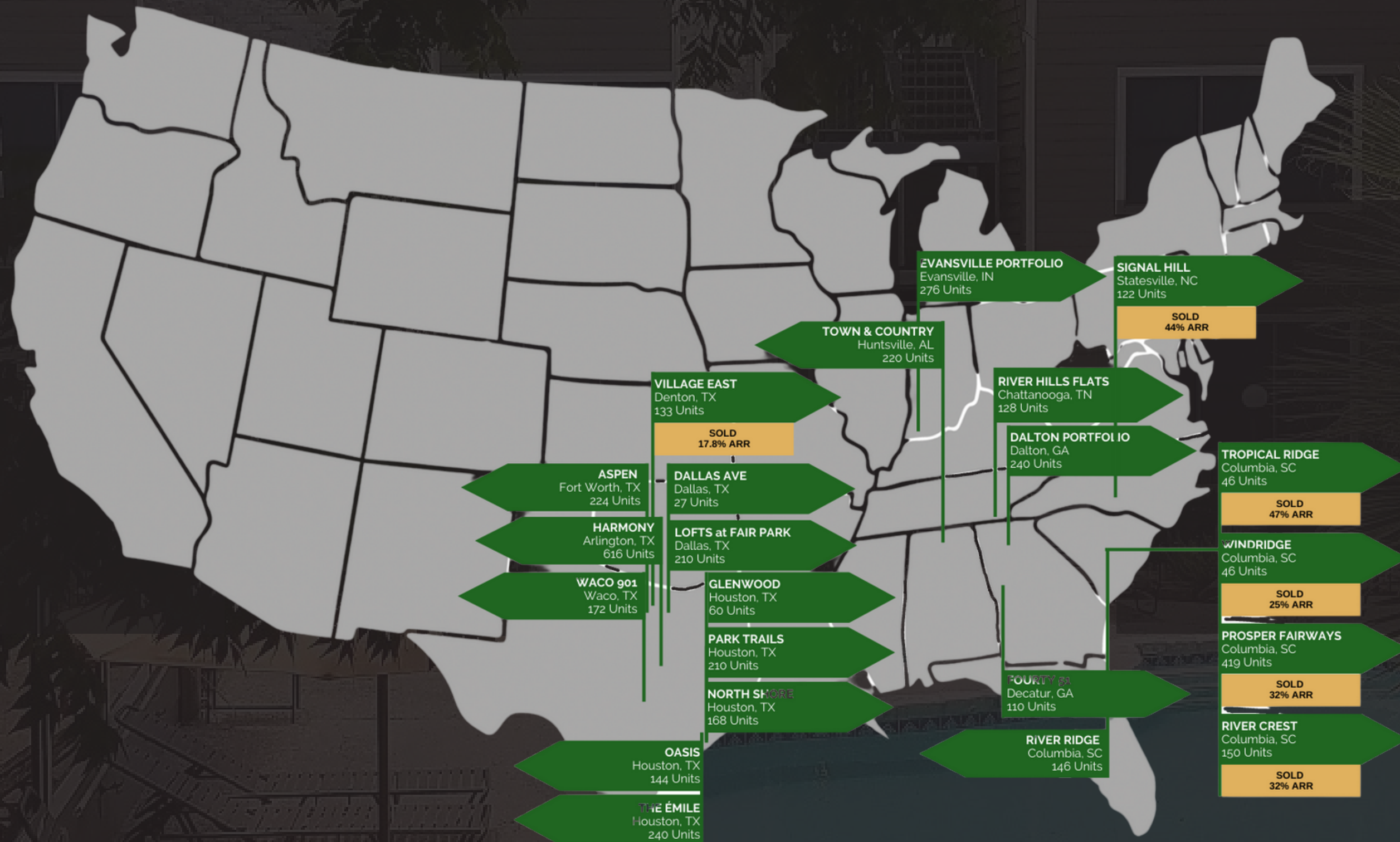


SUGO CAPITAL TRACK RECORD

Apartments & Townhomes & Funds

October 2022

ASSETS (CURRENT & PAST)



MANAGEMENT TRACK RECORD



\$450M

Assets Value
to Date



33%

Average
Annual Return*



22

Apartment
Complexes

*18.8% was average target AAR

MANAGEMENT TRACK RECORD

CURRENT ASSETS



In Partnership with:



