



LOAN PROFILE

NEW YORK CITY

MULTIFAMILY PORTFOLIO
MEZZANINE LOAN

LOAN HIGHLIGHTS

LOAN TYPE

Mezzanine loan (*Subordinated debt*)

LOAN AMOUNT

\$18,000,000

LOAN TERM

10 years

COUPON¹

9.1%, subject to a potential increase in year six

AMORTIZATION

Interest only

LOAN-TO-VALUE²

83.1%

Where the loan falls on the Capital Stack



PROPERTY OVERVIEW

LOCATION

New York City (*Brooklyn and Manhattan*)

PROPERTY TYPE

Multifamily with commercial in select properties

YEAR BUILT

Various

TOTAL SQUARE FEET

167,499

NUMBER OF UNITS

226 total (*207 residential, 19 commercial*)

PROPERTY INFORMATION

On September 21, 2018, Rodin Income Trust, Inc. ("Rodin Income"),³ through its indirect subsidiary RIT Lending, Inc. ("RIT Lending"), originated an \$18,000,000 mezzanine loan secured by an investment in a portfolio of 28 multifamily properties in New York City. This investment represents one type of loan that can and will potentially be made by Rodin Income. Other investments will have different terms and coupon rates.

RIT Lending contemporaneously sold a 95% participation interest in the loan to Rodin Income's sponsor, Cantor Fitzgerald Investors, LLC ("CFI").⁴

The property portfolio consists of 28 buildings comprised of 207 residential units and 19 commercial units that encompass approximately 167,499 square feet. The majority of the properties are located in some of Brooklyn's stabilized sub-markets including Carroll Gardens, Boerum Hill and Park Slope, along with growth markets such as Bushwick and Bedford-Stuyvesant. The remaining two properties are located on the Lower East Side of Manhattan.

The 207 residential units are comprised of 10 one-bedroom units, 124 two-bedroom units, 57 three-bedroom units, 15 four-bedroom units and one five-bedroom unit.

The owner of the portfolio, Delshah Capital Limited ("Delshah Capital"), will execute a value-add repositioning strategy over the next two years, intended to increase net operating income. This includes a branding campaign and improvements to common areas, kitchens, bathrooms, flooring and HVAC upgrades.

Delshah Capital is a commercial real estate investment firm specializing in equity and debt investments related to the acquisition, development and management of multifamily, retail and office properties throughout New York City. Delshah Capital will serve as a guarantor of the loan under limited circumstances and is investing approximately \$20 million cash equity to acquire the property portfolio.



Rodin Income is a publicly registered, non-traded real estate investment trust (REIT) that intends to invest in a diversified portfolio of commercial real estate investments secured by properties located both within and outside of the United States. These investments may include mortgage loans, subordinated mortgage and non-mortgage interests, and direct investments in real estate. By investing in commercial real estate debt, Rodin Income seeks to preserve, protect and return your clients' capital, and provide regular cash distributions made through commercial real estate debt and other investments.

Rodin Income may change its investment objectives, policies and strategy at any time without shareholder consent. There is no assurance that we will be able to invest in our targeted investments. Diversification does not eliminate risk and does not assure better performance.

OFFERING DETAILS

OFFERING SIZE	MINIMUM INVESTMENT	DISTRIBUTION FREQUENCY ⁵	TAX REPORTING
UP TO \$1.25 BILLION (Includes \$250 million reserved for Distribution Reinvestment Plan)	\$2,500	MONTHLY (subject to board declaration)	FORM 1099-DIV

PRICING	CLASS A	CLASS T ⁶	CLASS I		
Visit rodinincome.com for current NAV, Offering Price and Distribution information. Full NAV, pricing and distribution information also outlined in the prospectus and the prospectus supplement.	Sales Commissions 6%	3%	–		
	Dealer Manager Fees 3%	3%	1.5%		
	Sponsor Support ⁷ (4%)	(4%)	(1.5%)		
	Sponsor to pay a portion of the underwriting compensation in an amount up to 1.5% of Gross Offering Proceeds.				
SUITABILITY REQUIREMENTS	\$250,000 net worth or \$70,000 net worth and \$70,000 annual gross income. Higher suitability in certain states, and Class I shares are only available for purchase by certain types of investors. Please consult the prospectus for further details.				
SHARE REPURCHASE PLAN⁸	AFTER YEAR 1 96% of NAV	AFTER YEAR 2 97% of NAV	AFTER YEAR 3 98% of NAV	AFTER YEAR 4 99% of NAV	AFTER YEAR 5 100% of NAV
	One-year holding period waived and shares redeemed at purchase price in case of death or qualifying disability of investor. Please consult the prospectus for further details.				
SHARE PRICING	The Net Asset Value (NAV) is calculated quarterly. The Offering Price is derived from the NAV as follows: Offering Price = NAV + Upfront Selling Commissions + Dealer Manager Fees – Sponsor Support				

FOR MORE INFORMATION, PLEASE CONTACT YOUR FINANCIAL PROFESSIONAL.

INVESTORS: CONTACT YOUR FINANCIAL ADVISOR | FINANCIAL PROFESSIONALS: (855) 9-CANTOR

Cantor Fitzgerald Capital is a division of Cantor Fitzgerald & Co. (member FINRA/SIPC), the dealer manager for Rodin Income Trust, Inc.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering is made only by prospectus, which may be supplemented from time to time. As such, a copy of the current prospectus must be made available to you in connection with this offering and should be read in order to understand fully all of the implications and risks of this offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Attorney General of the State of New York nor any other state or federal securities regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy of the prospectus.

