

Fund Investment Opportunity in Value Add Apartments

BASCOM
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BASCOM VALUE ADDED APARTMENT INVESTORS VI, LLC

This material may only be read in connection with the confidential private placement memorandum (as amended or supplemented, the "Offering Memorandum"), which includes full terms and conditions, and risk factors, relating to the offering. This material constitutes neither an offer to sell nor a solicitation of an offer to buy securities. Only the Offering Memorandum approved for such purpose may be used to make an offer to qualified investors. An investment in Bascom Value Added Apartment Investors VI, LLC (the "Fund") involves a high degree of risk, including, but not limited to, the absence of a public market for securities, lack of liquidity, limited transferability and repurchase of interests at a price less than initially paid, lack of an operating history for the Fund and its manager, absence of properties identified for acquisition, mortgage indebtedness, uncertain distribution amounts, disruptions in the financial markets and deteriorating economic conditions, potential conflicts of interest, and lack of diversification in property holdings until significant funds have been raised and invested. There is no assurance that the investment objectives of the Fund be attained. The merits of this offering have not been endorsed by any securities regulatory agency. Any representation to the contrary is unlawful.

Past performance is no assurance of future results. There is no guarantee that the stated objectives will be met. Properties pictured in this brochure are not owned by the Fund and are for illustrative purposes only.

INVESTMENT OVERVIEW – BASCOM VALUE ADDED APARTMENT INVESTORS VI, LLC

Over the past 28 years, The Bascom Group (Bascom) has completed over \$22 billion in value-add apartment transactions. From inception through December 31, 2024, Bascom has generated a 26.2% internal rate of return (IRR) and a 2.3x equity multiple over a 4.6-year average hold period.

Bascom is currently taking investments for its sixth fund, Bascom Value Added Apartment Investors VI, LLC (BVA VI/The Fund).

As of January 2025, the Fund has acquired five properties in four different states. Each property was acquired at a 20% to 40% discount to peak pricing and has additional upside through value added repositioning. The properties were either acquired off-market or through a compromised marketing process.

Fund Capital Status (as of December 27, 2024)

Equity Commitment	\$73,784,000
Targeted Equity Raise	\$150 - \$200 Million
Equity Invested	\$67,350,825
Properties Acquired	Five
Total Cost of Portfolio	\$209,500,000

Past performance is no assurance of future results. There is no guarantee that specified properties will close or that the Fund's target return and objectives will be achieved. The Fund defines "IRR" to mean the discount rate that causes the sum of net present value of capital contributions from the applicable fund's members and the net present value of all distributions, including those made to the applicable fund's manager on account of its carried interest as well as deemed distributions pursuant to the applicable fund's operating agreement, to equal zero dollars. Equity Multiple (MoC) is defined as the ratio of total capital distributed divided by the total capital invested.

Investors in the Fund should not assume they will experience returns, if any, comparable to other Bascom-sponsored funds.

The Fund believes that current capital market dislocations are creating opportunities to acquire attractively priced apartment investments. Green Street Advisors estimates that apartment prices are down 20% - 30% or more from the peak in early 2022.

Shortages in single-family housing supply and growing affordability challenges continue to drive demand and forecast rent growth for apartments.

The Fund sees several potentially attractive investment opportunities:

