

Sonata Apartments

4201 East Craig Road | North Las Vegas | NV | 89030



Tenant-In-Common Executive Summary





Sonata Apartments is a class A 312-unit, gated luxury apartment community. Built in 2008, the property spans over 13.69 acres and is comprised of 14 three-story

buildings consisting of spacious one and two-bedroom apartment homes. The property is built to condominium quality and has spacious floor plans averaging 904 square feet with 168 one-bedroom units and 144 two-bedroom units. There are four floor plans to accommodate a variety of tenant demands.

The property features attractive luxurious interiors and common area amenities. Unit amenities include spacious walk-in closets, 9 foot ceilings, full-size washer & dryer, wood plank-style flooring, ceramic tile bathroom flooring, air conditioning, lighted ceiling fans in master bedrooms, open kitchens with faux granite countertops, custom hardwood cabinetry, complete Whirlpool appliance packages, Stainmaster carpet, 36' faux Travertine bathroom countertops, oval soaking tubs and completely wired for technology.



The common area amenities include resort-Inspired pool with sunning ledge, Wi-Fi in all common areas, fitness center with circuit training, outdoor living lounge, picnic areas, gas & charcoal barbecue grills, two tot lots, multipurpose grass field for outdoor activities, a multimedia iCafe and breathtaking mountain views.

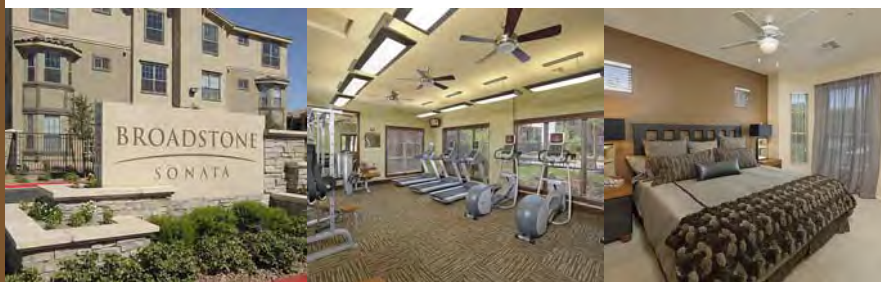
FINANCIAL OVERVIEW*

Escrow Price.....	\$35,000,000	Escrow Closing.....	January 2016
Down Payment.....	\$15,750,000	Cost Per Unit.....	\$112,179
Loan Balance.....	\$19,250,000	Cost Per Foot.....	\$124.03
Loan To Value (LTV).....	55%	Debt Coverage Ratio.....	253%

*Please refer to the Private Placement Memorandum for details on the "Use Of Proceeds".

INVESTMENT HIGHLIGHTS

- Potential Distributions From Net Cash Flow, Paid Monthly.
- Potential Capital Appreciation From Value-add Opportunity.
- Pass Through Of Tax Benefits for Tax-Deferred Distributions.
- Anticipated Hold Period 6-8 Years.



PROPERTY FACTS

- 312 unit class A resort style condo quality property built in 2008.
- To be purchased for \$112,179 per door which is considered below replacement cost.
- The property is centered in one of the fastest growing regions of Las Vegas and the "North" is where it is happening.
- Currently planned over 3,000,000 square feet of spec space slated for construction.
- \$600 million VA Hospital in North Las Vegas is located just five miles northwest of Sonata.
- Further, the submarket has been identified as being a favorite for expanding businesses due to its affordable office space and land.
- Faraday Future, an electric car company and rival to Tesla, is looking to acquire 800 acres located just 10 minutes north of Sonata. This could mean over 4,000 new jobs to the immediate area with average wages of \$50,896. A study commissioned by North Las Vegas, estimates that the overall impact including ancillary jobs, could boost the state and local tax revenues by \$81 million annually between now and 2020.
- Traditional value-add opportunity.

BUSINESS PLAN

Immediately upon closing, RK Properties will implement a property improvement program and an aggressive marketing campaign. Value-add improvements will include exterior and interior improvements to enhance the quality of the property (described below in Capital Improvement Reserves).

Once the physical improvements are completed and the aggressive marketing program is in place, management will continue to increase rents and improve operational performance.

CAPITAL IMPROVEMENT RESERVES

Appliance Reserves	\$50,000
Business Center/Office Equipment & Furniture/Gym	\$115,000
Exterior Paint	\$110,000
HVAC	\$50,000
Golf Cart	\$20,000
Parking Slurry Coating	\$30,000
Pool / Cabanas/Grounds	\$65,000
Sports Court	\$50,000
Signage	\$30,000
Upgrade Units	\$878,250
Misc.	\$50,000
Total	\$1,448,000

The property logo and name of the property will change once the property closes



Having been exclusively in the apartment investment business since 1976, RK Properties finds itself without many peers. The key to our success is that we have created a specialized market niche and filled it well for decades.

