

**AMERICAN INVESTORS COMPANY  
DIRECT PARTICIPATION PROGRAM  
FACT SHEET**

<b>OFFERING:</b> Cantor Fitzgerald Income Trust, Inc. (REIT)	<b>SEC</b>	<b>X</b>
	<b>147</b>	
<b>SPONSOR:</b> Cantor Fitzgerald Investors, LLC	<b>REG D</b>	
<b>OFFERING SIZE:</b> \$1 billion – continuous offering	<b>MIN.INV.:</b> \$2,500	
<b>GREENSHOE AMT.:</b>	<b>SUITABILITY:</b> \$70K inc/\$150K net worth or \$350K net worth <u>and</u> net worth = or > 10X the investment (CA)	

**SUITABLE FOR QUALIFIED PLANS:** Yes

**INVESTMENT SUMMARY:** CFIT, originally formed as Rodin Global Property Trust in 2017 as a life-cycle REIT and reconfigured in August 2020 as a non-traded NAV, perpetual-life REIT, is externally advised by two Cantor Fitzgerald affiliates and will focus on the acquisition of a diversified portfolio of domestic equity and debt investments. The REIT is currently targeting net lease and multi-family assets. The advisor will be assisted by its affiliate, Newmark Grubb Knight Frank, a global network of more than 12,000 real estate professionals working out of more than 330 offices operating in six different continents. The REIT also participates in IRC Section 721 upreit exchanges involving 1031 down-leg exchanges syndicated and funded through Cantor Fitzgerald.

**INVESTMENT OBJECTIVES:** preserve and protect capital; provide regular cash distributions; and seek growth in the underlying value of its investments

**INVESTMENT PERFORMANCE EXPECTATIONS:** provided regular monthly cash dividend distributions to shareholders and increased net asset value over time through real estate value enhancement. At 12/31/2021, the REIT had total net assets of \$617 million, had a calculated total return of 13.6% in 2021 and has a current dividend rate of 5.2%.

**INVESTMENT RISKS:** CFIT's forerunner, Rodin Global Property Trust, was the first public real estate offering by this sponsor although Cantor Fitzgerald has been in existence since 1945 and has participated in many facets of the securities markets and capital formation activities; blind pool; leverage; foreign currency exchange risk; tenant creditworthiness risk; property operational risks; initial cash distributions may not come from property operations; market pricing for net-leased assets; interest rate risk; possible advisor internalization which could result in some dilution to existing shareholders; possible conflicts of interest

<b>BROKER-DEALER CONCESSION:</b> share class dependent S, T & I shares available	<b>% LEVERAGE USED:</b> up to 75%; 60% targeted
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<b>TOTAL FRONT-END LOAD:</b> up to 3.5%	<b>EST. HOLDING PERIOD:</b> perpetual
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<b>NET \$ INTO ASSET(S):</b> 96.5% up to 100% No acquisition fees charged	<b>CASH DIST. FREQ.:</b> monthly
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<b>WORKING CAPITAL RESERVE:</b> as needed	<b>YRS. SPONSOR IN BUS.:</b> founded in 1945
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**LIQUIDITY:** Share repurchase program ONLY – no liquidity event anticipated; see prospectus, page 212 et seq

**BACK-END SHARING ARRANGEMENT:** Annual asset management fee of 1.2%; no asset disposition fee; subordinated incentive fee of 12.5% of REIT net cash flows subordinated to a 5% total return per year to investors.

**OTHER COMMENTS:** The advisor will not be entitled to an acquisition fee but will be reimbursed for all acquisition-related expenses, as per the prospectus, and is entitled to certain administrative expense reimbursements.

*Date Prepared: January 2022*

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