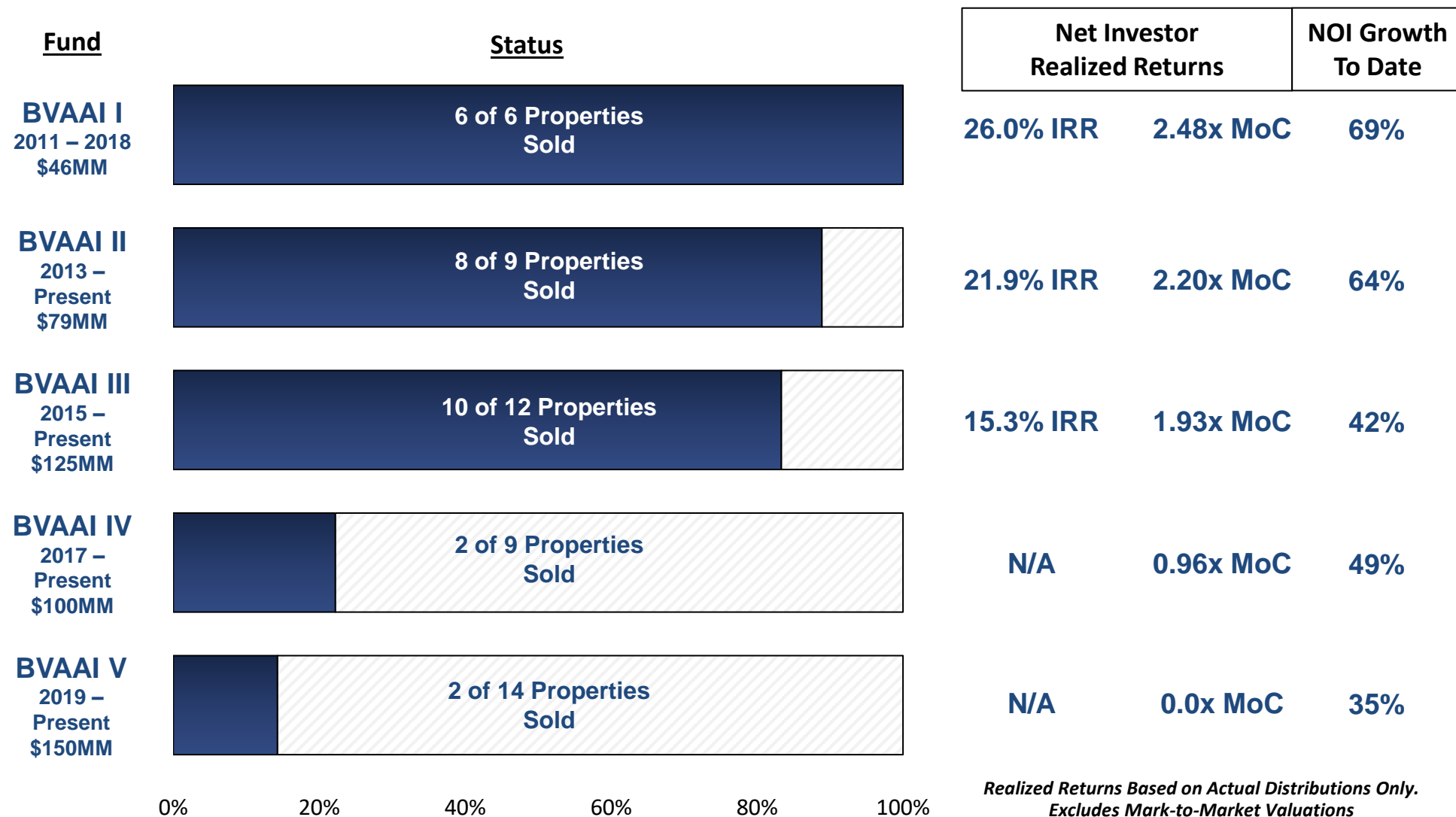
- Newer construction at discounts to replacement cost
- Over-leveraged properties that have performed poorly
- Out of favor properties/markets with attractive going in cap rates
- Areas of distress emerging for certain markets and properties

Currently, capital market interest and apartment fundamentals vary greatly from market to market. The Fund believes this variance creates a unique buying opportunity for inefficiently priced assets.



FUND PROGRAM – HISTORICAL PERFORMANCE

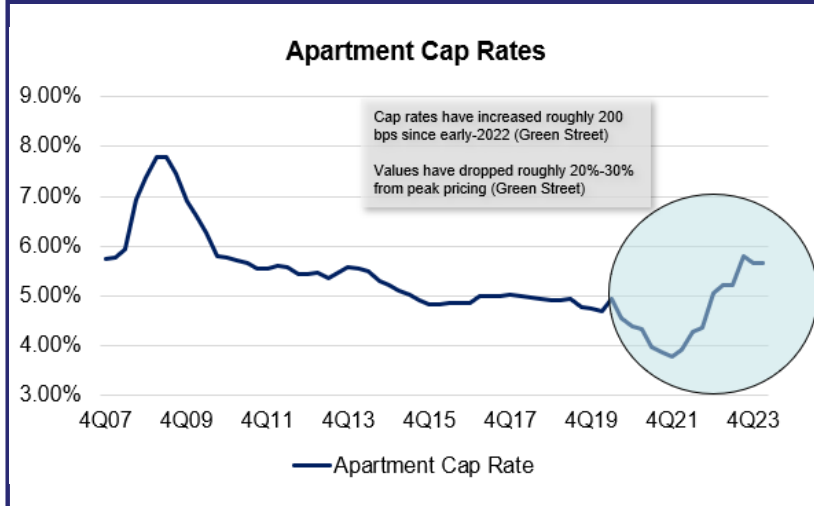
* Showing Realized Returns Only (No Estimated Returns are Included for Unsold Properties)



