

Hello,

RISE is excited to announce it has completed the acquisition of Modera Capitol Hill, a 135-unit mid-rise community located at 1427 11th Ave Seattle, Washington 98122.

THE PROPERTY

Built in 2016, Modera Capitol Hill consists of one mid-rise building on 0.53 acres in the heart of one of Seattle's most desirable and vibrant neighborhoods, Capitol Hill. The units have an average size of 637 SF, and a unit mix that consists of Studio, 1x1, and 2x2 flats. The property has an extensive amenity package including a rooftop deck, resident lounge, several outdoor patios, a dog park, dog wash station, and a fitness center. The patios are well equipped, containing fireplaces, a living wall, and TV's.



THE OPPORTUNITY

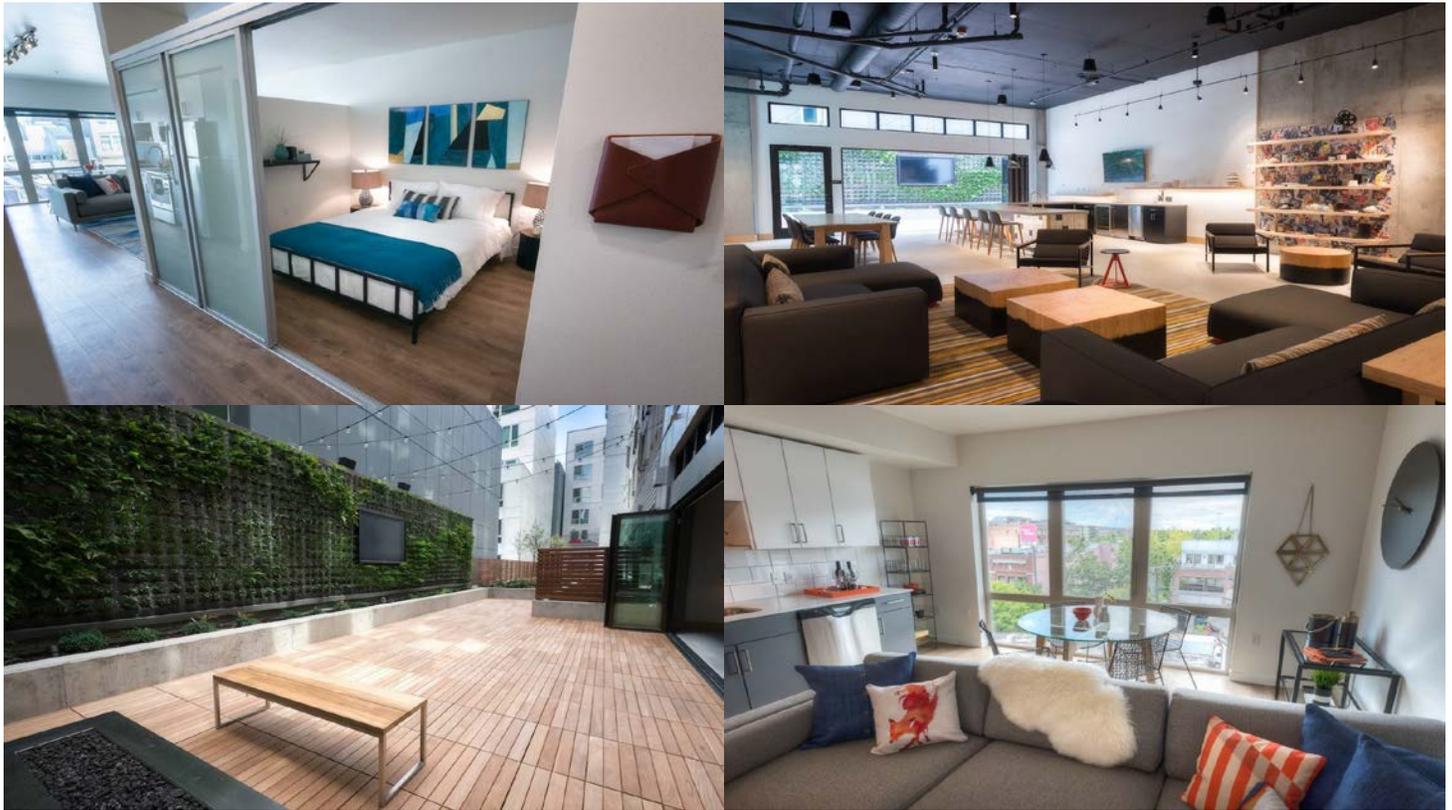
Modera Capitol Hill was acquired for \$69 million USD on August 13, 2018, making it RISE's twelfth acquisition to date. The property was acquired on an off-market basis and no broker was involved in the transaction, a rarity given its size and quality. The property was purchased in partnership with Cigna Investment Management (90% Cigna 10% RISE – with enhanced returns for RISE above certain thresholds), which currently manages \$4 billion USD in real estate.

The property is located in Capitol Hill, within a 5-mile radius of Downtown, the First Hill Medical Centers, South Lake Union, Seattle's Stadium District, and the University of Washington. The property is within several blocks of both the hip Broadway thoroughfare, and the lively Pike-Pine corridor. It is within a half-mile of the Capitol Hill Light Rail Station.

RISE plans to moderately improve the overall look and feel of the community and has budgeted approximately \$950,000 for common area upgrades, and unit interior enhancements. The enhancements will be aimed at capturing the Seattle area penchant for technology, and focus on Air Conditioning, Nest Thermostats, and Bluetooth connectivity for the unit controls. RISE believes these enhancements will appeal to the tech crowd on Capitol Hill, and the addition of Air Conditioning will help set Modera Capitol Hill apart as a boutique offering. RISE also believes the operating performance will benefit from superior management by Thrive.

Modera will offer high end interiors trending toward the neighborhoods demographics and tech community. A re-brand with tailored marketing will help to properly align the building, and attract a young, hip, techy group. The marketing will present a second-to-none customer service experience which will meld the property together as a boutique living experience. The result should earn Modera Capitol Hill top of the market rents.

Management felt the acquisition price was reduced by the oversupply in downtown Seattle and that the property's A+ location and offering would prove out well in the long run. Management will continue to look for opportunistic urban investments while also acquiring suburban value add garden style communities. The ultimate goal is exposure to most Seattle submarkets given the strong long-term fundamentals of the Greater Seattle area.



ABOUT RISE PROPERTIES TRUST

RISE Properties Trust is a publicly-offered non-traded Canadian REIT focused on the US multi-family sector in the Greater Seattle area. Through management's existing business platform and fully integrated operations, the Trust is able to acquire under-performing apartment properties and improve their operations, cash flow, and value.

If you have any questions, please do not hesitate to contact me at kylet@riseproperties.ca.



www.risepropertystrust.com