Pretium

Pretium's First Look Home Program & Partnership with ANDP

For National Community Stabilization Trust Community Impact Briefing, December 2025

Pretium’s First Look Home Program History

A program that enables affordable housing-focused community partners to receive a “first look” at homes eligible for purchase in Pretium’s core markets, a preview prior to public listing

Origins: Strategic Partnerships

- Launched charitable housing initiatives with HPN and ANDP
- Shared mission: expand homeownership opportunities in SFR markets
- Key insight: Nonprofit developers lacked access to institutional SFR inventory

Launch of First Look Home

- Formal rollout in early 2024
- Began selling homes to HPN and ANDP, supporting local ownership pathways
- Demonstrated operational feasibility and community impact

2022 | 2023 | 2024 | 2025

Scaling Opportunity Through Portfolio Sales

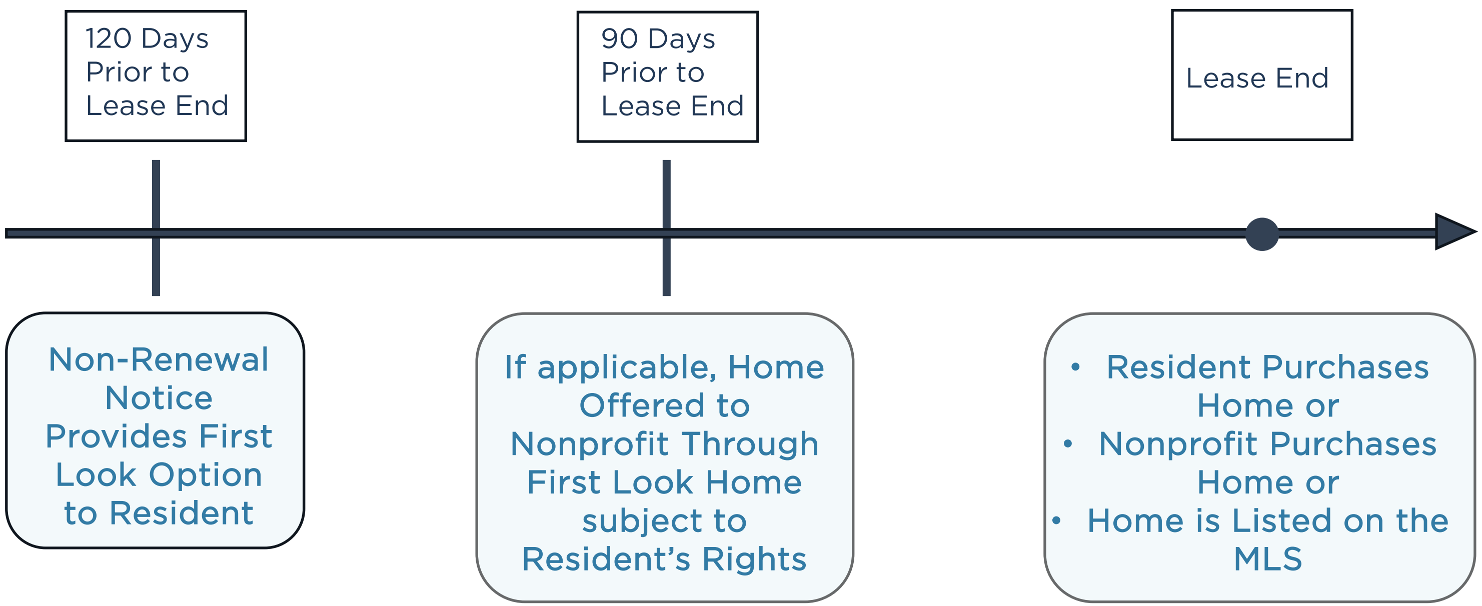
- Significant increase in home sales created **the inventory and momentum**
- Conditions emerged to pilot a structured “First Look” offering
- Commenced offering non-renewed residents **opportunity to purchase** homes

- Expanding First Look access to:
    - Local nonprofits & mission-driven buyers
    - Community entrepreneurs
    - Pretium residents & owner-occupants
- Building a scalable, repeatable framework to promote sustainable homeownership

