

## PREFERREDAPARTMENT | COMMUNITIES<sup>®</sup>

A PUBLICLY TRADED COMPANY (NYSE: APTS)

At Preferred Apartment Communities, driving value for our shareholders is paramount. Our unique structure, commitment to growth of earnings and unparalleled real estate expertise combine to create a portfolio that reduces risk through geographic and asset-class diversification.

Preferred Apartment Communities, Inc. is a Maryland corporation formed primarily to acquire and operate multifamily properties in select targeted markets throughout the United States. As part of our business strategy, we may enter into forward purchase contracts or purchase options for to-be-built multifamily communities, and we may make real estate-related loans, provide deposit arrangements, or provide performance assurances, as may be necessary or appropriate, in connection with the development of multifamily communities and other properties. As a secondary strategy, we may acquire or originate senior mortgage loans, subordinate loans or real estate loans secured by interests in multifamily properties, membership or partnership interests in multifamily properties and

other multifamily related assets and invest a lesser portion of our assets in other real estate-related investments, including other income-producing property types, senior mortgage loans, subordinate loans or real estate loans secured by interests in other income-producing property types, membership or partnership interests in other income-producing property types, as determined by our manager as appropriate for us.

We are a publicly traded company on the NYSE (APTS) with the structure of a REIT. Our core portfolio focus has been, and will continue to be, class A multifamily assets.

Founded by John Williams and Leonard Silverstein in 2009, PAC now has operations in more than 20 U.S. markets. PAC-affiliated entities provide investment, asset and property-level management services, as well as acquisition and disposition services. Collectively, the firm oversees 92 real estate investments diversified across 28 cities in 11 key states with \$2.6 billion of assets under ownership and management (as of Q2 2017). As a group, all of these organizations combine to provide the full range of services

### LEADERSHIP



**John Williams**  
*Chairman of the Board  
and Chief Executive Officer*



**Leonard Silverstein**  
*Member of the Board, President  
and Chief  
Operating Officer*



**Daniel DuPree**  
*Vice Chairman of  
the Board and Chief  
Investment Officer*

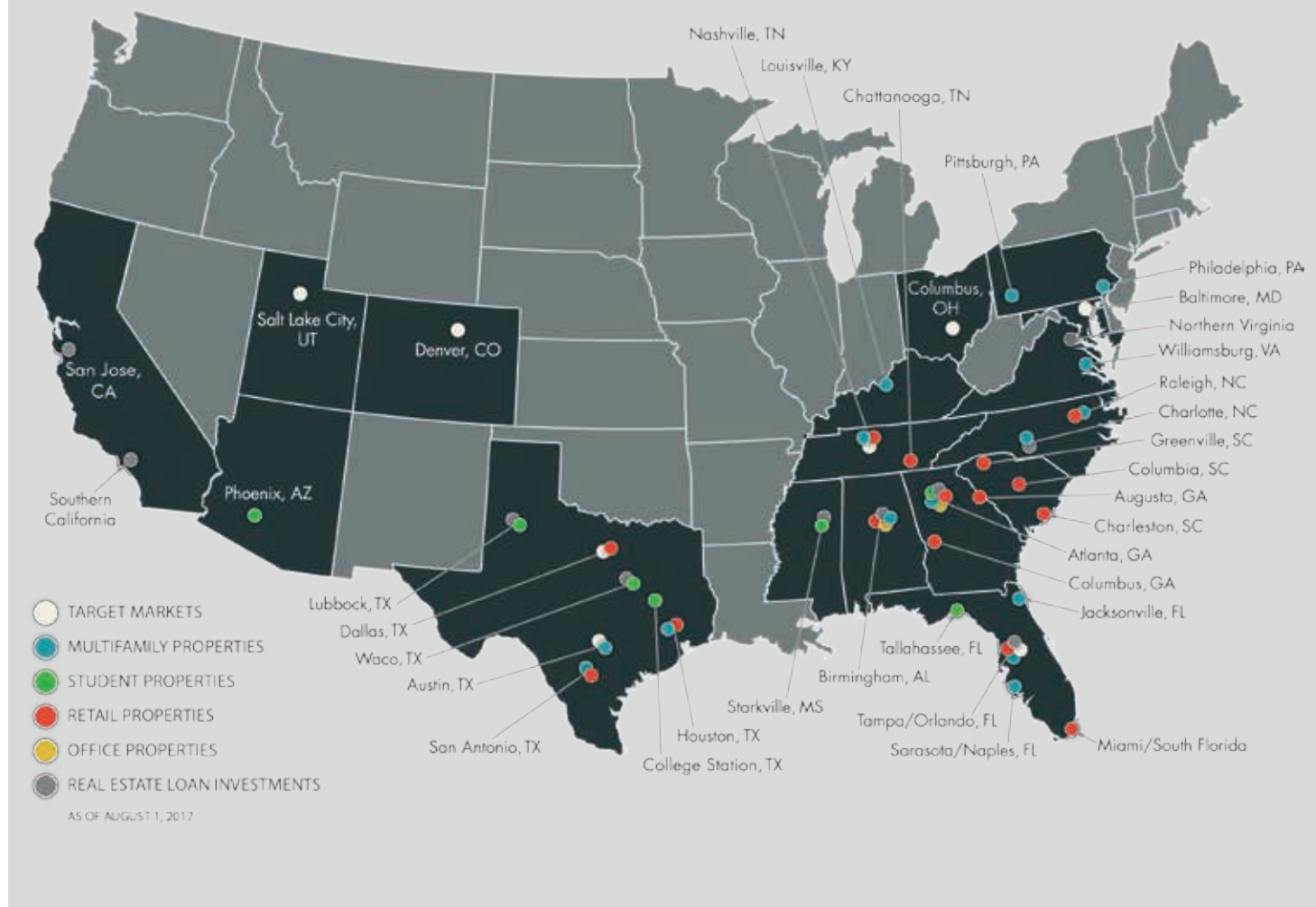
necessary to fulfill and manage the investment interests of PAC and PAC's investment partners and to provide a superior level of service to its residents and tenants.



### WHY WE BELIEVE PAC IS UNIQUE

- We cover our dividend. As of Q2 2017, Core FFO dividend coverage is 175%\*\*
- Assets are not cross-collateralized.
- No upstream guaranties to PAC for property-level debt
- Each property is owned in a Single Purpose Entity (SPE)
- Our public offerings are Preferred Stock
- Our Common Stock (APTS) is traded on the New York Stock Exchange

## Current Markets



### CORPORATE OVERVIEW

- Headquarters – Atlanta, Georgia
- 92 total investments diversified across 28 cities in 11 key states\*\*
- Over \$2.6 billion in assets under management\*\*
- \$585 million market cap\*
- 175% CORE FFO dividend coverage\*\*
- Ticker – APTS
- Exchange – NYSE

\*As of August 8, 2017

\*\*As of Q2 2017 or recent press releases

### CORPORATE CONTACT

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For additional information on PAC call:  
1-855-330-6594

### THINGS TO NOTE

Preferred Apartment Communities, Inc. (PAC) has filed two registration statements (including prospectuses) with the SEC for offerings to which this communication relates. Before a person invests, the investor should read the prospectus in that registration statement and other documents PAC has filed with the U.S. Securities and Exchange Commission (SEC) for more complete information about PAC and the offerings. An investor may get these documents for free by visiting EDGAR on the SEC Website at [www.sec.gov](http://www.sec.gov). Alternatively, PAC, any underwriter or any dealer participating in the offering will arrange to send the investor the prospectus if it is requested by calling toll-free 1-855-330-6594.