

# Nontraded REIT Industry Review: Second Quarter 2015

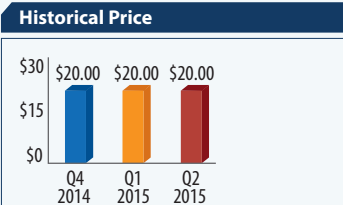
## United Development Funding Income Fund V, Inc.

Total Assets.....	\$43.9 Million
Real Estate Assets.....	\$33.7 Million
Cash.....	\$1.8 Million
Securities.....	\$0.0 Million
Other.....	\$8.4 Million



Initial Offering Date: ..... July 25, 2014  
 Offering Status..... Initial  
 Number of Months Fundraising: ..... 11  
 Anticipated Offering Close Date: ..... July 25, 2016  
 Current Price per Share: ..... \$20.00  
 Reinvestment Price per Share: ..... \$19.00

Cash to Total Assets Ratio: ..... 4.0%  
 Asset Type: ..... Debt  
 Number of Properties: ..... 5 Loans  
 Square Feet / Units / Rooms / Acres: ..... Not Applicable  
 Percent Leased: ..... Not Applicable  
 Weighted Average Lease Term Remaining: ..... Not Applicable  
 LifeStage: ..... Emerging  
 Investment Style: ..... Debt  
 Weighted Average Shares Outstanding: ..... 1,199,949

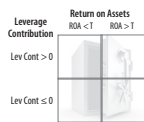


### Contact Information

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 (817) 835-0650

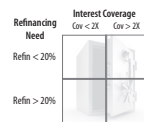
### Performance Profiles

#### Operating Performance



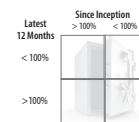
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

#### Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

#### Cumulative MFFO Payout

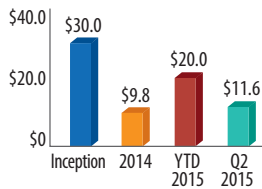


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

#### Summary

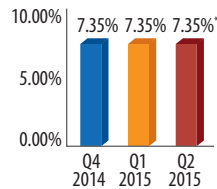
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 4Q 2015, the profile will begin to show meaningful results.

### Gross Dollars Raised\*



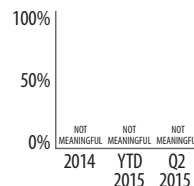
\*Includes reinvested distributions (in millions)

### Historical Distribution



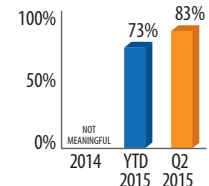
\*Distribution + 0.66% Special Distribution

### Historical FFO Payout Ratio



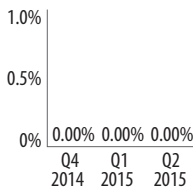
2015 YTD Dist. Paid: ..... \$771,865  
 2015 YTD FFO: ..... (\$145,000)

### Historical MFFO Payout Ratio

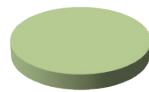


2015 YTD Dist. Paid: ..... \$771,865  
 2015 YTD MFFO: ..... \$1,061,000  
 Company Reported MFFO – see notes

### Redemptions

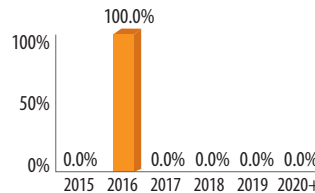


### Debt Breakdown

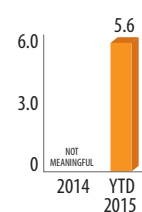


Debt to Total Assets Ratio: ..... 25.6%  
 Total: ..... \$11.3 Million  
 Fixed: ..... \$0.0 Million  
 Variable: ..... \$11.3 Million  
 Avg. Wtd. Rate: ..... 4.50%  
 Loan Term: ..... < 1 – 3 yrs

### Debt Repayment Schedule



### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- As of June 30, 2015, the Trust had issued an aggregate of 1,505,495 common shares of beneficial interest pursuant to the Offering, consisting of 1,496,551 common shares of beneficial interest pursuant to the Primary Offering in exchange for gross proceeds of approximately \$29.8 million (approximately \$26.4 million, net of costs associated with the Offering) and 8,944 common shares of beneficial interest in accordance with the DRIP in exchange for gross proceeds of approximately \$170,000. As of June 30, 2015, the Trust had not redeemed any common shares of beneficial interest.
- As of June 30, 2015, the Company had originated or purchased 5 loans, none of which have been repaid in full, with maximum loan amounts totaling approximately \$95.6 million. For the three and six months ended June 30, 2015 and 2014, the Company did not have any impaired loans and did not recognize any interest income associated with impaired loans.
- Notes receivable are recorded at the lower of cost or net realizable value. The notes are collateralized by one or more of the following: first or second lien deeds of trust, a pledge of ownership interests in the borrower,

- assignments of lot sale contracts or reimbursements of development costs due to the borrower under contracts with districts and municipalities. As of June 30, 2015, the notes have terms ranging from 24 to 36 months and bear interest at a rate of 13% per annum.
- As of June 30, 2015, 100% of the real property loans and investments are secured by properties located in Texas. 67% are located in the Dallas, TX area and 33% in the Houston, TX area.
- The REIT's Cash to Total Assets ratio was 4.0% as of 2Q 2015 compared to 11.0% as of 4Q 2014.
- The REIT's Debt to Total Assets ratio was 25.6% as of 2Q 2015 compared to 38.3% as of 4Q 2014.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- For the six months ended June 30, 2015, the Company paid distributions of approximately \$772,000 (\$605,000 in cash and \$167,000 in common shares of beneficial interest pursuant to the DRIP), compared to cash flows used in operations of approximately \$1,434,853. All of the distributions to date have been funded by offering proceeds.