

November 9, 2022

RE: ICG Apartment Fund 2018, LLC
3rd Quarter Summary - 2022

Dear Investors,

Enclosed is the Quarterly Summary for ICG Apartment Fund 2018, LLC for the third quarter ending September 30, 2022.

The Fund had another great quarter of operations with rental rates increasing another 4% over the previous quarter. However, we are starting to see a shift away from the torrid pace of growth that we experienced the past two years as we are seeing a return of normal seasonality in the leasing cycle and the uncertainties in the economy start to put a damper on operations. For the Fund, this started to show up in the quarter with vacancy loss increasing from 4.5% to 6% quarter over quarter, and the return of concessions to entice renters to sign leases as we compete in a lower demand environment. Even with the slowdown, we still expect to see some rent growth albeit a little less than before due to below market rents still on the rent rolls today. Additionally, the other revenue was quite a bit lower than the previous quarter due to about \$156,000 of miscellaneous income attributed to the prior sale of Cantala hitting in the second quarter. Not counting this one-time income, we are slightly ahead of our annual other revenue projections. Overall, the four remaining properties in the Fund got even further ahead of their original business plans during the past couple years as we saw anywhere from 10 to 17% annual rent growth depending on the market. Adjusting for the one-time other income noted above, The Fund revenue is 13% higher as compared to the same period last year, beating the annual budget projections, and outpacing our original business plan by nearly 19% or \$2,400,000.

Operating expenses increased again from the previous quarter which can primarily be attributed to higher legal fees, sprinkler repairs, pool maintenance and supplies, and utility costs in the warmer months. Additionally, we were short staffed on the maintenance side in the second quarter at Crossings at Chapel Hill and we now have a full team again. For the year, we are running slightly over budget in the Administrative and Turnover Maintenance Expense categories. The Administrative Expense overage is because of higher payroll costs due to having to pay more in this tight labor market and legal fees as we continue to work on delinquent accounts. The Turnover Maintenance Expense is over budget due to more units becoming vacant than anticipated and the corresponding cost to get them back to rent ready condition. Overall, total operating expenses remain spot on with our annual budget and original business plan projections for the remaining properties in the Fund.

Net Operating Income remains ahead of the annual budget projections, and on pace to the end the year 30% or \$2,400,000 ahead of the original business plan for the remaining properties. Please note that the annual budget is more aggressive than our original business plan for this Fund. As we get out ahead of the plan, we set higher goals to achieve.

The capital replacement expenses continue to come in under budget for the year as we have not completed as many unit interior renovations as we had anticipated. This is due to product/labor cost and availability, not as many classic units becoming vacant to renovate, and the recent shift in the leasing market. We are managing all these factors to be sure we are maximizing our return on investment with capital expenditures.



Cash Distributions are currently set at an annual rate of 16.0% on the remaining \$21,000,000 in contributed capital. The B-Member is fully participating in cash distributions as well.

Thank you for your investment in ICG Apartment Fund 2018, LLC. Please give us a call if you have any questions.

Sincerely,
ICG LLC

A handwritten signature in blue ink that reads 'Matt Christensen'.

Matt Christensen
VP, Asset Management

Fund 2018 Investment Schedule

Invested Capital (Original):	\$61,000,000
Invested Capital (Remaining):	\$21,000,000
Current Annualized Yield:	16.0%
Cash Reserves:	\$6,585,000

Properties:

Name	Location	No. of Units	Date Acquired	Date Sold
The Falls at Canyon Rim	South Ogden, UT	288	11/29/2018	
Eagles Landing	Ammon, ID	168	12/06/2018	
The Crossings at Chapel Hill	Pasco, WA	300	01/17/2019	
Cantala (fka Greentree)	Glendale, AZ	184	02/28/2019	11/16/2021
Citra (fka Juniper Meadows)	Phoenix, AZ	72	02/28/2019	

ICG Apt Fund 2018 Consolidated

Analysis of Current Operating - Quarterly

As of September 30, 2022

	Quarter Ending 03/2022	Quarter Ending 06/2022	Quarter Ending 09/2022	Year To Date Actual	Year To Date Budget	Year To Date Variance
Revenue						
Gross Scheduled Rents	3,379,494	3,534,805	3,682,925	10,597,224	10,337,613	259,611
Vacancy Loss	-179,950	-162,631	-220,346	-562,927	-472,979	-89,948
Concessions/Other	-25,993	-31,568	-63,449	-121,009	-94,809	-26,201
Total Rent Collections	3,173,551	3,340,607	3,399,130	9,913,288	9,769,825	143,462
Other Revenue	369,752	561,135	405,130	1,336,017	1,164,851	171,166
Total Revenue	3,543,303	3,901,742	3,804,260	11,249,305	10,934,676	314,628
Expenses						
Administrative Expense	326,977	352,482	368,369	1,047,828	1,034,716	-13,112
Marketing & Retention Expense	24,787	33,845	32,378	91,009	100,888	9,879
Repairs & Maintenance Expense	253,115	251,243	281,798	786,156	780,495	-5,661
Turnover Maintenance Expense	30,920	36,911	44,045	111,876	97,205	-14,671
Utility Expense	176,092	179,331	207,132	562,555	561,417	-1,137
Taxes & Insurance Expense	299,770	277,359	287,102	864,232	901,814	37,582
Total Expense	1,111,660	1,131,170	1,220,824	3,463,654	3,476,535	12,881
Expenses as a % of Total Revenue	31%	29%	32%	31%	32%	-1%
Net Operating Income	2,431,642	2,770,571	2,583,436	7,785,650	7,458,141	327,509
Debt Service - Interest						
Debt Service - Interest	1,171,255	1,184,269	1,197,283	3,552,806	3,554,409	1,602
A Share Cash Flow						
A Share Cash Flow	840,001	840,001	840,001	2,520,003	2,520,000	-3
B Share Cash Flow						
B Share Cash Flow	210,000	210,000	210,000	630,001	630,000	-1
Other Partnership/Professional Expenses						
Other Partnership/Professional Expenses	158,523	65,886	66,880	291,288	239,469	-51,819
Total Operating Cash Flow	51,863	470,416	269,273	791,552	514,263	277,289
Capital Replacement Expenses						
Capital Replacement Expenses	337,463	567,723	438,911	1,344,097	1,930,108	586,011