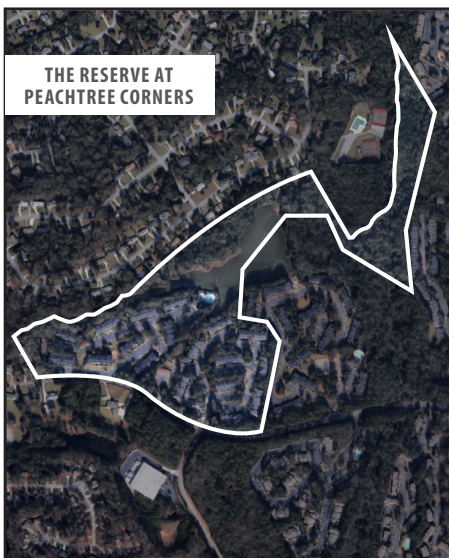
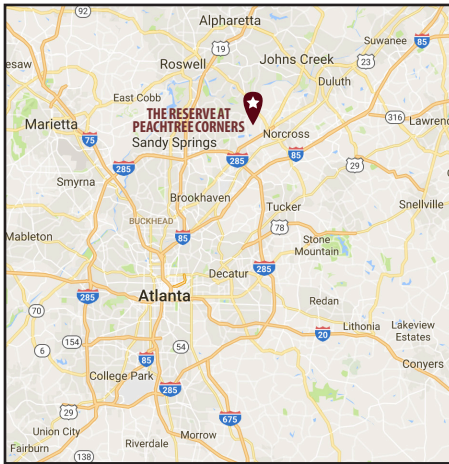


THE RESERVE AT PEACHTREE CORNERS

ATLANTA, GEORGIA



Legacy Capital Partners (Legacy) has created LAC Peachtree Corners LLC (Company) to provide accredited investors the opportunity to invest in the Reserve at Peachtree Corners, a 354-unit garden style apartment community in Atlanta, GA. The Reserve at Peachtree Corners was built in 1985 and represents an opportunity to invest in a well-located community that will provide stable in-place cash flow and value appreciation through operational improvements and increased rental rates tied to significant renovations of unit interiors, building exteriors and common areas.

Legacy entered into a joint venture with Cocke Finkelstein, Inc. (CFI), to acquire the Reserve at Peachtree Corners on September 30, 2016. This represents the sixth joint venture between Legacy and CFI. The purchase price was \$27,258,000 and the total cost, including \$3,316,317 for renovations, contingencies and closing costs, was \$30,574,317. This represents a purchase price of \$77,000/unit and a total cost of \$86,368/unit which compares favorably to recent comparable sales in the market. The acquisition and renovation was capitalized with a loan in the amount of \$21,936,000 and equity in the amount of \$8,638,317. Legacy invested \$6,910,654 and CFI invested \$1,727,663.

The investment strategy is to renovate the common areas, amenities, landscaping, and clubhouse while repairing and painting the building exteriors within the first 12 months of ownership. Approximately \$6,060/unit has been capitalized to complete these improvements. In addition, approximately \$1,260/unit has been capitalized into the budget for modest unit interior updates that are expected to be completed during the first two years as units turnover. The underwriting assumes the improvements combined with new management will allow the Project to achieve rental rate increases of approximately \$50/unit over the average in-place rental rate. Given the strength of the surrounding market and metro, the planned renovations and operating improvements should allow the Reserve at Peachtree Corners to compete favorably with comparable properties and generate the desired financial performance.

The Company is offering 39.2 Membership Units for an aggregate purchase price of \$1,960,000, or \$50,000 per Membership Unit. The minimum investment will be two (2) Membership Units for an aggregate purchase price of \$100,000. However, the Manager may, in its sole discretion, accept investments for less than two (2) Membership Units. Investors will receive an 8% preferred return on their invested capital paid from net cash flow, refinance proceeds or sale proceeds. After the preferred return is paid current, investors will receive 80% of excess net cash flow. Once the preferred return is paid current and 100% of the investors' capital has been returned, the investors will receive 80% of excess refinance and/or sale proceeds.

To request a Private Placement Memorandum please contact us at legacy@LCP1.com or 216-381-2303.

RETURNS

The returns below assume a 5 year investment period and a sale at \$98,140/unit

- ▶ The average annual cash yield is projected to be in excess of 9.0%
- ▶ An initial investment of \$100,000 is projected to generate a total return of \$175,300
- ▶ 60%+ of the return on investment is projected to be derived from cash flow



HIGHLIGHTS

- ▶ Attractive purchase price and total cost basis in stable growing submarket
- ▶ Project was acquired from an absentee owner and third party manager
- ▶ Desirable location near major employment hubs and major transportation thoroughfares
- ▶ Strong in-place cash flows with market and management upside
- ▶ Excellent local sponsor with deep market knowledge and management expertise