

## Comparative Reports Quick Reference Guide

Using AI Insight’s Comparative Reports feature allows you to compare two or more programs based on any criteria in the PPM or prospectus.

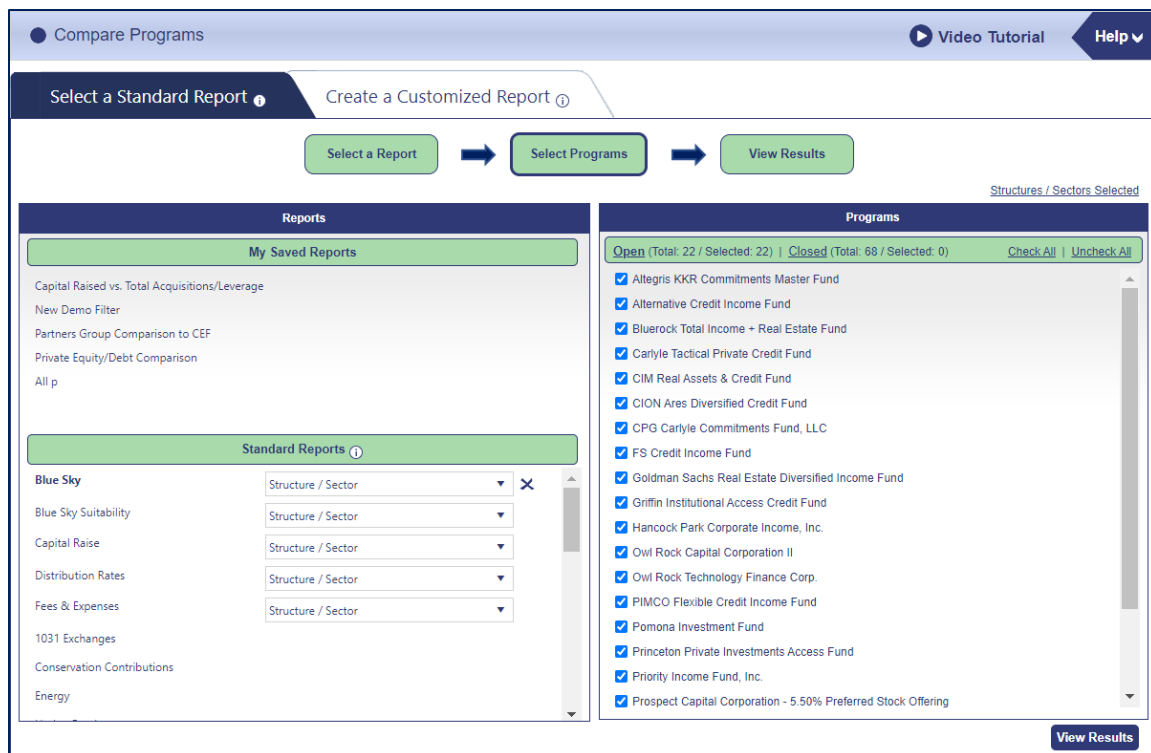
**1. Access **Comparative Reports** in one of three ways:**

- Choose the “Reports & Logs” icon at the top of the AI Insight dashboard, then select an option under “Compare Programs”.
- Go to “Create Reports” from the “Reports/Compare Programs” section of the dashboard.
- Select “Comparative Report” in the Streamlined Review Process or “Compare to Other Programs” when researching a specific offering.

**Gain easy access to hard-to-find program data**

- Run side-by-side comparisons based on any criteria available in AI Insight’s Program Summary.
- Expedite in-depth research and highlight potential investment opportunities to your clients.