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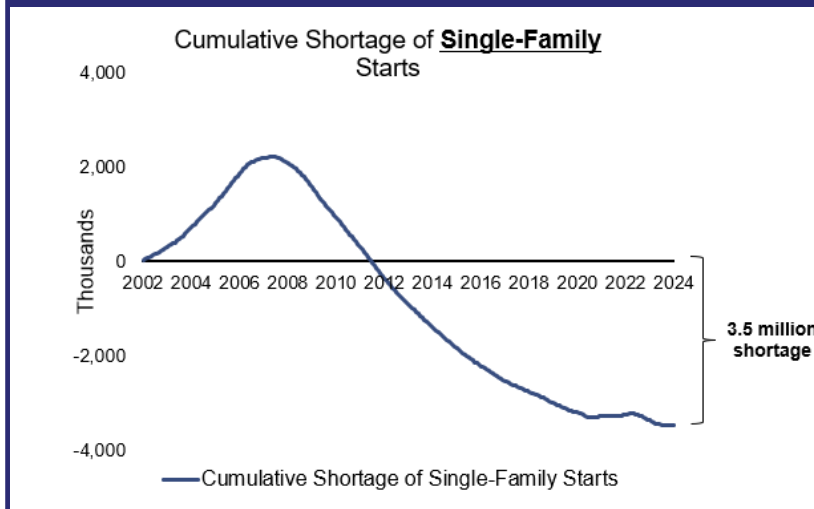
Increasing Cap Rates



DISCOUNTED BUYING OPPORTUNITIES FROM CHANGING CAPITAL MARKETS

- Cap rates measured 5.70% as of 1Q24, up roughly 200 bps from the low in 1Q22. This translates to an estimated 20%-30% decrease in values¹
- Significant value adjustments can cause distress for owners, potentially leading to inefficient sales and attractive buying opportunities

Housing Supply Shortages



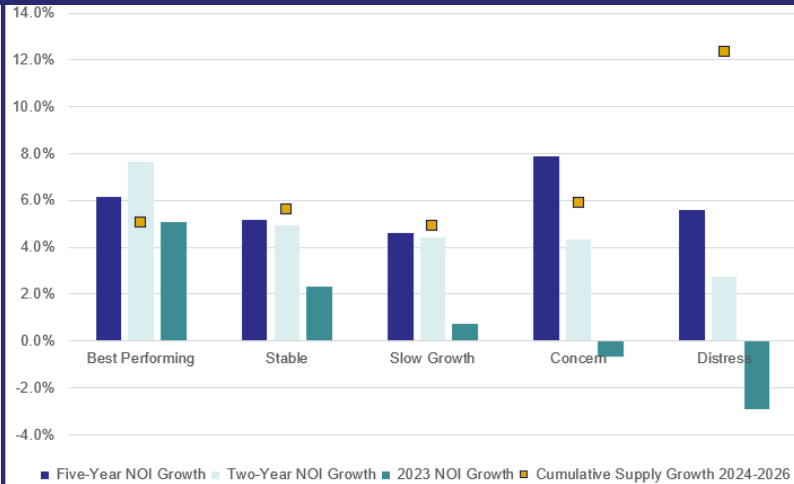
SHORTAGE OF HOUSING

- The Linneman Letter Summer 2024 estimates the U.S. housing market is currently 3.5 million single-family housing units short of what is needed to meet the country's demand²
- The Fund believes the shortage of single-family homes will drive demand for all housing, including multifamily