When I first started buying apartment buildings, in the mid-70's, friends and business associates who saw the rewards often said, "Next time, please count me in." Today, I am still working with the same philosophy and many of the same supporters. I look for something special where I know we can add value and own a property worthy of both pride and profit. By now, our investor base has grown to more than 3,500 clients and in the multi-family arena of real estate, you can be assured that RK Properties will continue to lead the way in providing viable investment opportunities for a long time to come.

Summary Of Track Record

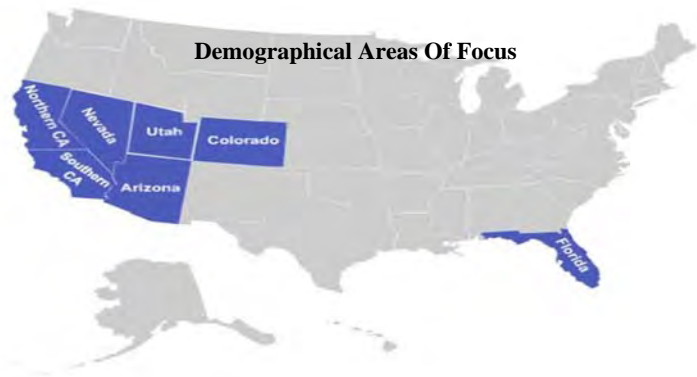
- 142 Properties Purchased Since 1976
- 119 Properties Have Gone Full Cycle
- Average Hold Period 6.3 Years
- RK's historical track record is set forth in the RK Opportunity Fund III, LLC Private Placement Memorandum



Why RK Properties

- One owner and product type since 1976 – Multifamily Only
- 38 years of market experience -Please refer to the Private Placement Memorandum for details on the track record.
- Professional in-house staff in:
 - Property Management
 - Accounting & Legal
 - Sales & Acquisitions
 - Investor Relations
- Long term investment strategy buying value-added apartment opportunities through pre-existing relationships & off-market transactions.
- Using a disciplined approach to investing
 - Loan To Value: 50 -65%
 - Minimum Debt Coverage Ratio: 150%
 - Underwriting is Based on Historical Net Cash Flow
 - Generating Potential Positive Cash Flow and Appreciation
 - Providing Tax Benefits from Ownership of Real Estate
- With a value-add component
 - Assets that are not functioning optimally, but can be improved so that their value and ability to deliver returns to investors are both significantly increased.
 - Lower cost or discounts due to deficiencies in the property.
 - Depending on NOI to create value, not the market (market improvement is a bonus).
 - Low cost basis and yield growth in value-add assets can make their real risks much lower.

There are no assurances that the stated investment objectives of the offering will be achieved. Please refer to the Private Placement Memorandum for details on the Risk Factors.





This summary does not represent an offer to sell any securities by RK Properties or its affiliates. Such offer may only be made by a Private Placement Memorandum (“Memorandum”) for Sonata Apartments (the “Offering”) delivered to qualified purchasers who reside in certain states and meet the suitability standards for such investment. The figures, analysis and conclusions presented in this summary are believed to be accurate, but no warranty is made as to their correctness. RK Properties and its affiliates, as well as other third parties, will be compensated for their sponsorship and sale of this offering, in the form of selling commissions, acquisition, disposition, and property management fees, and other related fees. The tax consequences of investing in the offering are complex and vary with the facts and circumstances of each individual investor. **There are no assurances that the stated investment objectives of the offering will be achieved. There is no guarantee that the offering performance will produce results similar to the returns experienced by other RK Properties’ sponsored investment programs. Potential investors should always consult their own independent tax and legal advisors regarding the**

suitability of this investment.

Risk Considerations: Investments in real estate, including tenant-in-common interests, are subject to various risks that are set forth under “Risk Factors” in the Memorandum or in supplements to the Memorandum which should be read carefully, before any investment is made. Some of the risks include: (1) An investment in an RK program, including those that invest in distressed properties, must be considered speculative and there are no assurances that the investor may not lose all or a substantial portion of their investment; (2) an investment is subject to transfer restrictions and may not be liquid in the event of an emergency; (3) a program’s performance may be adversely affected by both local and national economic conditions; (4) RK Properties and its affiliates will be subject to various conflicts of interest in managing the Fund’s operations; (5) the offering will not be registered with nor reviewed by state or federal securities authorities; and (6) there are potential tax risks associated with investments in real estate programs.

Creating Real Estate Investment Opportunities For Discerning Investors

For information regarding the Sonata Apartments, LLC, please contact:

Rance King Securities Corporation

(A division of Rance King Properties Inc.)

3737 E. Broadway Long Beach, CA 90803

Investor Relations

800-677-7333

InvestorRelations@rksecurities.com

www.rkprop.com