An investment in Rodin Income is not a direct investment in commercial real estate-related debt investments. An investment in Rodin Income is subject to fees and expenses that do not apply to such direct investments and is subject to various risks, including loss of principal and limited liquidity. There is no guarantee of distributions. Distributions may be paid from other sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return. Please consult the prospectus for suitability standards in your state. Rodin Income Trust is not available to residents of WA.

Rodin Income does not own the properties shown on this card. The properties are collateral for the loan highlighted, which is owned by the offering and CFI as outlined in the prospectus supplement detailing the acquisition.

¹ This coupon rate refers to the interest rate on the loan and does NOT refer to a suggested rate of return or the distribution rate of Rodin Income. Diversification does not eliminate risk and does not assure better performance.

² Loan-to-value calculation is inclusive of a \$70,000,000 mortgage loan originated and held by Signature Bank.

³ We expect to elect to be taxed as a real estate investment trust (REIT) beginning in the taxable year ending December 31, 2018. Once we qualify as a REIT, our failure to remain qualified as a REIT would result in higher taxes, may adversely affect our operations, would reduce the amount of income available for distribution and would limit our ability to make distributions to our shareholders.

⁴ CFI initially holds a 95% participation interest in the loan. Rodin Income intends, but is not obligated, to purchase all of CFI's participation interest as capital is raised in the public offering.

⁵ There is no guarantee of distributions. Distributions may be paid from sources other than cash flow from operations, including offering proceeds, which may reduce an investor's overall return.

⁶ Distributions paid with respect to Class T shares will be reduced by the ongoing distribution fee payable with respect to Class T shares.

⁷ Sponsor support is subject to reimbursement under certain circumstances.

⁸ Repurchases limited to 5% of weighted average number of Rodin Income's common shares outstanding during prior calendar year; redemptions will be funded solely from the proceeds of our Distribution Reinvestment Plan and any other funds set aside by the board of directors; program may be modified, suspended or terminated at any time upon 10 days prior written notice to the stockholders.

Discussion of Forward-Looking Statements

Statements in this document that are not historical facts are "forward-looking statements" that involve risks and uncertainties, which could cause actual results to differ from those contained in the forward-looking statements. Except as required by law, we undertake no obligation to update any forward-looking statements. For a discussion of additional risks and uncertainties, which could cause actual results to differ from those contained in the

forward-looking statements, see our Securities and Exchange Commission filings, including, but not limited to, the risk factors set forth in these filings and any updates to such risk factors contained in subsequent Forms 10-K, Forms 10-Q or Forms 8-K.

RISK FACTORS

1. We have no operating history and very limited assets. This is a "blind pool" offering and we have not identified any specific investments to acquire.
2. The purchase and repurchase price for shares of our common stock will be based on our NAV and will not be based on any public trading market. Neither NAV nor the offering price may be an accurate reflection of the fair market value of our assets and liabilities and likely will not represent the amount of net proceeds that would result if we were liquidated or dissolved or the amount you would receive upon the sale of your shares.
3. Our organizational documents do not restrict us from paying distributions from any source and do not restrict the amount of distributions we may pay from any source, including offering proceeds. If we pay distributions from sources other than our cash flows from operations, we will have less funds available for investment, borrowings and sales of assets, the overall return to our stockholders may be reduced and subsequent investors will experience dilution. Our distributions, particularly during the period before we have substantially invested the net proceeds from this offering, may exceed our earnings, which would represent a return of capital for tax purposes.
4. No public market currently exists for our shares, and we have no plans to list our shares on an exchange. Unless and until there is a public market for our shares, you will have difficulty selling your shares. If you are able to sell your shares, you would likely have to sell them at a substantial loss.
5. The amount and timing of distributions we may pay in the future are uncertain. There is no guarantee of any return and you may lose a part or all of your investment in us.
6. We are not required to pursue or effect a liquidity event within a specified time period or at all.
7. We will pay substantial fees to and reimburse expenses of our advisor and its affiliates. These fees increase your risk of loss.
8. All of our executive officers, some of our directors and other key real estate professionals are also officers, directors, managers and key professionals of our advisor, our dealer manager and other entities affiliated with Cantor, which we refer to as the Cantor Companies. As a result, they will face conflicts of interest, including significant conflicts created by our advisor's compensation arrangements with us and other Cantor-advised programs and investors.
9. If we raise substantially less than the maximum offering, we may not be able to invest in a diverse portfolio of income-producing commercial properties and other real estate-related assets.
10. We depend on our advisor to select our investments and conduct our operations. Our advisor has limited operating history, therefore, there is no assurance our advisor will be successful.
11. Disruptions in the financial markets and stagnant economic conditions could adversely affect our ability to implement our business strategy and generate returns to you.
12. Our investments will be subject to the risks typically associated with real estate.
13. We expect to make foreign investments and will be susceptible to changes in currency exchange rates, adverse political or economic developments, lack of uniform accounting standards and changes in foreign laws.
14. The other risk factors set forth in our prospectus and other filings with the Securities and Exchange Commission.