1: Green St. Advisors

2: Linneman Letter Summer 2024

Variations in Market Performance

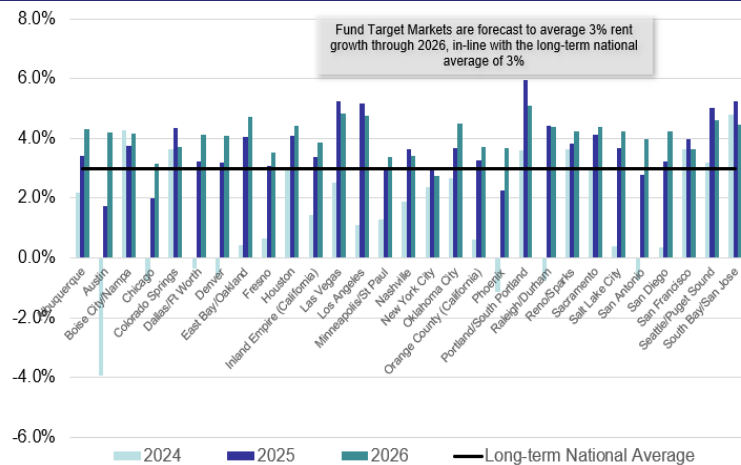


Source: Green St. Advisors

PERFORMANCE, DISTRESS, AND BUYING OPPORTUNITIES VARY BY MARKET

- The Fund expects significant variances between each market's risk and performance levels in 2024 and beyond
- The Fund seeks attractive investment opportunities across a range of markets, from the best-performing to distressed
- Markets with lower new supply and strong job or population growth may perform better than others, while overbuilding and increased government regulations remain threats in some markets and submarkets

Target Market Rent Growth Forecast



Source: Costar

STRONG TARGET MARKET RENT GROWTH FORECAST

- According to CoStar, rents for Class A, B, and C apartments are expected to post an average annual rent growth of 3.0% from 2024 - 2026, in-line with the long term historical average of 3.0%¹

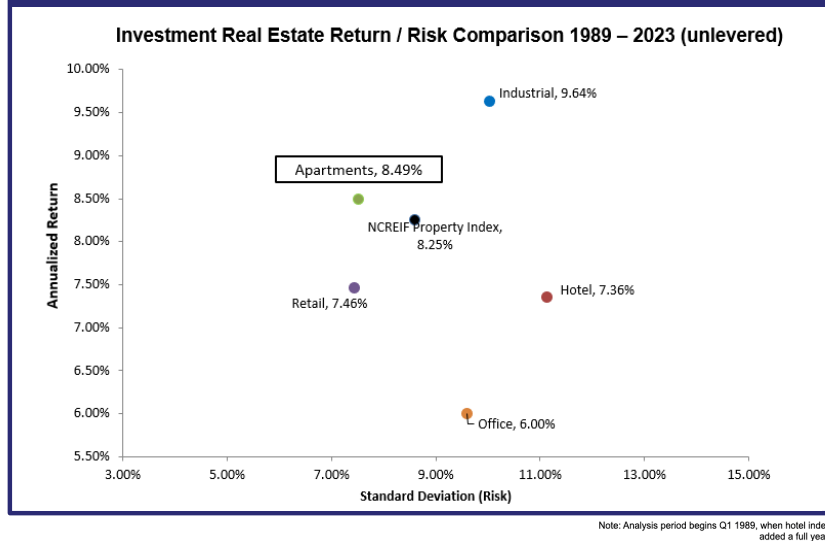
**There is no guarantee that these trends will continue, or the forecasted projections will occur. Certain statements above are based on Management's beliefs and not necessarily tied to specific sources.*

1: CoStar





Attractive Multifamily Risk-Adjusted Returns



APARTMENTS HAVE ATTRACTIVE HISTORICAL RISK-ADJUSTED RETURNS

- Over the past 35 years (1989-2023), the apartment sector produced the second highest return with the second lowest volatility when compared to other commercial real estate asset classes

Source: NCREIF Property Index (NPI) (12/13/2023)

POTENTIAL SOURCES FOR INVESTMENT

- Newer Construction at Discounts to Replacement Cost and Peak Sales Pricing** – Several newly constructed properties are trading at 20% to 30% discounts to recent construction costs. This includes markets such as Seattle, the Bay Area, Los Angeles, Phoenix, Denver, major Texas markets, and others
- Over-Leveraged Weak Performer** – Numerous real estate buyers over the past three years combined extremely high levels of leverage (debt) with aggressive underwriting in markets that have seen sustained flat or declining rents, largely due to oversupply. This combined with the interest and cap rate increases over the past 12-months may force discounted buying opportunities
- Attractive Going in Cap Rate** – Older value-add and stabilized properties are starting to transact at a 5.5%-6.0% cap rate
- Areas of Distress Emerging** – Some ownership groups and select submarkets are starting to show signs of distress. We believe these may be attractive investing opportunities for Fund VI. Some buyers have not reserved back sufficient capital for the challenges ahead

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THE FUND'S INVESTMENT OBJECTIVES

- Acquire a diversified portfolio of primarily Class A, Class B, and Class C value-added multifamily communities;
- Preserve and return invested capital;
- Realize long-term capital appreciation in the value of the Fund's assets;
- Provide stable and attractive cash distributions to Members; and
- Minimize risk through portfolio diversification, acquisition due diligence and operational expertise.

