

COMMUNE OMNI FUND

A DIVERSIFIED REAL ESTATE
STRATEGY BUILT FOR
RESILIENCE, PERFORMANCE,
AND IMPACT.

COMMUNE CAPITAL

BUILT TO PERFORM

FOCUSED ON BUILDING
GENERATIONAL WEALTH
THROUGH REAL ESTATE

0000

REAL PROJECTS
REAL RETURNS
REAL EXPERIENCE

27

Years

6

Funds

20

Projects

600+

Investors

\$352M

In Assets

MULTI-FAMILY

- 9 PROJECTS
- 649 UNITS
- \$93M TOTAL COST
- \$146M CURRENT VALUE
- 2 FULL CYCLE EXITS
- 3 UNDER CONSTRUCTION
- ASSETS GROWN THROUGH HANDS ON DEVELOPMENT

WE BROUGHT TOGETHER TOP-TIER TALENT, DIALED-IN DEVELOPMENT SYSTEMS, AND A STRATEGY BUILT FOR IMPACT AND SCALE IN HIGH-BARRIER MARKETS

Data as of 06/30/25

SELF-STORAGE

- 11 PROJECTS
- 10,629 UNITS
- \$100M TOTAL COST
- \$206M CURRENT VALUE
- 2 FULL-CYCLE EXITS
- 2 UNDER CONSTRUCTION
- RETURNS GENERATED

WE BUILT OUR SYSTEMS, TEAM, AND INVESTOR TRUST ACROSS MORE THAN TWO DECADES OF CONSISTENT EXECUTION

Data as of 06/30/25



Property shown is LeParc, which is a Multi-Family property in COMMUNE Fund V and is not included in this offering. Property is currently awaiting Temporary Certificate of Occupancy.



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COMMUNE OMNI FUND

REAL ESTATE FOR EVERYONE

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SAME TEAM | SAME DISCIPLINE | NEW SCALE

MULTI-FAMILY & SELF-STORAGE DEVELOPMENT¹

TARGETING APPRECIATION, CASH FLOW & TAX BENEFITS

BECAUSE EVERYONE DESERVES THE OPPORTUNITY²

¹COMMUNE OMNI FUND primarily targets Multi-Family developments, with potential for Self-Storage investments when attractive opportunities arise.

²Only persons satisfying the investor eligibility standards may subscribe for an interest in COMMUNE OMNI FUND. Please see the Offering Statement for eligibility information.

WHY MULTIFAMILY



Undersupplied

U.S. is short by millions of housing units. Demand-supply imbalance presents a window of opportunity¹



Stable

Real assets historically offer consistent income



Experience

Invest with a team that's been building real estate for over 25 years. From ground-up developments to stabilized multi-family communities