**2. On the **Select a Standard Report** tab, you can select a report you saved previously or a Standard Report from the drop-down menu. Under **Programs**, filter further using the checkboxes. Then click **View Results**.**



The screenshot displays the 'Compare Programs' interface. At the top, there are navigation options: 'Compare Programs', 'Video Tutorial', and 'Help'. Below this, there are two tabs: 'Select a Standard Report' (active) and 'Create a Customized Report'. A workflow diagram shows 'Select a Report' → 'Select Programs' → 'View Results'. The 'Reports' section is split into 'My Saved Reports' (listing 'Capital Raised vs. Total Acquisitions/Leverage', 'New Demo Filter', 'Partners Group Comparison to CEF', 'Private Equity/Debt Comparison', 'All p') and 'Standard Reports' (listing 'Blue Sky', 'Blue Sky Suitability', 'Capital Raise', 'Distribution Rates', 'Fees & Expenses', '1031 Exchanges', 'Conservation Contributions', 'Energy'). Each 'Standard Report' has a 'Structure / Sector' dropdown menu. The 'Programs' section shows a list of programs with checkboxes, including 'Ategris KKR Commitments Master Fund', 'Alternative Credit Income Fund', 'Bluerock Total Income + Real Estate Fund', 'Carlyle Tactical Private Credit Fund', 'CIM Real Assets & Credit Fund', 'CION Ares Diversified Credit Fund', 'CPG Carlyle Commitments Fund, LLC', 'FS Credit Income Fund', 'Goldman Sachs Real Estate Diversified Income Fund', 'Griffin Institutional Access Credit Fund', 'Hancock Park Corporate Income, Inc.', 'Owl Rock Capital Corporation II', 'Owl Rock Technology Finance Corp.', 'PIMCO Flexible Credit Income Fund', 'Pomona Investment Fund', 'Princeton Private Investments Access Fund', 'Priority Income Fund, Inc.', and 'Prospect Capital Corporation - 5.50% Preferred Stock Offering'. A 'View Results' button is at the bottom right.

3. The **Results** table is adjustable to suit how you want to view the data:
  - Hover over any part of a row of data to highlight it.
  - Click on the title of a column to sort all data by that column.
  - Hover over a line in the title row of the table, then drag the column to resize.
  - Click on a column, then hold and drag to re-sort in the table.
  - Click on a fund name and the Program Summary will appear in a pop-up window.
  - Export results to either a PDF or Excel file using the icons on the top right.
  - **Important:** If you need to modify the programs and or the criteria selected, you will need to go back to the Select Programs and/or the Select Criteria report to make these changes and re-run the results.

Blue Sky (Total Programs: 22)

Keyword Search

Update Criteria

Net worth and income suitability information is only shown for those states the sponsor has indicated the program is registered in.

PROGRAM NAME	SHARE CLASS	EFFECTIVE DATE	OHIO (OH)
Altegris KKR Commitments Master Fund	Class A	07/31/2015	Accredited Investors
Altegris KKR Commitments Master Fund	Class I	07/31/2015	Accredited Investors
Alternative Credit Income Fund	Class A	04/20/2015	Covered security with no stated requirements
Alternative Credit Income Fund	Class C	04/20/2015	Covered security with no stated requirements
Alternative Credit Income Fund	Class I	04/20/2015	Covered security with no stated requirements
Alternative Credit Income Fund	Class L	04/20/2015	Covered security with no stated requirements
Alternative Credit Income Fund	Class W	04/20/2015	Covered security with no stated requirements
Bluerock Total Income - Real Estate Fund	Class A	10/22/2012	Covered security with no stated requirements
Bluerock Total Income - Real Estate Fund	Class C	10/22/2012	Covered security with no stated requirements
Bluerock Total Income - Real Estate Fund	Class I	10/22/2012	Covered security with no stated requirements
Bluerock Total Income - Real Estate Fund	Class L	10/22/2012	Covered security with no stated requirements
Carlyle Tactical Private Credit Fund	Class A	06/04/2018	Covered security with no stated requirements
Carlyle Tactical Private Credit Fund	Class I	06/04/2018	Covered security with no stated requirements

4. Starting on the **Create Customized Report** tab, under **General**, create a filter by entering a keyword *or* use the drop-down menus to choose criteria.
  - **Important:** As each selection is made, the list of available programs in the right column will continue to update. This will prompt a timing wheel to appear while the list is updating.
  - **Example:** If you select Private Equity/Debt under Sector, the other selection menus will update to eliminate criteria that does not apply to this sector. In this example, Capital Preservation and all of the AMF options would no longer appear under Return Objective since it does not apply to Private Equity/Debt.

- Under **Advanced**, input specific criteria about fees, distributions, investment strategies, etc. to populate a specific set of programs that apply.
- When you are finished selecting your criteria, the applicable offerings will be listed on the right side. At that point, you may unselect funds you do not want to compare. Then, click **Next**.