First Look Home for Residents & Nonprofits

Progress gives residents advance notice if their lease is not being renewed and provides resources on purchasing their home through outreach to the Progress Call Center

First Look Home Timeline



First Look Home Program Sales to Nonprofits 2024-2025

Since launch, Pretium has sold ~370 homes[1] to homeownership-focused nonprofits

Housing Partnership Network (HPN) & Pretium Partnership

Facilitated by HPN, Pretium sold over 345 to a consortium of nonprofits in the Twin Cities in 2024

1. Vacant homes renovated by local contractors
2. Sold to nonprofits (e.g., Twin Cities Habitat for Humanity, HPN members)
3. Resold to low- and moderate-income households or current residents

HPN and B3 Support Services:

- Homeownership and financial counseling for residents and buyers
- Working with Grounded Solutions (national community land trust network) to expand reach

Pretium & ANDP Partnership

Since 2024, Pretium has sold over a couple dozen homes to ANDP in a continuous sale process

12 homes were sold:
- 6 to buyers under 80% AMI
- 6 under 120% AMI)

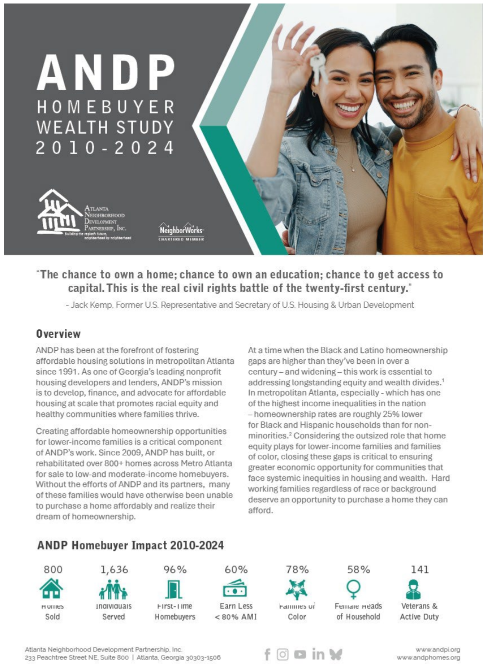
Homes in process:
- 7 are currently on the market with 3 under contract
- 7 is in rehab
- 1 is retained as rental
- 1 additional home in acquisition

More units are currently in due diligence

[1]As of December 12, 2025.
Past performance is not indicative of future results.

ANDP Wealth Study

ANDP's 2025 Wealth Report tracked 800+ homeowners over 14 years, revealing the power of affordable homeownership for building family stability and economic mobility



ANDP HOMEBUYER WEALTH STUDY 2010-2024

Atlanta Neighborhood Development Partnership, Inc. Building the region's future, neighborhood by neighborhood

NeighborWorks Chartered Member

"The chance to own a home; chance to own an education; chance to get access to capital. This is the real civil rights battle of the twenty-first century."

- Jack Kemp, Former U.S. Representative and Secretary of U.S. Housing & Urban Development

Overview

ANDP has been at the forefront of fostering affordable housing solutions in metropolitan Atlanta since 1991. As one of Georgia's leading nonprofit housing developers and lenders, ANDP's mission is to develop, finance, and advocate for affordable housing at scale that promotes racial equity and healthy communities where families thrive.

Creating affordable homeownership opportunities for lower-income families is a critical component of ANDP's work. Since 2009, ANDP has built, or rehabilitated over 800+ homes across Metro Atlanta for sale to low-and moderate-income homebuyers. Without the efforts of ANDP and its partners, many of these families would have otherwise been unable to purchase a home affordably and realize their dream of homeownership.

At a time when the Black and Latino homeownership gaps are higher than they've been in over a century – and widening – this work is essential to addressing longstanding equity and wealth divides.[1] In metropolitan Atlanta, especially - which has one of the highest income inequalities in the nation – homeownership rates are roughly 25% lower for Black and Hispanic households than for non-minorities.[2] Considering the outsized role that home equity plays for lower-income families and families of color, closing these gaps is critical to ensuring greater economic opportunity for communities that face systemic inequities in housing and wealth. Hard working families regardless of race or background deserve an opportunity to purchase a home they can afford.

