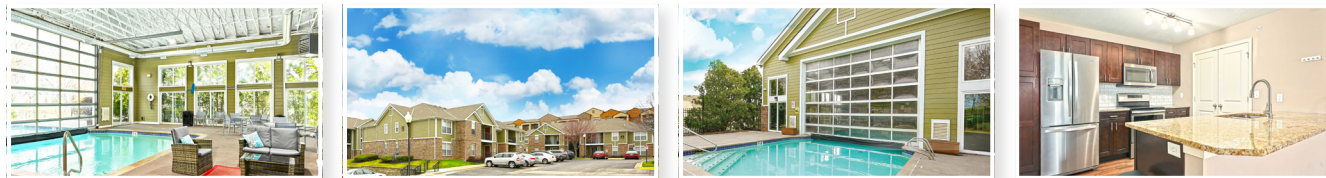


Bridge Note Offering



A Cohen-Esrey Apartment Investors (CEAI) partnership acquired the 260-unit Park Edge Apartments in the Kansas City-suburb of Lenexa, KS, in August 2022.

The capitalization of this asset includes primary (LP) equity from a large family office, co-investment equity from CEAI Funds 24 and 25, a permanent loan with Metropolitan Life, bridge funds provided by investors, and a series of bridge funds provided by the sponsor through CEAI Park Edge Lender 2, LLC (the "Company"). The Company is the holder and owner of a promissory note which helped fund the acquisition of Park Edge Apartments and owns an interest in CEAI Park Edge Investor, LLC which allows for a special allocation of depreciation to the Company.

CEAI is pleased to now offer participation in an additional bridge note program, through ownership in CEAI Park Edge Lender 2, LLC. Participation in this program is available only to Accredited Investors on the following basis:

- \$7,480,000 in total.
- \$100,000 minimum investment.
- 8% annual rate of return payable quarterly.
- A special allocation of depreciation to the investors that may shelter some or all of the return that is received.
- For tax purposes, the amounts paid to investors are distributions and classified as passive income, not interest income. A document explaining the technical elements for tax treatment is available upon request.
- Four-year holding period with a single one-year extension.
- CEAI is willing to re-purchase up to \$1 million in ownership interests each calendar year for investors looking for liquidity. A six-month notice is required. The Company can redeem its promissory note at any time with six-months' notice.
- The note held by the Company is personally guaranteed by Robert E. Esrey, Chairman, and R. Lee Harris, President and CEO of Cohen-Esrey, LLC. Distributions will be made to investors regardless of property performance.

This is an excellent opportunity for investors to generate earnings on their cash at rates significantly higher than what banks and brokerage firms are paying on money market accounts and certificates of deposit.

For more information contact Lydia Kinkade
(913) 671-3325 lkinkade@CohenEsrey.com

Cohen-Esrey Apartment Investors, LLC

www.CohenEsrey.com

This brochure is for informational purposes only and is not intended to be an offer to sell securities nor a solicitation of an offer to purchase securities. Any offering will be made solely by offering materials prepared for that purpose. An offering made by the Company is for Accredited Investors and certain financial institutions ("Investors") only pursuant to exemptions from registration provided by Section 4(a)(2) of the Securities Act of 1933, as amended (the "Act"). Specifically, the Company will rely on Rule 506(c) of Regulation D promulgated under the Act, and exemptions available under applicable state securities laws. Persons desiring to invest will be required to make certain representations and warranties regarding their financial condition. Such representations include, but are not limited to, certification that such person is an Accredited Investor, as defined in Section 501 of the Act. The Company will request that Investors provide documentation supporting their representations regarding Accredited Investor status.