ASPEN

Fort Worth, TX
224 Units

Projected ARR:	18%
Projected CoC:	8%
Actual CoC:	7%

Cost Basis	Current Value
\$23.7M	\$24M

RIVER RIDGE

Columbia, SC
146 Units

Projected ARR:	18%
Projected CoC:	7%
Actual CoC:	0%

Cost Basis	Current Value
\$9.1M	\$9.1M

FOURTY 15

Decatur, GA
110 units

Projected ARR:	23%
Projected CoC:	8%
Actual CoC:	8%

Cost Basis	Current Value
\$9M	\$10.6M

RIVER HILLS FLATS

Chattanooga, TN
128 units

Projected ARR:	18%
Projected CoC:	6%
Actual CoC:	7%

Cost Basis	Current Value
\$8.2M	\$10.2M

DALTON PORTFOLIO

Dalton, GA
240 Units

Projected ARR:	21%
Projected CoC:	8%
Actual CoC:	12%

Cost Basis	Current Value
\$24.8M	\$24.8M

EVANSVILLE PORTFOLIO

Evansville, IN
276 Units

Projected ARR:	20%
Projected CoC:	8%
Actual CoC:	8%

Cost Basis	Current Value
\$23.8M	\$23.8M

OASIS

Houston, TX
144 Units

Projected ARR:	18%
Projected CoC:	8%
Actual CoC:	8%

Cost Basis	Current Value
\$13.1M	\$13.1M

CASH FLOW FUND

Diversified

Projected CoC:	12%
Actual CoC:	12%

MANAGEMENT TRACK RECORD

CURRENT ASSETS



In Partnership with:



Park Trails
Houston, TX
210 Units

Projected ARR: 18%
Projected CoC: 6%
Actual CoC: TBD

Cost Basis	Current Value
\$21.25M	\$21.25M

Town & Country
Huntsville, AL
220 Units

Projected ARR: 20%
Projected CoC: 6%
Actual CoC: TBD

Cost Basis	Current Value
\$23M	\$23M

Waco 901
Waco, TX
172 units

Projected ARR: 19%
Projected CoC: 7%
Actual CoC: TBD

Cost Basis	Current Value
\$16.3M	\$16.3M

Ekahi Equity Fund
Diversified Multifamily

Projected ARR: 18%
Projected CoC: 6%
Actual CoC: TBD

\$30M

Lofts at Fair Park
Dallas, TX
38 Units

Projected ARR: 21%
Projected CoC: 7%
Actual CoC: TBD

Cost Basis	Current Value
\$5.7M	\$5.7M

The Emile*
Houston, TX
240 Units

Projected ARR: 19%
Projected CoC: 6%
Actual CoC: TBD

Cost Basis	Current Value
\$39M	\$39M

Dallas Ave*
Dallas, TX
27 Units

Projected ARR: 18%
Projected CoC: 6%
Actual CoC: TBD

Cost Basis	Current Value
\$4.4M	\$4.4M

*Closing scheduled for late Oct

MANAGEMENT TRACK RECORD

CURRENT ASSETS



In Partnership with:



North Shore

Houston, TX
168 Units

Projected ARR: 19%
Projected CoC: 7%
Actual CoC: TBD

Cost
Basis

\$17.5M

Current
Value

\$17.5M

Glenwood

Houston, TX
60 Units

Projected ARR: 18%
Projected CoC: 6%
Actual CoC: TBD

Cost
Basis

\$6.25M

Current
Value

\$6.25M

Harmony

Arlington, TX
616 units

Projected ARR: 18%
Projected CoC: 6%
Actual CoC: TBD

Cost
Basis

\$85M

Current
Value

\$97M

MANAGEMENT TRACK RECORD

PAST ASSETS



In Partnership with:



