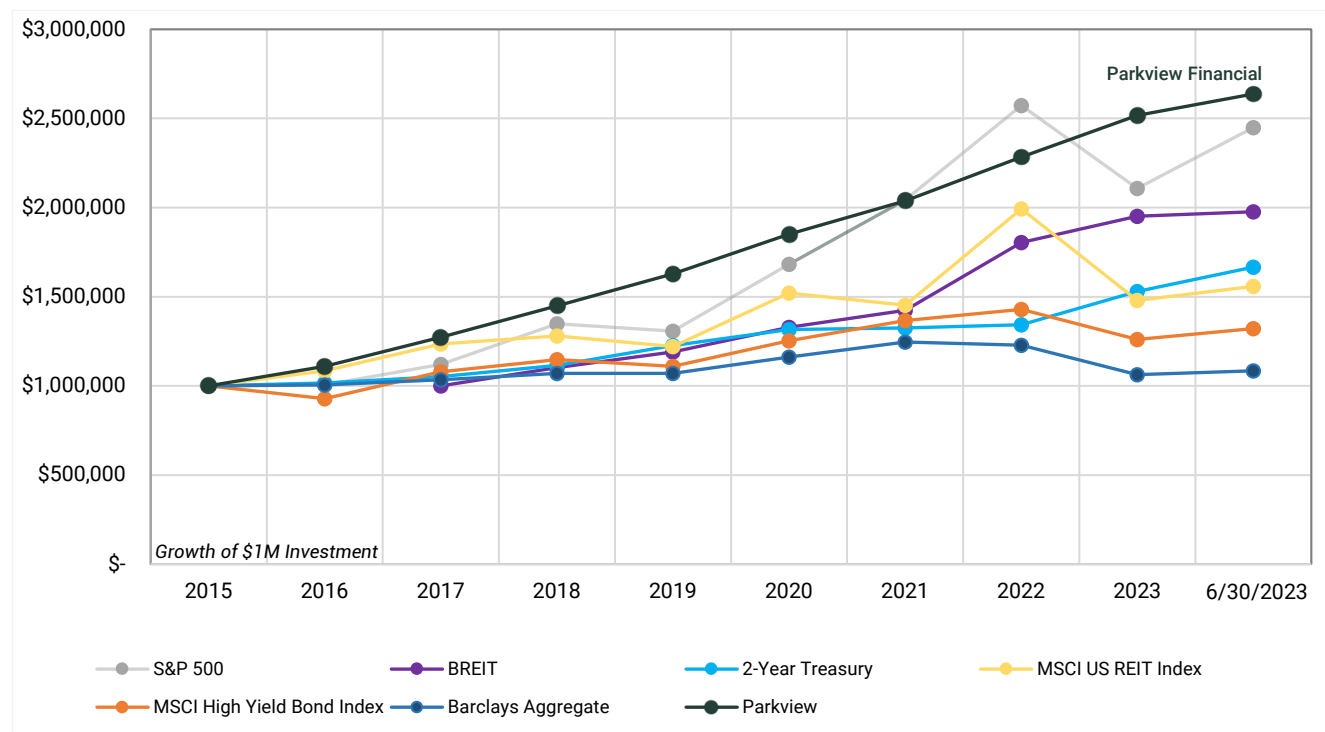


Parkview Financial Fund 2015, LP (the “Fund”) is a leading nationwide private construction & bridge lender for commercial properties. The Fund is a limited partnership investment company with a Private REIT structure. It is one of the industry’s most prominent direct-lenders with a loan portfolio of over \$2 billion. The Fund’s investment objective is generating quarterly income for its investors with limited variability of returns. The Fund attempts to achieve this objective by allocating capital to real estate development companies in the form of construction loans and bridge loans, specifically for the completion of Multi-Family, Mixed Use, Office, Retail, Spec Single Family Residences and Industrial projects. The Fund employs strict in-house due diligence, cost analysis, underwriting and construction management for each loan. The Fund has maintained consistent quarterly returns since its inception, with 8 years of $\geq 10\%$ annual net returns to investors due to management’s focus on steady and conservative growth.

