



PRG
PROACTIVE
REALTY GROUP

The ProActive Realty Group, LLC

IMPACT INVESTOR UPDATE

YEAR-END 2023

Welcome to Our 2023 Year-End Update

Dear Investors and Stakeholders,

The ProActive Realty Group LLC is a mission-driven social impact investment platform designed to transform lives through dignified, affordable housing. As of December 2023, PRIF has made measurable progress toward its stated goal: expanding access to affordable, sustainable housing for low-income individuals, families, and overlooked populations including veterans, undocumented residents, and persons with disabilities.

PRIF continues to deepen its understanding of **impact measurement outcomes** and how to best apply these insights across its portfolio. While we were unable to attend **SOCAP2023** due to scheduling conflicts where we were able to further engage in thought leadership, learn from global peers, and contribute to advancing housing equity through impact-driven capital.

This updated annual report covers key metrics and activities from calendar year 2023, with a focus on how PRIF aligned its work with the United Nations Sustainable Development Goals (SDGs):

- **SDG 1 – No Poverty**
- **SDG 5 – Gender Equality**
- **SDG 6 – Clean Water and Sanitation**
- **SDG 10 – Reduced Inequalities**
- **SDG 11 – Sustainable Cities and Communities**



Dr. Canaan Van Williams
Managing Founder

Contact us at Invest@proactivefunds.com or 1-800-626-2089

About The ProActive Realty Income Fund LLC

The Proactive Realty Income Fund, LLC (PRIF) is a high-yield social impact fund focused on affordable housing. We acquire deeply discounted Class B and C properties—primarily Manufactured Home Parks (MHPs) & Multi-Family properties—in underserved communities where institutional players are largely absent.

Our Edge: Operational Alpha

We specialize in rapid turnaround and value creation:

- On-site execution with hands-on property rehab and management
- Infrastructure and occupancy improvements within 90 days
- 6 successful transactions completed as of 8/1/23, delivering 20%+ total returns¹
- Investor income typically begins within 90 days of funding

PRIF generates strong, stable cash flow while reducing rental housing costs for low-income residents by 20% to 30% per month every month.

About The ProActive Realty Group, LLC (PRG)

Since June 2020, The ProActive Realty Group, LLC and affiliated offerings have returned over \$5.2 million to investors and lenders. This consistent track record underscores our ability to deliver strong financial outcomes while advancing social impact. Additionally, the Sponsor, Dr. Canaan Van Williams, is personally invested with \$5.2 million of capital across the Fund and affiliated impact initiatives, demonstrating deep alignment with investors.

Our track record continues to strengthen since June 2020 with over \$5.2 million has been returned to investors and lenders across PRIF-related initiatives. The Sponsor, Dr. Canaan Van Williams, has personally invested \$5.2 million into the Fund and affiliated social impact platforms. This alignment demonstrates both leadership and unwavering commitment to mission-aligned investing.

We acquire, redevelop, and operate residential properties, including manufactured housing communities, multi-family complexes, and single-room occupancy (SRO) units, serving low-income (<80% AMI), very low-income (<50% AMI), undocumented individuals, veterans, and those with disabilities.

¹ *Total returns include interest, capital gains, dividends, and distributions.

ProActive delivers affordable housing that is **20% to 30% below market rent**, a core commitment that significantly reduces housing insecurity risk. Rent affordability is benchmarked using:

- **HUD Fair Market Rents** via [HUDUser.gov](https://www.huduser.gov)
- **Local Comparables** from [Realtor.com](https://www.realtor.com) and [Rentometer.com](https://www.rentometer.com)

Across all properties, rents are intentionally capped to ensure affordability for households earning **<80% of AMI**, with special allocation for **very low-income (<50% AMI)** residents.

PRG accomplishes this through:

- Purchasing distressed or undervalued properties
- Conducting value-add renovations with sustainable materials
- Deploying manufactured homes and multifamily units in underserved regions
- Providing housing essentials (beds, furniture, transportation assistance)

Investor Summary As of Year-end 2023

Q4'23 reflected a top-line revenue of \$114,405 and NOI of \$82,314. This NOI reflects stabilized income across key properties and continued infill of energy-efficient manufactured homes, improved utility management through AI systems, and operational streamlining.

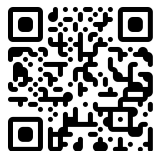
Table 1: Quarterly Revenue and Net Operating Income (NOI) by State

	Q1'23	Q2'23	Q3'23	Q4'23
South Carolina	\$60,830	\$63,080	\$59,690	\$79,480
Indian	\$0	\$0	\$0	\$0
Nevada	\$26,950	\$26,950	\$17,925	\$17,925
Illinois	\$15,800	\$17,000	\$17,000	\$17,000
Revenue	\$103,580	\$107,030	\$94,615	\$114,405
South Carolina	\$43,451	\$47,859	\$51,184	\$57,704
Indian	\$0	\$0	\$0	\$0
Nevada	\$24,085	\$24,085	\$15,060	\$15,060
Illinois	\$4,943	\$6,143	\$6,143	\$9,550
NOI	\$72,479	\$78,087	\$72,387	\$82,314

A \$100,000 investment, for example, made in January 2023, is performing in alignment with Proactive Realty’s fund goals: a sustained 15% IRR since the initial investment date, yielding a 9% annual preferred return, paid quarterly, and continued principal protection through real estate-backed assets.

We remain committed to delivering deeply affordable housing to underserved populations while generating strong returns for investors. Our work is rooted in advancing the United Nations Sustainable Development Goals (SDGs), noted above.