TARGET FUND SIZE	\$150 Million (with option up to \$200 Million)
SPONSOR CO-INVESTMENT	5% of Fund capital (up to \$10 Million)
FUND TERM	5 years from Final Closing (potential of three one-year extensions) Offering Period through September 2025*
MINIMUM INVESTMENT	\$100,000 (capital commitment/call structure)
PROJECTED DISTRIBUTIONS	<ul style="list-style-type: none"> • Distributions from operations, quarterly beginning in year two, estimated to be 3-5% over Fund life • Property sales estimated to occur in years 4 - 7
FUND CHARACTERISTICS	Acquire 7 to 14 apartment communities with 65-75% targeted Fund leverage
FEE STRUCTURE	<ul style="list-style-type: none"> • Organization & Offering Costs: 0.6% of equity investment (not to exceed \$900,000) • Acquisition Fee: up to 1.0% of total acquisition costs • Asset Management Fee: Not to exceed 1.10% of equity investment
PREFERRED RETURN	7% per annum, cumulative, non-compounding preferred return on investment before sponsor promote (not guaranteed). Escrow break of \$20.0 million of commitments achieved.
SPONSOR'S CARRIED INTEREST	<ul style="list-style-type: none"> • 20% of proceeds from 7-13% IRR • 30% of proceeds from 13-19% IRR • 40% of proceeds in excess of 19% IRR • Clawback Provision: Yes

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**Or until the Fund Target Offering is met or the Manager terminates the Offering.*

SIGNIFICANT VALUE-ADDED MULTIFAMILY EXPERIENCE

- Established track record with 28 years of value-added apartment experience
- Completed multifamily transactions totaling over \$22.2B, including \$9.6B in acquisitions
- Currently owns and operates a portfolio of 10,721 units in eleven states
- Extensive network for sourcing deals through established relationships with lenders, receivers, special servicers, listing brokers, and off-market

PROVEN REPOSITIONING EXPERTISE

- Completed over \$1.1 billion in renovations on 362 apartment communities
- Final renovation costs for the portfolio have been below aggregate budgets
- Market driven approach to property renovations and repositioning
- Renovations often include a number of “green” initiatives and leverage economies of scale

DEMONSTRATED PERFORMANCE

- Completed joint ventures with over 30 different institutional investors
- Leveraged property-level IRR* of 26.6% from 1996 through July 22, 2024 (before fees and incentives)

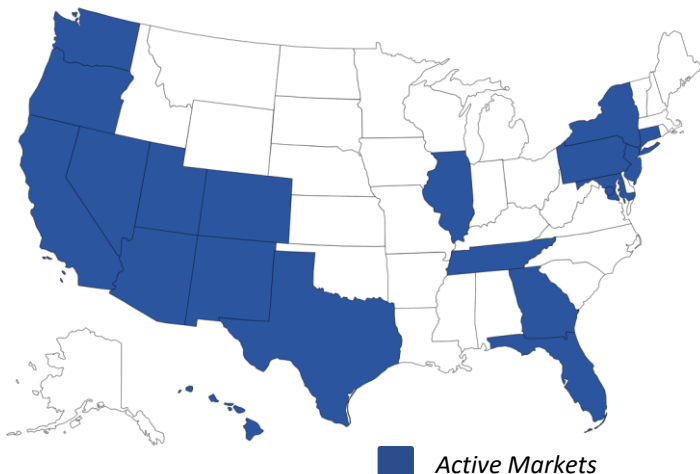
STRONG ALIGNMENT WITH INVESTORS

- Significant Sponsor co-investment of 5%
- Minimal up-front fees to Sponsor
- Sponsor back-end profits paid after all investors make money
- Outsourced property management, construction management and legal services (not profit centers for the Sponsor)

