in learning more about commercial real estate and the role it can potentially play in your investment portfolio, download our eBooks listed below and check out our [Insights](#) section on modiv.com.

[Everything You Need to Know About Investing in Commercial Real Estate](#)

[Everything You Need to Know About How to Invest in REITs](#)

[How Real Estate May Provide Protection Against Inflation](#)

[Invest Like the Smart Money](#)

Best,

Joe Miller
Investor Relations

Drip Email #3

Subject: This Millionacres video is for you!

Preview: Find out what to consider when investing in commercial real estate

Body:

Hi again,

There is so much fantastic information out there on investing in commercial real estate, but sometimes it can be hard to avoid the rabbit hole of never-ending articles, podcasts and videos. We've been there.

So what can you do to cut through the clutter? I suggest watching our CEO, Aaron Halfacre, from his recent appearance on Motley Fool's Millionacres Hour.

You'll hear from Aaron talk about all kinds of good stuff including:

- What makes Modiv different from other crowdfunding platforms
- Insights and thoughts on the commercial real estate market
- How technology and real estate are converging
- What you might want to consider when investing in real estate

Video link >> <https://youtu.be/evg0iE6Qc7A>

Give it a watch when it's convenient and let us know what you think.

Best,
Sarah Mayo
Head of Investor Relations

Drip Email #4

Subject: How might inflation affect you?

Preview: That's the question on everyone's mind. But there's an asset class that may help.

Body:

Inflation is the talk of the town these days.

It may seem like we can never win when it comes to predicting the ups and downs of the economy. But real estate may at least help provide a level playing field when it comes to inflation.

Want to learn more? Download our free white paper, **How Real Estate May Provide Protection Against Inflation**, and find out:

- Which market indicators are pointing toward inflation
- How inflation may affect your investment portfolio
- How real estate may help fight the effects of inflation
- Examples of how real estate has helped hedge inflation in the past

>> Download here

Helping you fight inflation,

Joe Miller
Investor Relations

Drip Email #5

Subject: We've got a podcast for you

Preview: Listen in and find out about a possible win-win

Body:

Let's get right to it.

When it comes to real estate investing, sometimes the sponsor wins more than the investor. **Not at Modiv.**

During this podcast with Real Assets Adviser, our CEO (Aaron Halfacre) discusses why we believe the focus should be on the investor doing well - and the sponsor doing their part to make that happen.

That's what I like to call a win-win.

Click the link below to listen to this insightful conversation and find out why Modiv benefits only when its investors win.

>> Listen to the podcast

Stay modivated,

John Bacon
Chief Marketing Officer

Drip Email #6

Subject: Crowdfunding + CRE = A whole new world?

Preview: Find out what new opportunities are coming out of this combo

Body:

Good day,

Our CEO, Aaron Halfacre, was recently a guest on Wealth Management Real Estate's "Transitioning to Recovery" webinar.

Aaron spoke about what the role of crowdfunding in commercial real estate investing looks like.

Tune in to hear about:

- What the Statue of Liberty has to do with crowdfunding (it's a great story, promise)
- How different companies are making crowdfunding work
- What might be coming up next for the industry

- And (most importantly!) what to look for when pulling the trigger on an investment

Watch here >> <https://youtu.be/xfRUUEdZg1A>

All that said, we're proud to be a crowdfunding pioneer. And we like to think we're pioneering pretty well with our seasoned team of real estate experts, tech-enabled crowdfunding platform, and acumen as both an owner-operator and asset manager. More than 7,300 investors have joined us - you can too.

>> Start investing with Modiv for as little as \$1000.

Still pioneering,
Sarah Mayo
Head of Investor Relations

PS: If you want to learn more, register for our next New Investor Webinar: [LINK](#)

Drip Email #7

Subject: 4 things to look for when investing

Preview: Before you invest in crowdfunded real estate, there are some considerations to keep in mind.

Body:

Hello!

Investing in commercial real estate through a crowdfunding platform may seem easy, but there can be more than meets the eye.

Aaron Halfacre, our CEO here at Modiv, shares four tips for wisely choosing a platform that best fits your goals in this article from Wealth Management Real Estate's (WMRE) Outlook 2021:

1. Pay attention to the fee structures
2. Be comfortable with the portfolio/tenant profile
3. Don't trust the financial models
4. Seek out best-in-class corporate governance

>> [Read the Article](#)

Now that you know what to look for, here are four ways Modiv is doing things differently:

1. Modiv charges no fees, although certain expenses related to operating a public company apply.

2. We put investors first. That means making strategic decisions that benefit YOU.
3. We like to say we're an open book. Transparency is important when investing and that's why we're filing all the Qs and Ks like your favorite listed corporations.
4. We don't call it a win until all of our investors are winning. That's why we've tied our management team's compensation to our REIT's performance.