Investment Opportunity: Above Market Impact & Measured Sustainable Returns



[SEE REPORT](#)

ProActive Realty Income Fund, LLC:

- **Option 1:** \$50,000 investment for 35% total targeted return with current quarterly income with a 3-year hold.
- **Option 2:** \$100,000 investment for 66% total targeted return with current quarterly income with a 4-year hold.

Properties in Our Portfolio

As of December 2023, ProActive Realty Income Fund, LLC owns 92 units across 8 properties, managed by The ProActive Realty Group, LLC:

#	Address	Total Units	Purchase Price	Date Purchased	Est. Value	Value Multiple
1	1905 Ellis Ave Orangeburg SC 29118	46	\$610,000	9/1/2022	\$1,610,000	1.6x
2	526, 518, 520, 522 Stilton Orangeburg SC 29118	4	\$240,000	4/16/2023	\$335,000	0.4x
3	UMH (Citris Circle)	6	\$400,000	5/1/2020	\$700,000	0.8x
4	13845 S. Atlantic Ave. Riverdale, IL 60827	3	\$110,000	9/2/2023	\$255,000	1.3x
5	105 W. 154 Street, Harvey, IL 60426	6	\$40,000	9/2/2020	\$175,000	3.4x
6	113 W. 154 Street, Harvey, IL 60426	6	\$17,800	8/19/2020	\$175,000	8.8x
7	715 E 155th Ct. Phoenix, IL 60426	1	\$81,000	5/1/2020	\$235,000	1.9x
8	1735 N Rancho Dr Las Vegas NV 89101	20	\$950,000	9/20/2022	\$2,995,000	2.2x

2023 Impact Highlights

- **New Units Brought Online:** 35 total (mixed: SRO, Manufactured, and Multifamily)
- **Average Resident Monthly Rent:** \$670/month (compared to local market average of \$880–\$1,040/month)
- **Cost Savings to Residents:** 25.3% average across portfolio
- **Percentage of Women Head-of-Household Residents:** 47%
- **Water Quality and Infrastructure Upgrades:** Implemented in 3 communities (SDG 6 compliance)

Resident-Centered Policies

PRG prioritizes housing retention through:

- Personalized eviction prevention strategies
- Rent payment plans and hardship waivers
- Close collaboration with local legal aid and housing advocates
- Zero-tolerance policy on criminal activity that endangers community safety

Environmental and Community Development Focus

- Retrofitted 48 units with low-flow fixtures, LED lighting, and weather-resistant roofs
- Our goal is to incorporate solar energy solutions starting with our mobile home parks in Orangeburg, SC, where residents face utility bills from the Department of Public Utilities (DPU) that are often expensive.
- Removal of non-energy efficient dilapidated mobile home units

Resident Stories:

- Fredelicia P., a resident, credits Proactive's unwavering support for enabling her to pursue nursing school while maintaining stable housing for her children, showcasing our impact on gender equality and poverty reduction.
- We provided **second-chance housing** to several residents across our portfolio, including those with past evictions or financial challenges, fostering stability and opportunity.



Advancing UN Sustainable Development Goals (SDGs)

- **SDG 1: No Poverty:** Affordable housing and rent relief, including 30% savings in LaFontaine, IN, reduce financial burdens associated with expensive rents.
- **SDG 5: Gender Equality:** Second-chance housing aids single mothers and domestic violence survivors, reducing eviction risks.
- **SDG 6: Clean Water and Sanitation:** AI technology in water systems in Lowellville, Ohio optimizes usage and ensures access to clean water, meeting our sanitation targets.

- **SDG 7: Affordable and Clean Energy:** Energy-efficient retrofits, like those in Orangeburg, SC, lower resident costs and align with global efficiency goals.
- **SDG 10: Reduced Inequalities:** Housing access for 2nd Chance individuals, veterans, low-income, Blue-Collar workforce, and those with disabilities addresses disparities.
- **SDG 11: Sustainable Cities and Communities:** Property revitalizations create inclusive, resilient communities.

Sustainability & Management

Use of Proceeds:

- Energy efficient LEED renovations in Multi-Family & New Manufactured Homes
- Develop new manufactured housing communities.
- Implement sustainability initiatives, including AI technology in water systems.
- Support community-focused initiatives with excess returns.

Management: ProActive Realty Group, LLC oversees The Proactive Realty Income Fund, LLC and ProActive QOZ Fund I, LLC.

Figure 1: The ProActive Realty Group, LLC Entity Organization Chart



Impact Measurement: We track outcomes like energy savings, water efficiency (enhanced by AI technology), and resident stability, with 2023 showing marked improvement over 2022. We are committed to continuing these measurements to hit our impact goals in 2023.

Risks:

- Economic and real estate market volatility.
- Dependence on management.
- Renovation challenges (supply chain, weather).
- Environmental liabilities.

Compassionate Expulsion Policy

Expulsions (Evictions) are an ***Absolute last resort***, with a focus on resident dignity:

- **Process:** Manager interventions, payment plans, and extended vacate times.
- **Partners:** HUD, Catholic Charities, and Salvation Army provide aid.
- **Impact:** Reduced evictions foster community stability.

Looking Ahead

In 2023, The ProActive Realty Group LLC aims to expand its alignment with the United Nations Sustainable Development Goals (SDGs), learn more about Implementation & agencies that can assist in measurement/visibility, and deepen its understanding of their application in the Social Impact Affordable Housing space. In 2024, The ProActive Realty Group, LLC aims to:

- Reach 1,000 total units under management
- Launch a resident-owned homeownership pilot
- Expand clean water infrastructure to 2 additional properties
- Deepen SDG tracking and secure third-party impact verification via Impact Evaluation Labs
- Engage with **Morningstar Sustainalytics** for alignment with their **Impact Framework**.

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