



Investor Goals Disclosure Statement

An Investor Goal serves to create a guidepost for how your Fundrise investment could grow to reach your goal. Any projections are based on the historical performance of real estate fund returns for Fundrise investors (please see “Inputs -- Historical Platform Returns” for more information). This figure excludes any Fundrise Innovation Fund, iPO, Opportunity Fund or Short-Term notes investments. Past performance is not a guarantee of future return, nor is it necessarily indicative of future performance. Future returns may be less favorable or negative.

There is no guarantee that the intended goal will be achieved, or that the suggested monthly contribution will assist in achieving the intended outcome. Any hypothetical growth of investment is presented for illustrative purposes only.

Fundrise has no way of knowing all aspects of your finances or your personal situation and, as a result, analysis may be incomplete or inaccurate. All information provided is for illustrative purposes only and you should not rely on this information as the primary basis of your investment, financial, or tax planning decisions.

Fundrise is not liable for any damages or costs of any type arising out of or in any way connected with your use of this feature. The information provided in the Investor Goals feature does not serve, either directly or indirectly, as legal, financial or tax advice and you should always consult a qualified professional legal, financial and/or tax advisor for your specific situation.

Eligibility

Account Types:

An investor has the ability to create an investment goal for each investment entity with the exception of an IRA account. We do not currently support the ability to create an Investor Goal tied to an IRA account.

The following accounts can create an investment goal: individual account, joint account, entity account and trust account.

Methodology Overview

The Investor Goals feature supports the ability to select from 5 goal types - Income, Retirement, Education, Large Purchase and Build Wealth.

The Income goal type follows an Income methodology, which suggests a monthly payment to reach a desired amount of passive monthly income. Passive monthly income is equal to quarterly dividend payments, divided by three.

The Retirement, Education, Large Purchase, and Build Wealth goal types follow a Growth methodology. The objective of Growth goals is to suggest a monthly payment to reach a desired investment goal.

To derive both Income and Growth goals we use an annuity/loan payment function.

Inputs:

- 1. Time Horizon:** The number of years from now in which you want to achieve the investment goal. As Fundrise is a long term investment, your goal should follow a similar long-term mindset. The minimum time horizon for a goal is 5 years, maximum time horizon is 50 years.
- 2. Target Income (Income goals only):** The amount of passive income you would like to generate through monthly dividends . Keep in mind that Fundrise distributes dividends quarterly. The minimum income amount is determined by your defined time horizon, your current account size and a monthly minimum investment of \$10. This is in accordance with Fundrise's minimum manual reinvestment amount.
- 3. Target Amount (Growth goals only):** The amount of money you would like to have in your Fundrise account within the defined time horizon. The minimum goal amount is determined by your defined time horizon, your current account size and a monthly minimum investment of \$10. This is in accordance with Fundrise's minimum manual reinvestment amount.
- 4. Dividend Reinvestment:** Allows you to reinvest your cash dividends on your underlying investment back into your account on the dividend payment date. Investment goals assume that dividend reinvestment is enabled. Those investors who did not have dividend reinvestment previously enabled, will have the option to disable it before saving their goal. If dividend reinvestment is disabled, the hypothetical account growth chart and the suggested investment amount will update to reflect the change.
- 5. Account Value:** The amount of money currently in your Fundrise account excluding any investments made through the Fundrise IPO, in the Opportunity Fund or through Short-Term Notes, but including pending and completed orders and unpaid dividends.
- 6. Historical Platform Returns:** Platform returns are derived from the distribution of lifetime real estate fund returns from users who have been a Fundrise investor for more than 1 year and have not redeemed their account. Historical platform returns are used to calculate projected dividend returns and net asset value returns, and an investor's hypothetical growth chart and suggested monthly contribution will vary depending on whether dividend reinvestment is enabled.

We calculate the 10th, 50th, and 90th percentile returns for each quarter since 2018 to then calculate the average for each percentile from the quarterly returns to determine the average 10th, 50th and 90th percentile over that time period. The average of the median (50th) percentile is used to determine the suggested monthly contribution amount to achieve the desired investment goal.

As of January 2022 , the platform returns utilized in Investor Goals are as follows:

Percentile	Low (10th %)	Median (50th %)	High (90th %)
Dividend %	4.8%	6.2%	8.3%
Net Asset Value %	2.2%	2.9%	3.9%
Total Return % (Dividend + Net Asset Value)	7.0%	9.1%	12.2 %

* Rounded to nearest 10th

Fundrise will annually review and may update the historical platform returns from time to time as the manager sees fit.

Outputs:

- 1. Progress Tracker:** The progress tracker displays your current account value relative to your investment goal amount and is displayed in both a \$ and % form.
- 2. Suggested Monthly Payment:** The monthly contribution amount for the investor to reach their investment goal in the desired time horizon. We round up the value to the nearest \$25.
- 3. Hypothetical Account Growth Chart:** The chart calculates your potential account value on a quarterly basis for three different scenarios - low, median and high rate of return. The median is utilized in calculating your suggested monthly payment but this chart serves to be a visual representation of the potential range of account values assuming differing future returns.

An investor has the option to edit their investment goal at any time. Editing your goal will result in a recalculation which may change the outputs.

Goal Status

Once an investor has saved an investment goal, their goal can be in 3 different states at any time - On track, Attention Required or Off track.

On track: You will be on track if you fall into either of the following:

- You enabled Auto-Invest for the suggested amount or greater. Note: The off track condition will override this condition.
- Your total principal contribution is equal to or greater than the hypothetical principal contribution to date.

Attention Required: You will receive an attention required notification if you don't meet the criteria to be on track but have not yet hit the threshold limit to be off track. We will suggest actions you can take to get you back on track with your investment goal.

Off track: You will be off track if your total principal invested lags by more than 5% of the total principal invested you need to achieve the investment goal. We will suggest reviewing your existing goal or creating a new goal.