

AVAF3: INVESTMENT INSTRUCTIONS

We are grateful to have you as an investor with us in the Ashcroft Capital Value-Add Fund III (AVAF3). Should you have any questions throughout the process, please email us at investments@ashcrofthcapital.com or give us a call at **(646) 308-1511**.

The Ashcroft Value-Add Fund III is limited to the number of investors we can accept. Those unable to fund within the 3-day period may be placed on our waiting list and can sign back up should there be room available.

To finalize your investment, please complete these three simple steps; [complete your legal documents](#), [submit your accreditation letter](#), and [fund your investment](#). Details are below to help guide you.

▶ COMPLETE YOUR LEGAL DOCUMENTS

You may complete your legal documents for The Ashcroft Value-Add Fund III LP in one of the following ways:

- 1) [If you're an existing investor click here to log in to your investor portal and begin the process.](#)

Note. You must have first activated your account from the email invitation with the subject line, "Welcome to Ashcroft Capital," previously sent to you to view. This email will contain instructions on how to activate your profile.

- 2) [If you're a new investor with us, click here](#) to create your investor portal account, once logged in you will see the offering on your dashboard.

▶ ACCREDITATION VERIFICATION LETTER

This is a 506c offering and only available to investors who have been verified as accredited.

If you are accredited, you can get verified in one of two ways.

Option 1: [Click here](#) to begin the accreditation process at no cost to you.

Option 2: Your attorney, CPA, broker-dealer or registered investment advisor may provide us with a letter. This letter should be emailed directly to us at VerifyInvestors@AshcroftCapital.com. [Click here](#) to download a template.

▶ FUND YOUR INVESTMENT

Funding should be made within 3 business days from commitment placed. Please submit your funds via ACH in the Investor Portal.

Wires and similar transfers will be sent to [Madison Title Agency, LLC](#). (see instructions below)

▶ WIRE INSTRUCTIONS:

Bank: Customers Bank

Bank Address: 99 Bridge Street, Phoenixville, PA 19460

Beneficiary: Madison Title Agency, LLC, National Trust Account

ABA Number: 031302971

Account Number: 6467728

Reference: MTAUS-173111 (Ashcroft Value-Add Fund III); Jane Doe. Wires strongly encouraged to avoid check hold times and postal delays. For safety concerns, it is highly recommended to **verbally confirm wire instructions** above by calling Madison Title at (214) 461-4821. Mon-Fri, 9am- 5pm CDT. As an alternative you can also call (646) 308-1511 x3, for a pre-recorded message containing the funding instructions.



Your purchase of any interest in ASHCROFT VALUE-ADD FUND III, LP (the "Partnership") will not be finalized or accepted by Ashcroft Value-Add Fund III GP, LLC (the "General Partner") until all steps are completed. This requires your investment being funded, verification completed, and all documents signed.



FAQS

▶ **How do I increase my investment?**

[Log into](#) your investor portal and click the "Invest Again" button if you wish to increase your investment.

Accreditation Letter

An Investor Services team member will contact you to confirm by written representation that your financial status has not changed since your original verification was submitted.

▶ **When will the GP countersign my investment?**

Your documents will be countersigned once you have completed funding and submitted your accreditation verification letter. You'll receive an automated email notification within 24hrs, and a fully executed version will be available in the investor portal for your records.

▶ **I did not receive the email invitation?**

Please check your SPAM folder for correspondence. If you still don't see an email from us with the subject line "Welcome to Ashcroft Capital", please email us at investments@ashcroftcapital.com and we will be happy to resend.

▶ **I am unable to send a wire, or ACH can I mail a check?**

Yes, a check may be made payable to; [Madison Title Agency, LLC](#), and must reference MTAUS-173111 (Ashcroft Value-Add Fund III) and the Name of Investor. For example, the reference for Jane Doe would appear as;

MTAUS-173111 (Ashcroft Value-Add Fund III); Jane Doe

Mail checks to;

Madison Title Agency, LLC

13101 Preston Road, Suite 300 Dallas, TX 75240

Attn: Lauren Goldschmidt

Phone: (214) 461-4821

▶ **I am investing through my IRA, and they will not send funding until my documents are countersigned. Can you help?**

If you are investing under an SD-IRA and your intermediary will not fund until the contracts are countersigned, please send us this request along with any other necessary requirements. However, please be advised that your documents cannot be countersigned until you have completed the funding & verification process.

Should you have any questions please email us at investments@ashcroftcapital.com or give us a call at (646) 308-1511, and we will be happy to assist you.



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