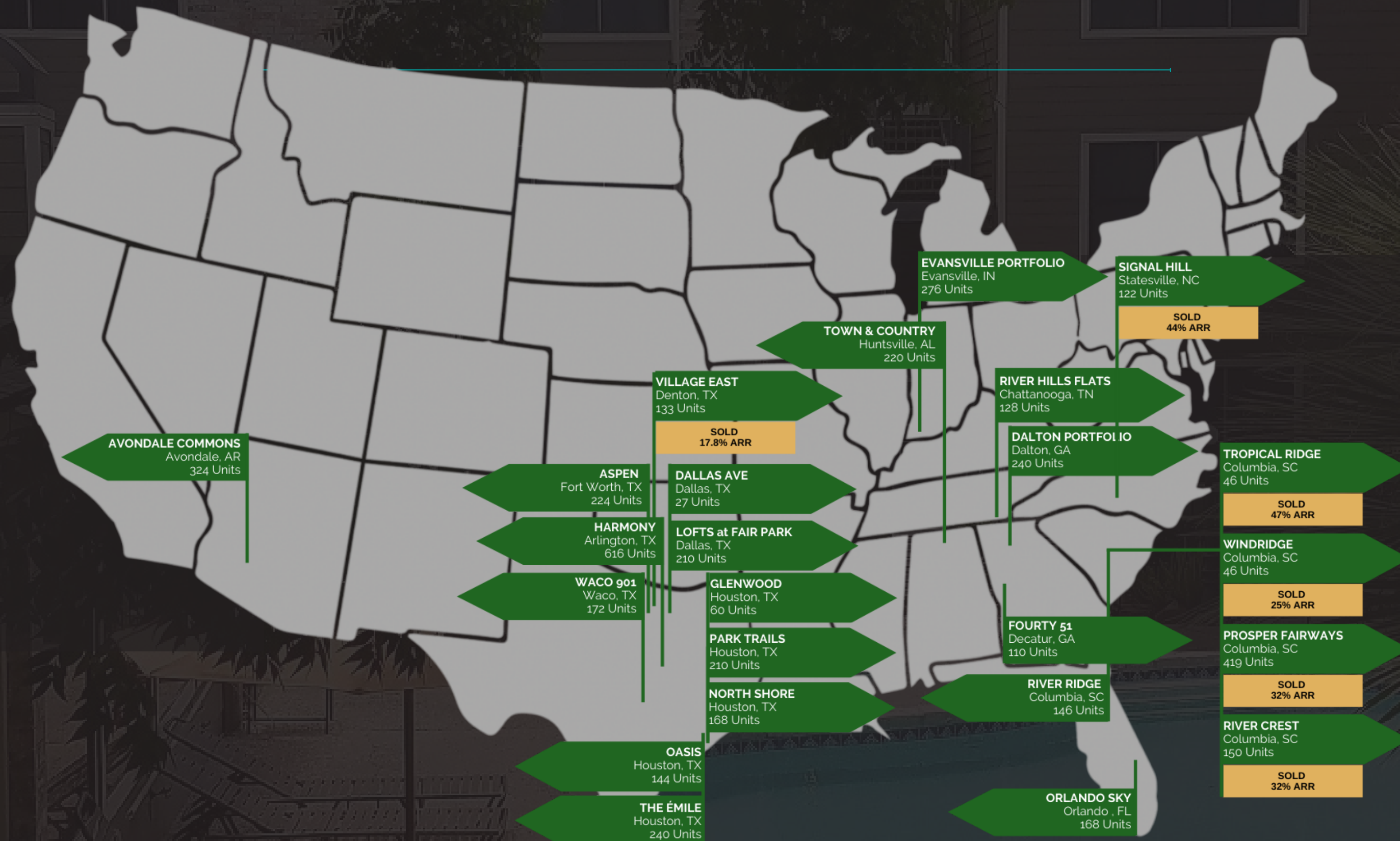


# SUGO CAPITAL TRACK RECORD

Apartments & Townhomes & Funds

January 2023

# ASSETS (CURRENT & PAST)





# MANAGEMENT TRACK RECORD

---



\$613M

Assets Value  
to Date



33%

Average  
Annual Return\*



24

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
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### 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