It's important to remember that any investment in commercial real estate, a REIT or Modiv is speculative and involves substantial risks, including illiquidity and complete loss of invested capital and there are no guarantees dividends will be paid. We encourage you to always do your due diligence before making any investment.

And if you need help, drop us a line at info@modiv.com. I've been working on all kinds of great resources we can send your way.

Helping you know what to look for,
Anela Perviz
Marketing & Communications Manager

Drip Email #8

Subject: Are you smarter than an institutional investor?

Preview: Six ways to think like a smart money investor, all while helping manage risk with alternative assets like real estate.

Body:

What if I told you that you could look to Ivy League endowments and sovereign wealth funds for investing guidance?

With our free white paper, **Invest Like the Smart Money**, you can find out:

- Who are smart money investors
- What are alternative investments
- Six ways you can start thinking like a smart money investor
- How to start investing like the smart money

>> Download Now

If you're thinking about adding real estate as part of your diversified portfolio, consider investing with Modiv for as little as \$1000.

More than 7,300 investors rely on our seasoned team of real estate experts, tech-enabled crowdfunding platform, and acumen as both an owner-operator and asset manager for their commercial real estate needs. You can, too.

>> Get Started

Stay modivated,

Karina Rojas
Investor Relations

Drip Email #9

Subject: You asked, we're answering

Preview: We've prepared a quick FAQ of the questions we most often receive from folks like you.

Body:

Hi friend,

In case you have some unanswered questions about crowdfunded real estate investing or Modiv lingering in your mind, we've prepared an FAQ of the questions we most often receive from folks like you.

>> FAQs

Want help from a human? Not a problem.? Shoot us an email at info@modiv.com or call us at 888.636.6348

Ready to begin your financial journey with Modiv? Create a free, no-commitment account to continue exploring real estate investing.

>> Get Started

Stay modivated,
Joe Miller
Investor Relations

Drip Email #10

Subject: Here's what we can do for you

Preview: We're working on making your CRE investing journey as easy as possible

Body:

Fellow investor,

As CEO here at Modiv, We strive to be an innovator and leader in the real estate crowdfunding space. And that means doing things the right way for the investor and their investment. Here are five things I believe set us off from other real estate crowdfunding platforms.

1. We've made changes that now allow us to accept investments from everyone¹ - regardless of whether you are an accredited or non-accredited investor. We want more people to experience the potential benefits that commercial real estate ownership can provide.
2. Modiv charges no fees, although certain expenses related to operating a public company apply.
3. We may offer a 13th dividend, an extra dividend paid at the end of each year, based on the success of the company's business activities for that year. (Note that there is no guarantee dividends will be paid.)
4. Our team is comprised of seasoned commercial real estate experts with more than 25 years of real estate experience on average. Sure, technology is an important aspect to modern crowdfunding, but at the end of the day we think it's critical to have real estate experts driving our strategic direction.
5. An investment in Modiv isn't just an investment in commercial real estate, it's also an investment in the underlying crowdfunding platform. That means you own the real estate *and* the technology.

Always keep in mind that any investment in commercial real estate, a REIT or Modiv is speculative and involves substantial risks, including illiquidity and complete loss of invested capital and there are no guarantees dividends will be paid. It's always important to do your due diligence before making any investment.

Ready to take that first step with Modiv? Then I encourage you to join our next Investor Introduction Webinar. We'll provide a brief overview of Modiv's history, operations and strategy, plus answer any questions you might have.

>> SIGN UP

Or, if you've already been down that path a time or two, go ahead and create a free, no-commitment account to continue exploring real estate investing.

>> Get Started

Best,
Aaron Halfacre
CEO

1. Generally, you may purchase shares if you are a “qualified purchaser” (as defined in Regulation A). “Qualified purchasers” include “accredited investors” under Rule 501(a) of Regulation D and all other investors so long as their investment in Modiv’s common stock does not represent more than 10% of the greater of their annual income or net worth (for natural persons), or 10% of the greater of annual revenue or net assets at fiscal year-end (for non-natural persons). Modiv reserves the right to reject any investor’s subscription in whole or in part for any reason, including if we determine in our sole and absolute discretion that such investor is not a “qualified purchaser” for purposes of Regulation A. In addition, we require that each purchaser of shares of our Class C common stock be a U.S. Person.