

August 10, 2022

**RE: ICG Apartment Fund 2018, LLC**  
*2nd Quarter Summary - 2022*

Dear Investors,

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

The Fund had another strong quarter with rental rates increasing 4.5% from the previous quarter, and occupancy ending at 95% overall. Each property contributed to the growth as demand for rentals remained high. Over the last twelve months, in-place rents have increased 22% at Eagles Landing, 17% at Crossings at Chapel Hill and Falls at Canyon Rim, and 16% at Citra. While these numbers are historically high, we are keeping an eye on the overall multifamily industry and market in general for signs of any pending slow down associated with rising interest rates and other potential fallout from the Fed's action on inflation. For example, we are starting to see Phoenix soften just a bit in terms of demand and will be tracking if this is just a return to normal seasonality or a longer-term trend. Overall, the Fund is in great shape and outpacing our annual budget and original business plan projections.

Operating expenses increased slightly from the previous quarter but are still under budget for the year by \$47,983. We have realized savings in most major categories. This can be mainly attributed to payroll savings from some positions being temporarily open due to staff turnover, and the installation of city water meters at Eagles Landing resulting in reduced water usage charges. Turnover expenses have been a little higher especially at Eagles Landing as we have been increasing rental rates upon renewal which creates more turnover. The Fund remains right on plan with our original operating expense projections for the remaining properties. With the rising rental rates and management of expenses, the net operating income ended the quarter \$318,176 or 6.5% higher than budget, and 19% higher than the same period last year for the remaining properties. This is on pace to end the year \$2.5 million or 30% ahead of the original business plans for the remaining properties.

The capital replacement expenses are under budget for the year due to project timing as we continue to upgrade classic units as they come available at the properties. There are also some sidewalk and parking lot repairs upcoming at Eagles Landing. Additionally, the Other Partnership expense category has a negative variance year-to-date from the reclass of some 2021 expenses that were posted earlier this year. This was due to the timing of our software change and associated invoice processing setup and has been corrected.

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**



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:** \$6,745,000

**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 June 30, 2022

	Quarter Ending 03/2022	Quarter Ending 06/2022	Year To Date Actual	Year To Date Budget	Year To Date Variance
Revenue					
Gross Scheduled Rents	3,379,494	3,534,805	6,914,299	6,786,263	128,036
Vacancy Loss	-179,950	-162,631	-342,581	-310,139	-32,442
Concessions/Other	-25,993	-31,568	-57,561	-68,394	10,833
Total Rent Collections	3,173,551	3,340,607	6,514,158	6,407,730	106,427
Other Revenue	369,752	561,135	930,887	767,121	163,766
<b>Total Revenue</b>	<b>3,543,303</b>	<b>3,901,742</b>	<b>7,445,045</b>	<b>7,174,852</b>	<b>270,193</b>
Expenses					
Administrative Expense	326,977	352,482	679,459	679,598	139
Marketing & Retention Expense	24,787	33,845	58,631	67,801	9,170
Repairs & Maintenance Expense	253,115	251,243	504,358	508,672	4,314
Turnover Maintenance Expense	30,920	36,911	67,831	60,496	-7,335
Utility Expense	176,092	179,331	355,423	372,205	16,782
Taxes & Insurance Expense	299,770	277,359	577,129	602,042	24,913
<b>Total Expense</b>	<b>1,111,660</b>	<b>1,131,170</b>	<b>2,242,831</b>	<b>2,290,814</b>	<b>47,983</b>
Expenses as a % of Total Revenue	31%	29%	30%	32%	-2%
<b>Net Operating Income</b>	<b>2,431,642</b>	<b>2,770,571</b>	<b>5,202,214</b>	<b>4,884,037</b>	<b>318,176</b>
Debt Service - Interest	1,171,255	1,184,269	2,355,524	2,357,123	1,599
A Share Cash Flow	840,001	840,001	1,680,002	1,680,000	-2
B Share Cash Flow	210,000	210,000	420,000	420,000	0
Other Partnership/Professional Expenses	158,523	65,886	224,409	181,523	-42,886
<b>Total Operating Cash Flow</b>	<b>51,863</b>	<b>470,416</b>	<b>522,279</b>	<b>245,391</b>	<b>276,888</b>
Capital Replacement Expenses	337,463	567,723	905,186	1,368,766	463,580