SIGNAL HILL

Statesville, NC
122 Units

Projected ARR: 20%
Actual ARR: 44%
Cumulative: 111%

Cost
Basis

\$7.4M

Exit
Value

\$13.5M

PROSPER FAIRWAYS

Columbia, SC
419 Units

Projected ARR: 18%
Actual ARR: 32%
Cumulative: 24%

Cost
Basis

\$34M

Exit Value

\$44.7M

RIVER CREST

Columbia, SC
150 Units

Projected ARR: 18%
Actual ARR: 32%
Cumulative: 42%

Cost
Basis

\$10.3M

Exit Value

\$15.9M

WINDRIDGE

Columbia, SC
46 Units

Projected ARR: 19%
Actual ARR: 25%
Cumulative: 32%

Cost
Basis

\$3.67M

Exit Value

\$4.9M

TROPICAL RIDGE

Columbia, SC
138 Units

Projected ARR: 19%
Actual ARR: 47%
Cumulative: 71%

Cost
Basis

\$7.4M

Exit Value

\$14.7M

VILLAGE EAST

Denton, TX
133 Units

Projected ARR: 19%
Actual ARR: 17.8%
Cumulative: 44.5%

Cost
Basis

\$12.25M

Exit Value

\$18M

SuGo Alternative Cash Flow Fund
All investor Preferred Returns Paid to Date



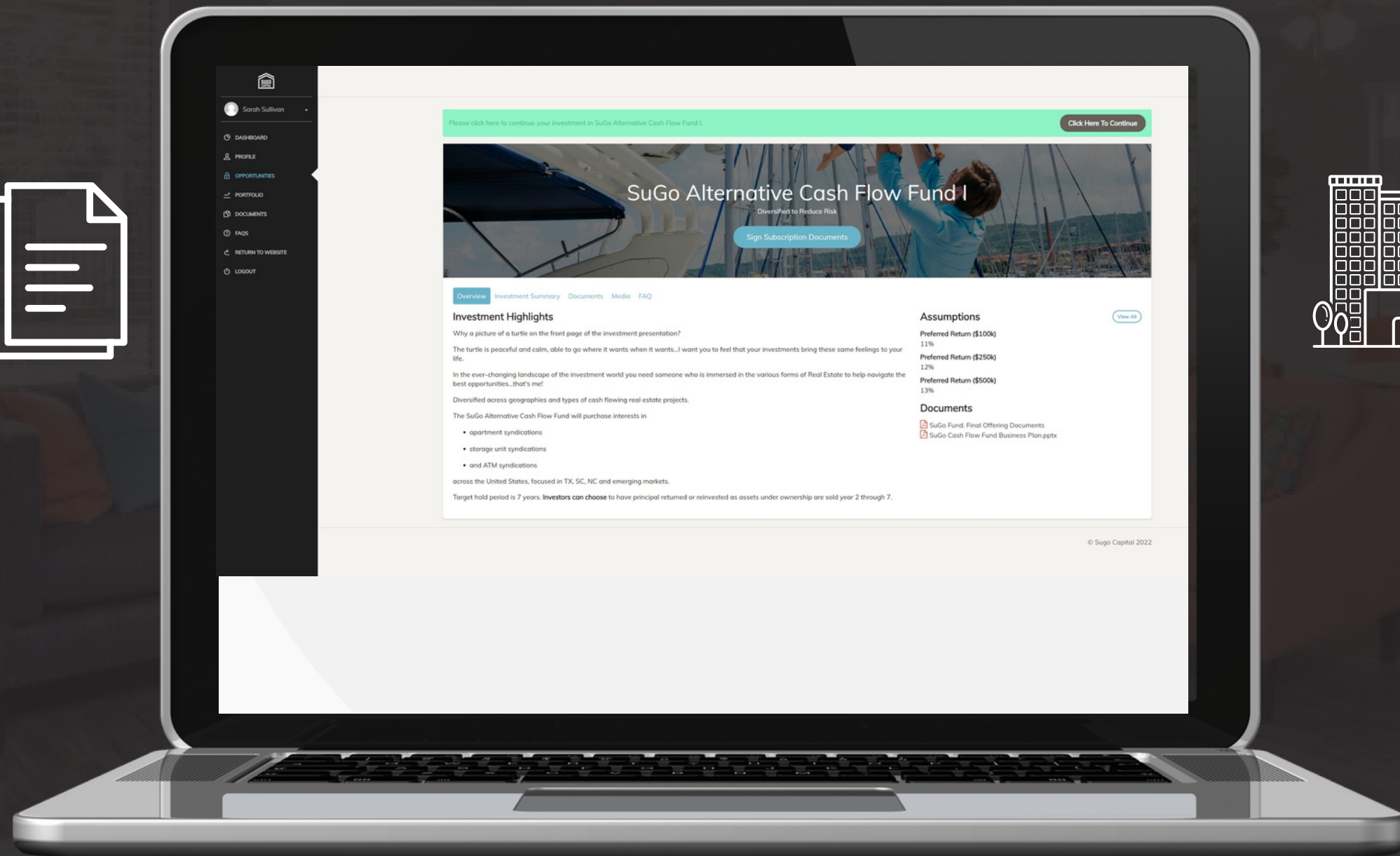
NEXT STEPS

INVESTOR PORTAL

www.InvestWithSarah.com

Documents

You will have secure access to documents and transactions whenever you need them



Asset Information



Q U E S T I O N S

CONTACT US!

Sarah Sullivan, Founder
sarah@sugocapital.com

Rachel Blumenthal, Investor Relations
rachel@sugocapital.com

650-776-2270