¹<https://www.zillow.com/research/housing-deficit-35317/>

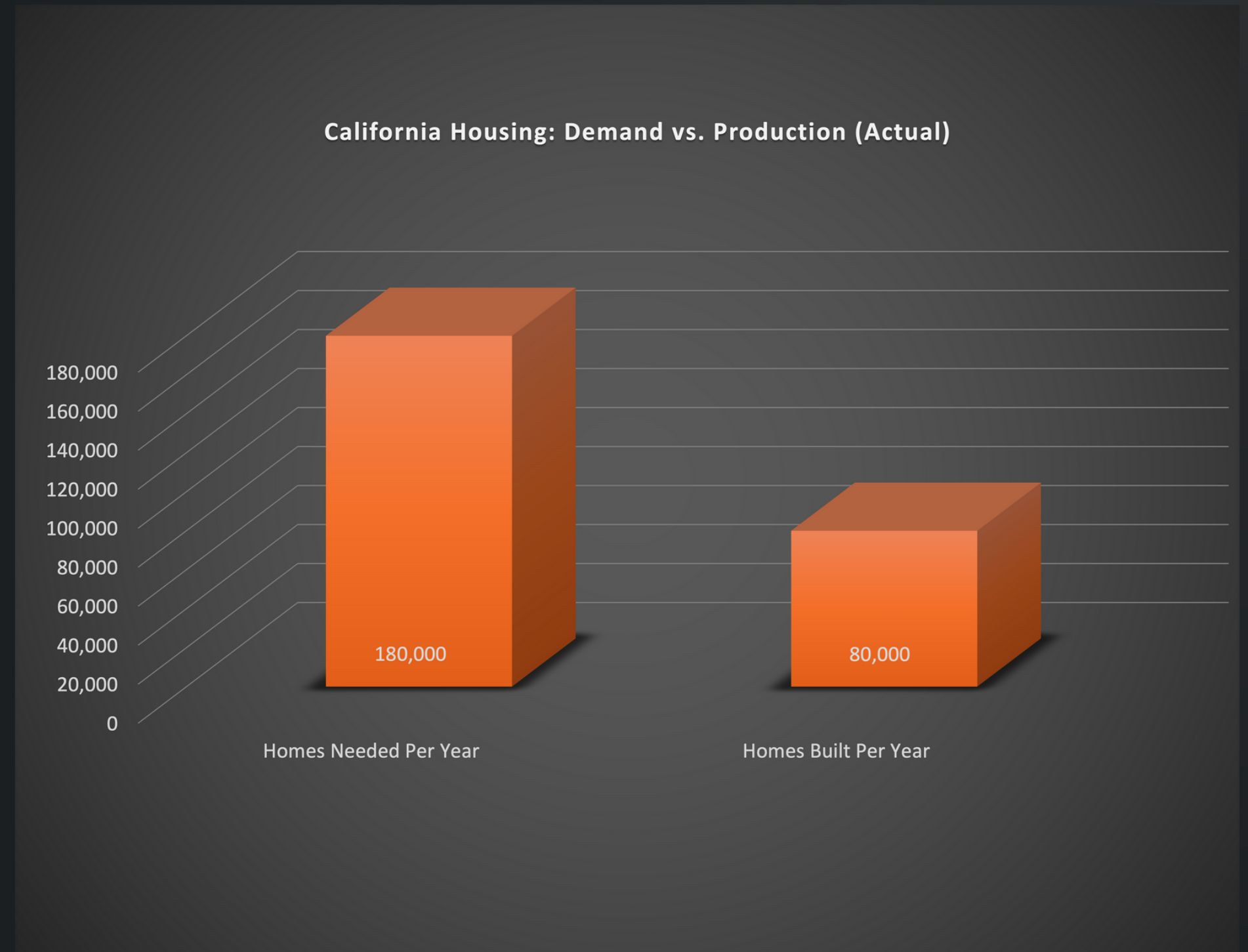
Property shown is Mar Vista, which is a Co-Living property in COMMUNE Multi-Family Fund, and is not included in this offering.



THE CASE FOR REAL ESTATE IN TODAY'S PORTFOLIO

Southern California faces an extreme housing imbalance. The region needs ~180,000 new homes developed per year to meet demand, yet only ~80,000 are being built annually¹

“Owning real estate isn’t just smart -
It’s necessary.”
- Mikey Taylor



¹ California Housing Future: Challenges and Opportunities, Final Statewide Housing Assessment 2025 at page 1, available at https://www.hcd.ca.gov/policy-research/plans-reports/docs/sha_final_combined.pdf

COMMUNE’S STRATEGY

COMMUNE’S RESOP Self-Storage Fund has paid out consecutive quarterly dividends for 23 years¹



¹COMMUNE’S RESOP Self-Storage Fund is not a part of COMMUNE Omni Fund.
Past performance is not indicative of future performance and the value of an investment may go down and result in partial or total loss of your investment.

FUND OVERVIEW



Property shown is Mar Vista, which is a Co-Living property in COMMUNE Multi-Family Fund, and is not included in this offering.

ASSET CLASS

MULTI-FAMILY / SELF-STORAGE¹

PROFIT SPLIT

70% INVESTOR / 30% COMMUNE

MINIMUM INVESTMENT

\$5,000

¹COMMUNE OMNI FUND primarily targets Multi-Family developments, with the potential for Self-Storage investments when attractive opportunities arise.

OUR TEAM

Let's meet the Principals



MIKEY TAYLOR

Co-President

Co-found Saint Archer Brewing, which was acquired by MillerCoors. Now leads \$350M in real estate and serves as Mayor Pro Tem of Thousand Oaks. Brings vision, grit, and execution to every deal.



JERRY SANADA, CFA

Co-President

CFA with 25+ years in private equity and investment management. Internally known as the smartest guy in the room. Runs rigorous models, stress tests scenarios, and moves forward with precision.



MICHAEL MICHALOV

Chief Operating Officer

Former VP at MUFG Union Bank. 20+ years of experience in financial services and operations. The integrator that makes the vision real.



BRENT LAMO

Head Of Development

25+ years as a general contractor and licensed real estate broker. 100+ builds completed. Relentless on quality, budget, and timelines. Oversees acquisitions, development, and operations across all projects.

HOW TO INVEST



**Read the offering circular
and supplements.**

[CLICK HERE](#)



Visit

communecapital.com/omni

Fund your investment within 48 hours.

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Prospective investors should carefully read and review the Offering Statement. Investment decisions should be based on a thorough examination of information about Omni included in the Offering Statement including, without limitation, the risk factors associated with an investment in Omni. Like all securities investments, an investment in Omni is speculative and is subject to a high degree of investment risk, including the possible loss of the entire amount of investment. Past performance is not a guarantee or indicative of future results.

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