

1 1239 West 9th Street*

Parking Spaces: **82**
Location: **Cleveland, Ohio**

2 205 2nd Avenue*

Parking Spaces: **155**
Location: **Nashville, Tennessee**

3 1200-1240 West 9th Street*

Parking Spaces: **254**
Location: **Cleveland, Ohio**

4 310-314 Fairfield Avenue*

Parking Spaces: **878**
Location: **Bridgeport, Connecticut**

5 1935 Sherman Street*

Parking Spaces: **72**
Location: **Denver, Colorado**

6 327 Washington Avenue

Parking Spaces: **94**
Location: **Clarksburg, West Virginia**

7 1124 N. Old World 3rd Street

Parking Spaces: **75**
Location: **Milwaukee, Wisconsin**

8 412 East Clybourn Street

Parking Spaces: **15**
Location: **Milwaukee, Wisconsin**

9 239 South Meridian Street

Parking Spaces: **39**
Location: **Indianapolis, Indiana**

10 1022 Hennepin Avenue*

Parking Spaces: **270**
Location: **Minneapolis, Minnesota**

11 41 North 10th Street*

Parking Spaces: **185**
Location: **Minneapolis, Minnesota**

12 401 East Glenwood Avenue

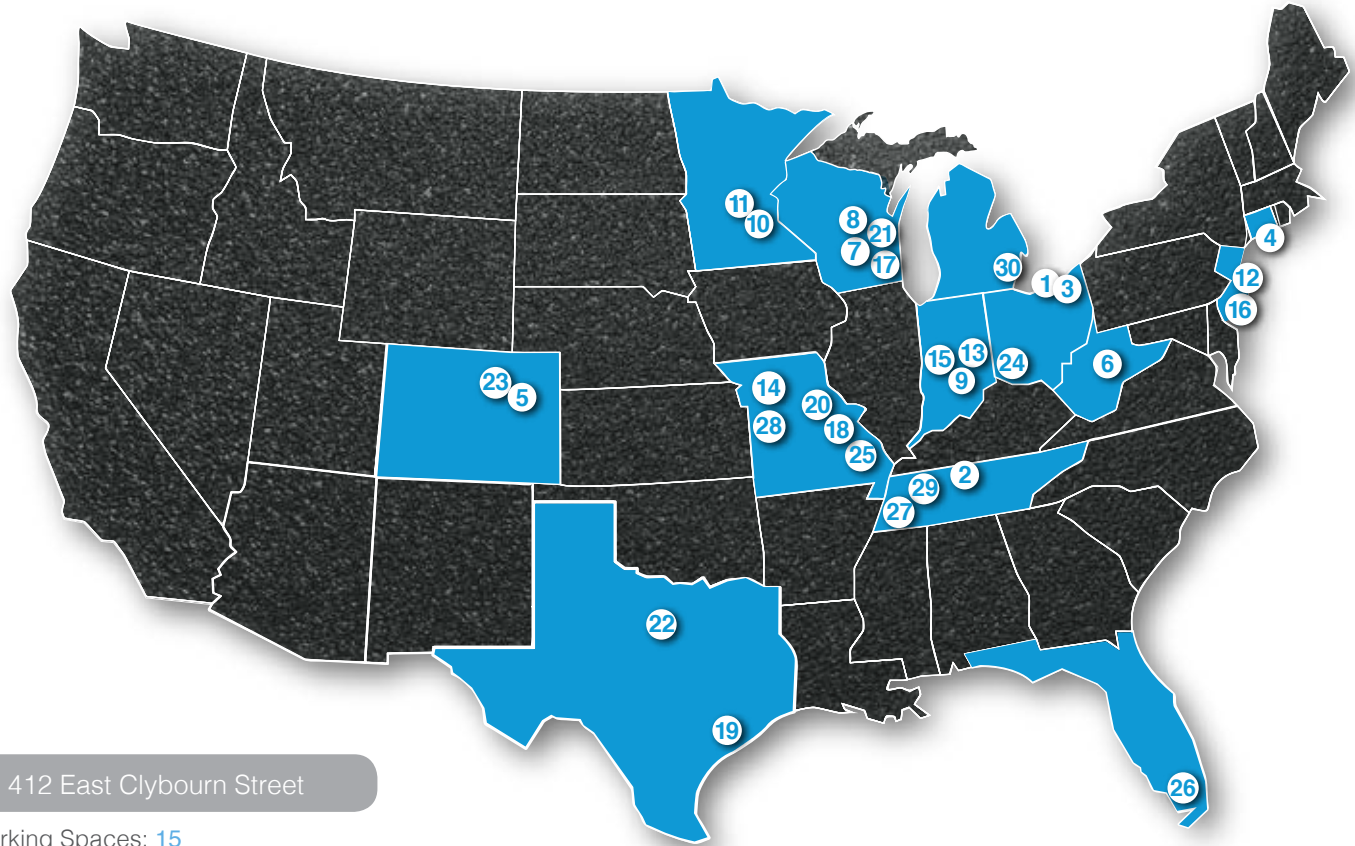
Parking Spaces: **45**
Location: **Wildwood, New Jersey**

13 301 East Washington Street

Parking Spaces: **150**
Location: **Indianapolis, Indiana**

14 1109 Cherry Street

Parking Spaces: **84**
Location: **Kansas City, Missouri**



* MVP REIT, Inc. owns a percentage of the following properties and are joint ventures with MVP REIT II, Inc.: 1200-1240 W. 9th and 10th Street (49%), 310-314 Fairfield Avenue (90%), 1935 Sherman Street (75.51%), 1022 Hennepin Avenue (87.09%), 41 North 10th Street (87.09%), 1239 West 9th Street (49%), 205 2nd Avenue (20%) and 414 Renaissance Drive West (25%).