### North Shore

Houston, TX  
168 Units

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

Cost Basis	Current Value
\$17.5M	\$17.5M

### Dallas Ave

Dallas, TX  
27 Units

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

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

### The Emile

Houston, TX  
240 Units

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

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

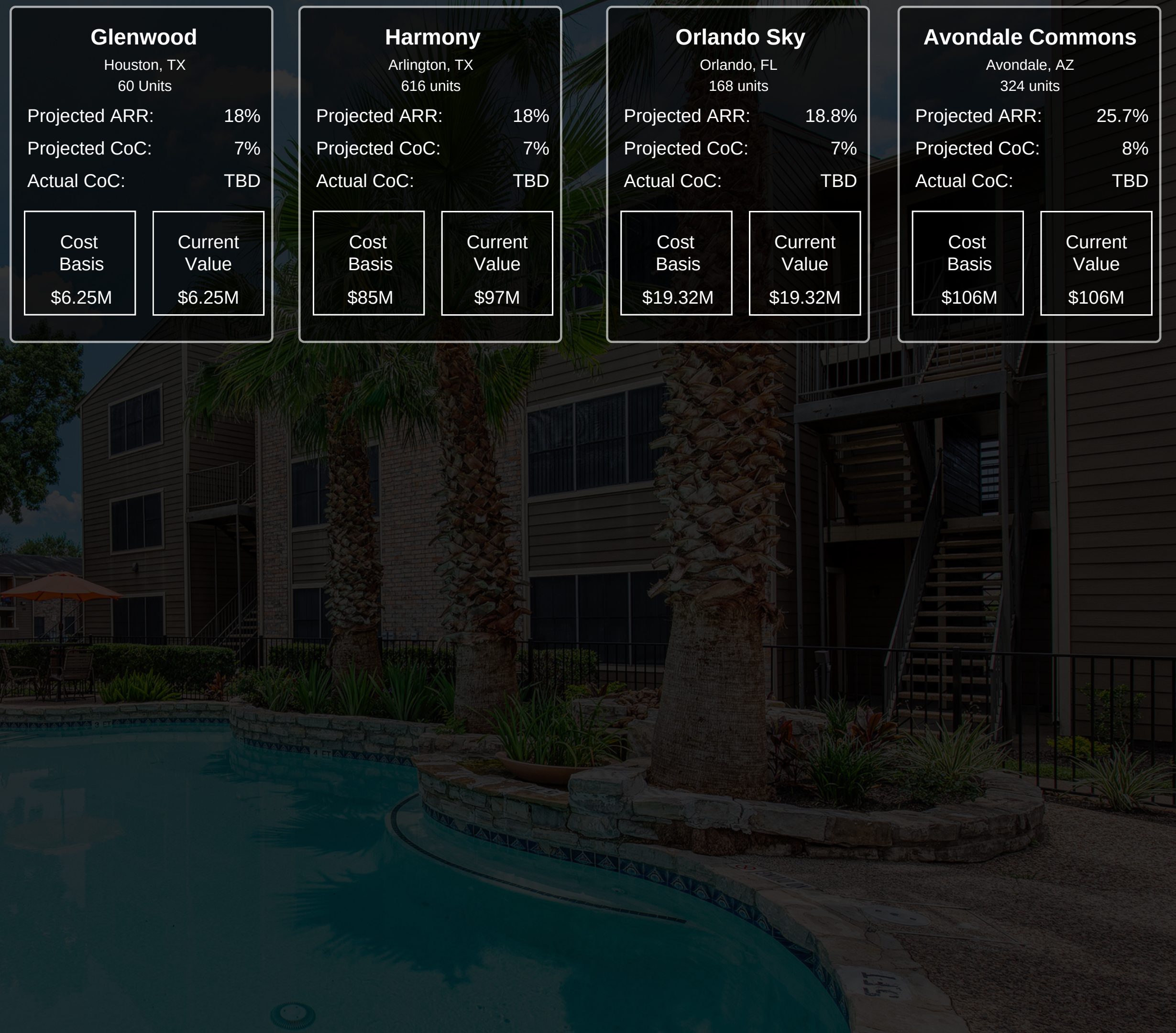


# MANAGEMENT TRACK RECORD

## CURRENT ASSETS



In Partnership with:



<b>Glenwood</b>	
Houston, TX 60 Units	
Projected ARR:	18%
Projected CoC:	7%
Actual CoC:	TBD
Cost Basis	Current Value
\$6.25M	\$6.25M

<b>Harmony</b>	
Arlington, TX 616 units	
Projected ARR:	18%
Projected CoC:	7%
Actual CoC:	TBD
Cost Basis	Current Value
\$85M	\$97M