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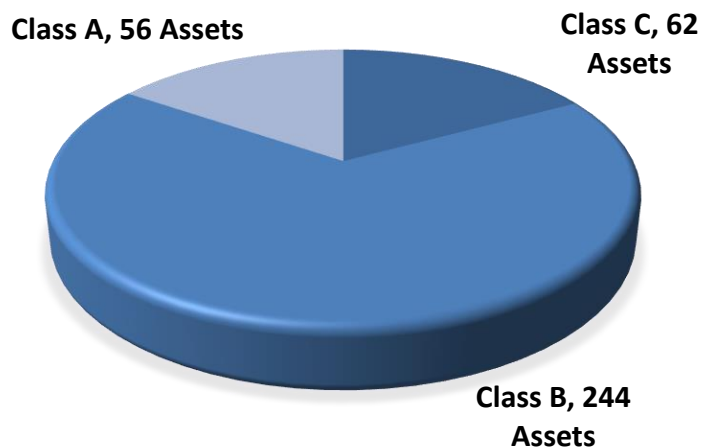
Investment Markets



FLEXIBILITY IN ASSET SIZE FOR ENHANCED INVESTMENT RETURNS

- Ability to invest in properties too small for many institutional investors
- Identify and invest in markets where there is less capital and greater potential for higher returns
- Target markets include lifestyle destinations, growth markets, diverse economic job centers, large MSAs, and/or select secondary markets

Broad Experience in Class A, B, and C Apartments



EXTENSIVE TRACK RECORD IN TARGET MARKETS AND CLASS B & C COMMUNITIES

- Extensive experience operating in the target geographic markets for the Fund
- 85% of investments to date are in Class B & C communities
- Acquired and repositioned 362 communities, 264 in the West and Southwest, 23 in the Pacific Northwest, 43 in the Central U.S., 3 in the Midwest, 22 in the Southeast, and 7 in the Northeast

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- SOURCING
- CONTRACT NEGOTIATING
- UNDERWRITING
- DUE DILIGENCE
- INVESTMENT APPROVAL
- CLOSING





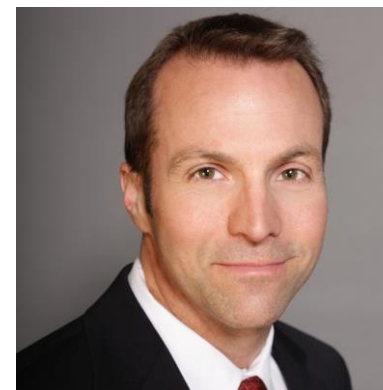
DEREK CHEN, CO-FOUNDER & CHAIRMAN

- 32 years of real estate and venture capital investment experience, including investment in raw land, housing developments, multifamily residential and industrial redevelopments
- Oversees corporate finance and strategic development for Bascom
- Founder of Chenco Holding Company and founder of various companies investing in and managing assets in Greater China and Taiwan
- Co-founder of China Prosper Investment Management Company in China
- MBA in Real Estate and MS in Finance from the University of Wisconsin-Madison



DAVID S. KIM, CO-FOUNDER & MANAGING PARTNER

- 32 years of private equity real estate investment, operation, renovation and development experience
- Oversees the development, portfolio management and overall operations of Bascom
- Led the company through the repositioning of 157,686 units, totaling \$1.1 billion of property renovations
- Formerly: Development Associate for the Disney Development Company, Portfolio Associate with the State of Wisconsin Investment Board
- BA in Real Estate and Urban Land Economics and Marketing from the University of Wisconsin-Madison



JEROME A. FINK, CO-FOUNDER & MANAGING PARTNER

- 31 years of private equity real estate investment, acquisition and repositioning experience
- Oversees the transaction team, which handles property acquisitions, financing, refinancing and disposition
- Led the company through acquisition and disposition of over 157,686 units for total transaction cost in excess of \$22.2 billion
- Formerly: Senior Acquisitions and Sales Manager for the Pacific Mutual Life Insurance Company
- MBA in Real Estate and Finance, and BS in Electrical and Computer Engineering from the University of Wisconsin-Madison



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FORWARD LOOKING STATEMENTS

This brochure contains forward-looking statements within the meaning of federal securities laws and regulations relating to the business and financial outlook of Bascom Value Added Apartment Investors VI, LLC (the "Fund") that are based on management's current expectations, estimates, forecasts and projections and are not guarantees of future performance. These forward-looking statements are identified by the use of terms and phrases such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. You should not place undue reliance on any such statements. A number of important factors could cause actual results to differ materially from the forward-looking statements contained in this communication. Forward-looking statements in this communication speak only as of the date on which such statements were made, and the Fund undertakes no obligation to update any such statements that may become untrue because of subsequent events.