**MVP REIT, Inc. owns 83.34% of the 418 Race Street property. This is a joint ownership with a third party.



- MVP REIT, Inc. is Closed to All Investments -

15 112 East Washington Street

Parking Spaces: **370**
Location: **Indianapolis, Indiana**

16 400 East Magnolia Avenue

Parking Spaces: **29**
Location: **Wildwood, New Jersey**

17 215 Wells Street

Parking Spaces: **100**
Location: **Milwaukee, Wisconsin**

18 901 Lucas Street

Parking Spaces: **217**
Location: **St. Louis, Missouri**

19 611 Fannin Street

Parking Spaces: **265**
Location: **Houston, Texas**

20 1010 Convention Plaza

Parking Spaces: **221**
Location: **St. Louis, Missouri**

21 822 N. Old World 3rd Street

Parking Spaces: **54**
Location: **Milwaukee, Wisconsin**

22 813 Taylor Street

Parking Spaces: **1013**
Location: **Fort Worth, Texas**

23 1963 Sherman Street

Parking Spaces: **28**
Location: **Denver, Colorado**

24 418 Race Street**

Parking Spaces: **775**
Location: **Cincinnati, Ohio**

25 1300 Spruce Street

Parking Spaces: **179**
Location: **St. Louis, Missouri**

26 208 Southeast 6th Street

Parking Spaces: **66**
Location: **Fort Lauderdale, Florida**

27 216 Court Street

Parking Spaces: **37**
Location: **Memphis, Tennessee**

28 1130 Holmes Street

Parking Spaces: **164**
Location: **Kansas City, Missouri**

29 212 Poplar Avenue

Parking Spaces: **125**
Location: **Memphis, Tennessee**

30 414 Renaissance Drive West*

Parking Spaces: **1,275**
Location: **Detroit, Michigan**

Our failure to qualify or remain qualified as a REIT would result in higher taxes, may adversely affect our operations, would reduce the amount of income available for distribution and would limit our ability to make distributions to our stockholders.

This literature must be read in conjunction with the prospectus in order to fully understand all the implications and risks of the offering to which the prospectus relates. This sales and advertising literature is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. A copy of the prospectus must be made available to you in connection with any offering and is available without charge upon written request to MVP American Securities, at 8880 W. Sunset Road #232, Las Vegas, NV 89148. The prospectus is also available on the MVP REIT website at mvpreit.com/prospectus. Phone inquiries may be directed to 877.684.6871. Neither the SEC nor the Attorney General of the state of New York nor any other state or federal regulator has approved or disapproved of the merits of this offering. Any representation to the contrary is a criminal offense.

Investment in this offering involves significant risk. See prospectus for discussion of "risk factors." Neither the SEC nor any state securities commission has approved or disapproved of the REIT or passed upon the adequacy or accuracy of the REIT's prospectus. This is neither an offer to sell nor a solicitation to buy a security, such an offer is made by the prospectus. May not be suitable for all investors. Investments are

not insured or guaranteed by any governmental agency. Investments may not be available in all states. Suitability standards may differ from state to state, please see prospectus for suitability standards. Currently, MVP REIT has limited assets. Distributions are currently paid from offering proceeds only. This offer has limited liquidity.

MVP REIT, Inc. is an "emerging growth company" under the federal securities laws and will be subject to reduced public company reporting requirements. Investing in our common stock is speculative and involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See "risk factors" in company's prospectus to read about the more significant risks you should consider before buying shares of our common stock. These risks include, but are not limited to, the following: We have a limited operating history, having commenced operations in December 2012. Although we have acquired several properties and identified others we intend to acquire, we are effectively a "blind pool" because we have not identified, and you will not be able to evaluate, any additional investments we will make with proceeds from this offering. This is a "best efforts" offering, and if we are unable to raise substantial funds then we may not be able to diversify our investments. We depend upon our advisor and its affiliates to conduct our operations. Because a predominant focus for our investments will be parking facilities, our revenues will be significantly influenced by demand for such properties generally, and a decrease in such demand would likely have a greater adverse effect on

our revenues than if we owned a more diversified real estate portfolio. There is no public trading market for our shares and we are not required to list or liquidate by a certain date or at all. Accordingly, our shares will lack liquidity and you may have to hold the investment indefinitely. There are restrictions on your ability to have your shares repurchased under our share repurchase program. There are substantial conflicts of interest between us and our advisor and its affiliates. As of the date hereof, we have paid distributions from offering proceeds only. We may not be able to make distributions on a monthly basis and may pay distributions from sources other than cash flow from operations, including the sale of assets, borrowing, or offering proceeds. We have no limits on the amounts we pay from such sources. If we pay distributions from sources other than our cash flow from operations, the funds available to us for investment would be reduced and your share value may be diluted. We may incur substantial debt, which will increase our risk and may reduce our distributions. MVP REIT's failure to remain qualified as a REIT would adversely affect our ability to make distributions to our stockholders. Our advisor and board of directors will have substantial discretion with respect to the selection of specific real property and may vary from MVP REIT guidelines to acquire properties which they believe represent value opportunities. As with all investments in securities, there is risk of loss of capital. This is not a solicitation. Please read MVP's prospectus which is the only means of soliciting for shares of MVP REIT.