ANDP Homebuyer Impact 2010-2024

800	1,636	96%	60%	78%	58%	141
Homes Sold	Individuals Served	First-Time Homebuyers	Earn Less < 80% AMI	Families of Color	Female Heads of Household	Veterans & Active Duty

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www.andpi.org
www.andphomes.org

NeighborWorks® CHARTERED MEMBER

Atlanta Neighborhood Development Partnership, Inc.
Building the region's future, neighborhood by neighborhood

Who We Served

- 1,636 people in 800+ homes
- 96% first-time homebuyers
- 70% households of color
- 58% female-headed households

Affordability Impact

- Homes priced 30% below market
- Monthly costs lower than rent
- $9.3M down payment assistance
- Closing racial homeownership gaps

Stability Outcomes

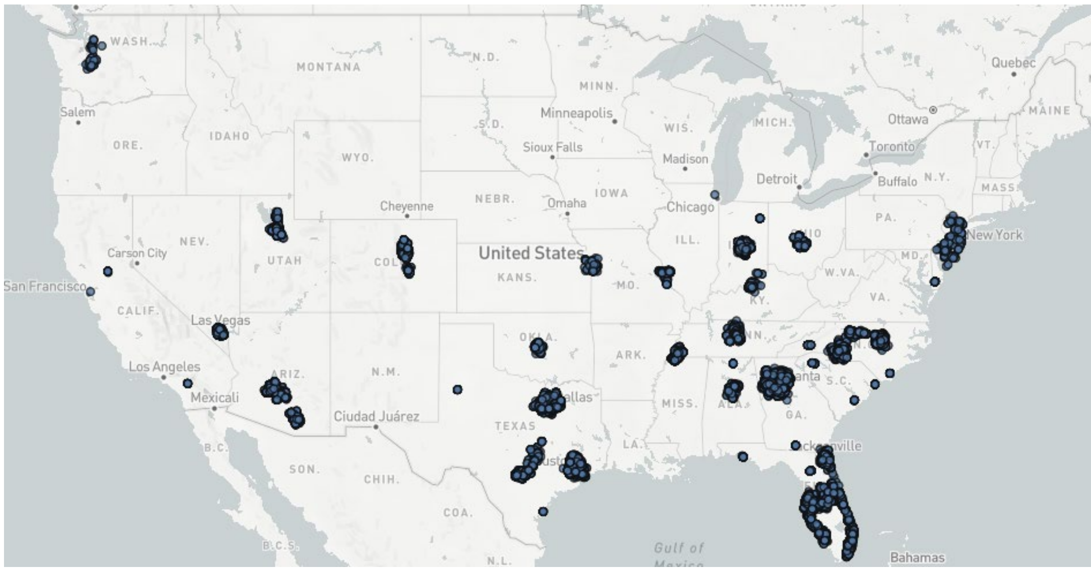
- 78% still own their homes
- 1.25% foreclosure rate
- Zero foreclosures since 2019
- Strong neighborhood retention

Wealth Creation

- **$104.5M** total wealth generated
- **$190K+** average wealth gain for buyers after 5+ years ownership

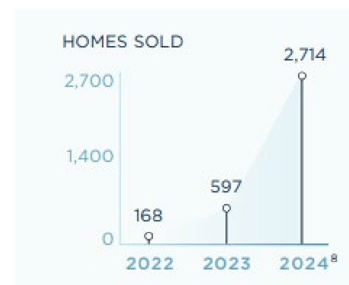
Pretium Home Sales & Portfolio Overview

In 2025, we seek to expand our sales to non-profit organizations and other local buyers that support homeownership, as well as to individual owner-occupants, including our residents



In 2024, Pretium sold more than 2,714 homes, with 1,221 (51%) purchased by owner-occupants:

- Average purchase price:$272K
- Spanning 29 different markets across the United States



Exploring National Community Stabilization Trust's REO Match platform to automate and scale homeownership sales across the country.

Partnering with HPN and its affiliate Framework to list Pretium-owned homes on dedicated listing site for Low- to Moderate-Income (LMI) buyers nationwide

Past performance is not indicative of future results.

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