Performance Overview – Fund Inception July 1, 2015



Date	Parkview	S&P 500	BREIT	2-Year Treasury	MSCI US REIT Index	MSCI High Yield Bond Index	Barclays Aggregate
6/30/2023	4.76%	16.22%	1.31%	8.93%	5.39%	4.89%	2.12%
2022	10.26%	-18.05%	8.16%	13.87%	-25.75%	-11.83%	-13.50%
2021	12.08%	25.92%	26.70%	1.42%	37.20%	4.59%	-1.48%
2020	10.05%	21.46%	7.17%	0.65%	-4.56%	9.03%	7.37%
2019	13.69%	28.71%	11.59%	7.22%	24.52%	12.85%	8.47%
2018	12.44%	-3.14%	8.04%	10.06%	-4.57%	-3.20%	0.04%
2017	13.73%	20.28%	10.20%	5.87%	3.69%	6.34%	3.51%
2016	14.65%	11.48%	N/A	3.58%	13.90%	16.22%	2.72%
2015	11.07%	0.60%	N/A	1.69%	8.42%	-7.18%	0.66%

Source: Bloomberg (net total return)

TOTAL RETURN

	Q1	Q2	Q3	Q4	YTD
2023	2.25%	2.51%			4.76%
2022	2.22%	2.85%	2.49%	2.70%	10.26%
2021	2.97%	2.87%	2.91%	3.33%	12.08%
2020	2.14%	2.02%	2.44%	3.45%	10.05%
2019	2.87%	2.91%	2.90%	5.01% ¹	13.69%
2018	3.03%	3.04%	3.06%	3.31%	12.44%
2017	3.00%	3.33%	3.64%	3.76%	13.73%
2016	2.94%	3.15%	4.03%	4.53%	14.65%
2015			4.16%	6.91%	11.07%

ANNUALIZED TOTAL RETURN						
Fund Inception: July 1, 2015	PFF 2015, LP	S&P 500 TR	Barclays Agg. TR	MSCI US High Yield Bond Index TR	MSCI US REIT Index TR	BREIT TR
	12.84%	12.94%	1.24%	3.96%	7.28%	11.26%
TRAILING TOTAL RETURNS						
1 Year	9.92%	18.88%	-0.76%	7.87%	0.65%	2.52%
3 Year	10.99%	14.87%	-3.85%	2.84%	9.18%	15.57%
5 Year	11.44%	13.69%	0.93%	3.46%	6.18%	11.67%
7 Year	12.22%	14.15%	0.57%	4.16%	5.35%	11.26%

PORTFOLIO QUICK FACTS	
Lending Geography	Nationwide
Typical Loan Amounts	\$5,000,000 to \$100,000,000
Loan Terms	From 6 to 36 months
Types of Properties	Multi-Family, Mixed Use, Office, Retail, Spec SFR, Industrial
Loan to Cost Limit	Up to 75%
Loan to Value Limit ²	Up to 65% on construction projects
Lien Position	1 st Position, No Other Recorded Liens
# of Loans Since Inception	196
Losses	0
% Default Rate	5.3%
Total Executed Loan Amount	\$4.0 Billion+

FUND TERMS	
Inception Date	July 1, 2015
Fund AUM ³	\$800,652,667
Minimum Investment	\$250,000
Subsequent Investment Minimum	\$50,000
Preferred Return	7%
Annualized Net Return	12.84%
Distribution Frequency	Quarterly
Lock-Up	One-year hard lock, quarterly liquidity thereafter with 60 days notice.
Tax Reporting	K-1
Fees	2% for commitments <\$1MM 1.5% for commitments >\$1MM 1% for commitments > \$10MM
Incentive Fee	20%
Fund Administrator	Juniper Square
Auditor	Cohn Reznick

This material has been prepared as a matter of general information. It is not intended to be a complete description of any security or company mentioned and is not an offer to buy or offer to sell any security. All facts and statistics are from sources believed reliable but are not guaranteed as to accuracy. Some of the information in this document may contain projections or other forward-looking statements regarding future events or the future financial performance of Parkview Financial Fund 2015, LP. We wish to caution you that these statements are only estimates and that actual events or results will likely differ materially. ¹Increased Q4 2019 return was due to an accounting adjustment going forward of deferred income being realized upon receipt versus amortized over the duration of each loan. Returns otherwise would have been 2.65%. This change can make future performance vary more frequently than in the past. ²Depending on multiple factors, Parkview has the discretion to exceed the stated LTV limit (e.g. bridge loans). ³As of 6/30/2023. ⁴Fund returns are based on several factors and risks. Investors should read the PPM for details and disclosures. Importantly, past performance is calculated on a compounded basis assuming investors reinvest their quarterly distributions. Returns are also based on the entire fund composite blended management fee.