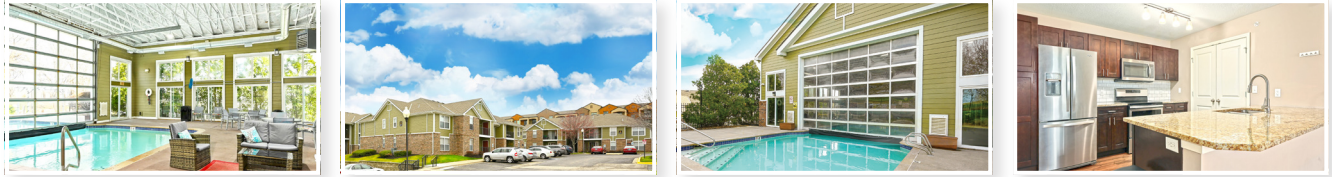


Preferred Equity Offering

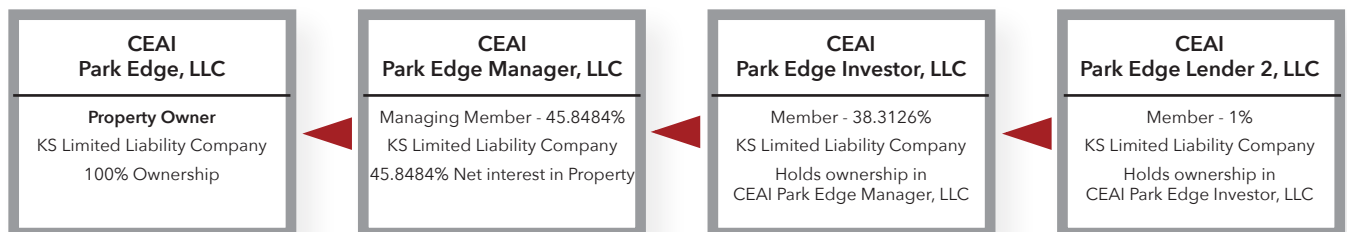


A Cohen-Esrey Apartment Investors (CEAI) partnership acquired the 260-unit Park Edge Apartments in the Kansas City-suburb of Lenexa, KS, in August 2022.

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, and bridge funds provided by investors and the sponsor through CEAI Park Edge Lender 2, LLC (the "Company"). CEAI Park Edge Investor, LLC owns 38.3126% of CEAI Park Edge Manager, LLC, which owns a 45.8484% net interest in the property. CEAI is offering investors the opportunity to purchase an ownership interest in CEAI Park Edge Investor. Participation is available only to Accredited Investors on the following basis:

- \$7,000,000 in total.
- \$100,000 minimum investment.
- A preferred return capped at an annualized 14% IRR. The preference is for investors to receive the 14% return before the sponsor (CEAI) receives any promotional interest when the property is sold or refinanced.
- Depreciation may shelter some of the return that is received.
- The property is expected to be sold or recapitalized in 2027.

Cohen-Esrey has a long history with this property. We initially managed it for the Los Angeles County Employees Retirement Association (LACERA) until it was sold. Then several years later, we acquired it from the partnership that bought it from LACERA. The asset was built in 1999 and CEAI is making physical improvements to unit interiors that is enabling a healthy increase in rental rates.



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.