5. On the **Select Criteria** tab:

- Use the **Saved Criteria drop-down** at the top right of the window to automatically populate a set of criteria you have selected and saved previously.
- **To choose a new set of criteria**, make selections from one or more of the drop-down menus in the three columns.
- **To save the criteria for future use**, click the “Save and View Results” button, then choose “Only Criteria”.
- **To save the criteria and report for future use**, click the “Save and View Results” button, then choose “Criteria and Report”.
- **If you do not want to save**, choose “View Results”.

Compare Programs Video Tutorial Help

Select a Standard Report Create a Customized Report

Select Programs → Select Criteria → View Results

Criteria Saved Criteria Clear

Click any section to select associated criteria: Keyword Search Expand All Sections

**Program Information** ▼

**Current Offering Details** ▼

**Suitability & State Filings** ▼

**Program Objectives** ▲  
5 items selected

- Check All
- Uncheck All
- Investment Objective
- General Objective
- Balancing Risks

**Distributions** ▼

**Investment Strategy** ▲  
1 item selected

- Check All
- Uncheck All
- Ownership Structure of Underlying Collateral or Assets
- Investment Strategy
- Investment Strategy Details
- Investment Sector
- Sector Details
- Geographic Concentration
- Leverage is Permitted
- Maximum Leverage
- Anticipated Leverage

**Fee Structure** ▲  
3 items selected

- Check All
- Uncheck All
- Upfront Selling Commission
- Dealer Manager Fee
- Organization and Offering Expenses
- Marketing Allowance
- Due Diligence Reimbursements
- Other Fees (Included in Gross Proceeds)
- Net Proceeds (Before Acquisition Fees)
- Trail Commission, Fees or Charges
- Other Fees (Excluded in Gross Proceeds)
- Notes to Offering Fees
- RIA / Fee-Based Eligible
- Volume Discounts
- Acquisition Fees and Expenses

Back Save and View Results View Results

6. As it is on the Standard Reports tab, the **Results** table is adjustable to suit how you want to view the data.

Compare Programs Video Tutorial Help

Select a Standard Report Create a Customized Report

Select Programs → Select Criteria → View Results
Create New Report Save Report

Total Programs: 7 Keyword Search Update Criteria Show Notes PDF Excel Refresh

PROGRAM NAME	SHARE CLASS	INVESTMENT OBJECTIVE	INVESTMENT OBJECTIVE - 2	INVESTMENT OBJECTIVE - 3	INVESTMENT OBJECTIVE - 4	INVESTMENT OBJECTIVE - 5	INVESTMENT OBJECTIVE - 6
<a href="#">American Hospitality Properties REIT, Inc.</a>	N/A	Preserve the stockholders' capital investment.	Realize income through the acquisition, operation and sale of the Properties.	Make distributions to our stockholders from cash generated by operations.	Enable our stockholders to realize a return on their investment	N/A	N/A
<a href="#">Hartman Total Return, Inc.</a>	N/A	Preserve and protect investors' capital.	Provide investors with moderate income in the form of quarterly cash	Provide growth of capital through appreciation in value of the Company's real estate investments.	Return investors' capital by distributing the proceeds from the sale of stabilized assets.	N/A	N/A
<a href="#">Lodging Fund REIT III, Inc.</a>	N/A	Preserve, protect and return investor capital contributions.	Pay regular cash distributions.	Realize appreciation in the value of investments upon the ultimate sale of such investments.	N/A	N/A	N/A
<a href="#">Procaccianti Hotel REIT, Inc.</a>	K Shares	To preserve and return your capital contributions.	To maximize risk-adjusted returns on your investment.	To provide income to you through the payment of cash distributions.	N/A	N/A	N/A
<a href="#">Procaccianti Hotel REIT, Inc.</a>	K-1 Shares	To preserve and return your capital contributions.	To maximize risk-adjusted returns on your investment.	To provide income to you through the payment of cash distributions.	N/A	N/A	N/A

If you have any questions, contact AI Insight Customer Care at 877-794-9448 ext. 710 or [customercare@aiinsight.com](mailto:customercare@aiinsight.com).

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