<b>Orlando Sky</b>	
Orlando, FL 168 units	
Projected ARR:	18.8%
Projected CoC:	7%
Actual CoC:	TBD
Cost Basis	Current Value
\$19.32M	\$19.32M

<b>Avondale Commons</b>	
Avondale, AZ 324 units	
Projected ARR:	25.7%
Projected CoC:	8%
Actual CoC:	TBD
Cost Basis	Current Value
\$106M	\$106M



# 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

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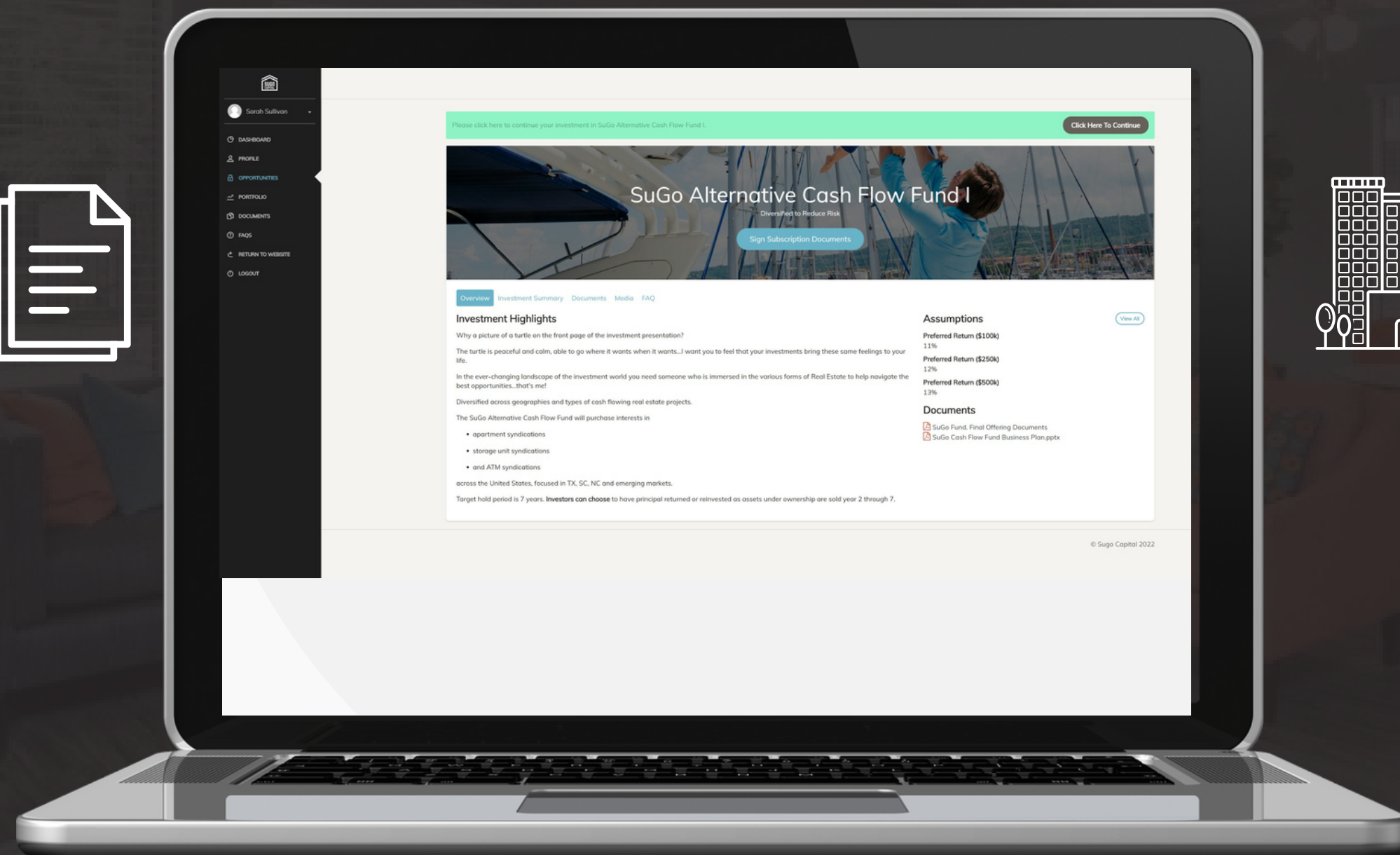


# INVESTOR PORTAL

[www.InvestWithSarah.com](http://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!**

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