

FACT SHEET - CLASS A, C, W

The Resource Real Estate Diversified Income Fund (the “Fund”) is an interval fund that provides an institutional real estate investment by accessing alternative assets in both publicly traded and private markets, and in both debt and equity opportunities. Keep in mind, an investment in the Fund is not suitable for investors who cannot tolerate the risk of loss or quarterly redemptions.

Seeks to provide

- **Income** – targeted annualized quarterly distribution greater than 5%*
- **Capital Appreciation** – growth potential through asset appreciation
- **Low Correlation** – low correlation to the broader equity market
- **Diversification** – multiple products, sectors, and investment types
- **Quarterly Liquidity** – liquidity through quarterly redemptions**

There is no guarantee that the Fund will achieve its objectives, generate profits, or avoid losses.

* Target annualized distribution is measured at the Fund level and is not equal to actual returns for an investor. As portfolio and market conditions change, future distributions will vary and target annualized distribution may not be obtained in the future. A portion of our distribution has been comprised of a return of capital because certain Fund investments have included preferred and common equity investments, which may include a return of capital. Distributions are not guaranteed.

Features

- Access to institutional investments
- Professional portfolio management
- Suitable for fee-based business

Fund facts
Asset Class: Real Estate

Structure: Registered 1940 Act interval fund

Minimum Investment:

Regular Accounts: \$2,500

Retirement Accounts: \$1,000

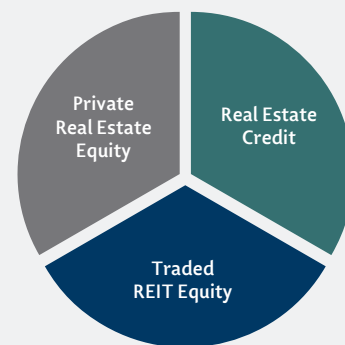
Repurchase Offers: No less than 5% of the shares outstanding will be made available for quarterly redemptions

** Regardless of how the Fund performs, there is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer.

5.9%

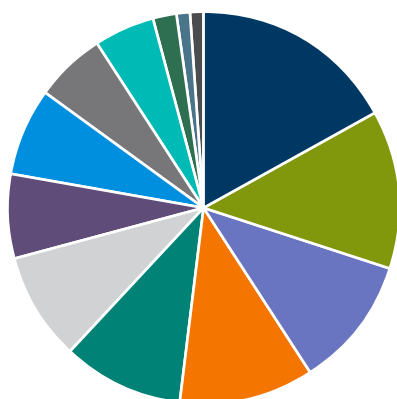
 Annualized Distribution
as of 3/31/17

Annualized distribution shown is for Class A shares. To calculate the annualized distribution, the Fund’s management will take the income received from the Fund’s portfolio, subtract expenses and divide the result by the total number of shares the Fund’s investors own. The annualized distribution represents a single distribution from the Fund and does not represent the total returns of the Fund. Distribution includes a return of capital. Distributions are not guaranteed. For information regarding the Fund’s total returns, visit www.RREDIF.com.

Fund Composition


The Fund can play an important role in portfolios seeking to mitigate risk and provide income.

This chart illustrates approximate target allocations. Holdings are subject to change.

Portfolio Highlights, as of 3/31/17

Real estate sectors

■ Mortgage REITs	17%
■ Residential	13%
■ Industrial	11%
■ Office	11%
■ Net Lease	10%
■ Shopping Center	9%
■ Healthcare	7%
■ Mall	7%
■ Diversified Finance	6%
■ Hotel	5%
■ Other	2%
■ Storage	1%
■ Data Center	1%

Geography

USA	99%
International	1%

The Fund is a diversified investment, which means that for the majority of the portfolio, no single investment will be comprised of more than 5% of the total assets of the Fund.

Holdings are subject to change.

Diversification does not ensure profit or prevent losses.

Advisor

Resource Real Estate, Inc.

Distributor

ALPS Distributors, Inc.

Custodian

Union Bank, N.A.

Admin

ALPS Fund Services, Inc.

Transfer agent

DST Systems, Inc.

Resource is an asset management company that specializes in real estate and credit investments. Its main objective is to be a best-in-class asset manager as measured by risk-adjusted returns to investors and the quality of the funds and businesses it manages.

Resource is a wholly owned subsidiary of C-III Capital Partners LLC, a leading real estate and credit investment management and commercial property services company.

* Resource is the marketing name for Resource America, Inc.

Class A

Dealer Manager Fee*	0.75%
Commissions	
Under \$100,000.....	5.00%
\$100,000 to \$249,999.....	4.00%
\$250,000 to \$499,999	3.00%
\$500,000 to \$999,999	2.00%
\$1,000,000 and above	1.00%

Class C

Sales Load	0.00%
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Class W

Sales Load	0.00%
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* Dealer manager fee is reduced to 0.50% for trades of \$500,000 to \$999,999.
 Dealer manager fee is reduced to 0.00% for trades of \$1,000,000 and above.

The Fund is subject to annual expenses which are described in the prospectus.

Definitions

An **Interval Fund** is a continuously offered, closed-end fund that periodically offers to repurchase its shares from shareholders. This feature allows the Fund greater opportunities to invest in less liquid assets, which may result in higher risk-adjusted returns.

Through the interval structure, the Fund offers a Liquidity Feature of quarterly redemptions at NAV of no less than 5 percent of the shares outstanding made available, redeeming more frequently than other real estate and private equity investments. Regardless of how the Fund performs, there is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer.

Correlation is a measure of the degree to which the value of different investment types move in the same direction; if they perform independently of one another, they are non-correlated.

Net Asset Value (NAV) represents the underlying value of shares. The NAV of the Fund's shares is the market value of the Fund's assets and is the price at which the shares can be purchased before the addition of any applicable sales charges.

Risk disclosures

An investor should consider the investment objectives, risks, charges, and expenses of the Fund carefully before investing. To obtain a prospectus containing this and other information, please call (866) 773-4120 or download the file from www.RREDIF.com. Read the prospectus carefully before you invest.

The Fund is distributed by ALPS Distributors, Inc. (ALPS Distributors, Inc. 1290 Broadway, Suite 1100, Denver, CO 80203). ALPS Distributors, Inc. is not affiliated with Resource Real Estate, Inc. or Union Bank, N.A.

Investing involves risk. Investment return and principal value of an investment will fluctuate, and an investor's shares, when redeemed, may be worth more or less than their original cost. Alternative investment funds, ETFs, interval funds, and closed-end funds are subject to management and other expenses, which will be indirectly paid by the Fund. Preferred securities are subject to credit risk and interest rate risk. Convertible securities are typically issued as bonds or preferred shares with the option to convert to equities. As a result, convertible securities are hybrids that have characteristics of both bonds and common stocks and are subject to risks associated with both debt securities and equity securities. Issuers of debt securities may not make scheduled interest and principal payments, resulting in losses to the Fund. Typically, a rise in interest rates causes a decline in the value of fixed income securities. The use of leverage, such as borrowing money to purchase securities, will cause the Fund to incur additional expenses and magnify the Fund's gains or losses.

There currently is no secondary market for the Fund's shares and the Fund expects that no secondary market will develop. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers, regardless of how the Fund performs. Investments in lesser-known, small and medium capitalization companies may be more vulnerable than larger, more established organizations. The Fund will not invest in real estate directly, but because the Fund will concentrate its investments in securities of REITs, its portfolio will be significantly impacted by the performance of the real estate market. There are risks associated with REITs. Risks include declines from deteriorating economic conditions, changes in the value of the underlying property, and defaults by borrowers. The sales of securities to fund repurchases could reduce the market price of those securities, which in turn would reduce the Fund's NAV.