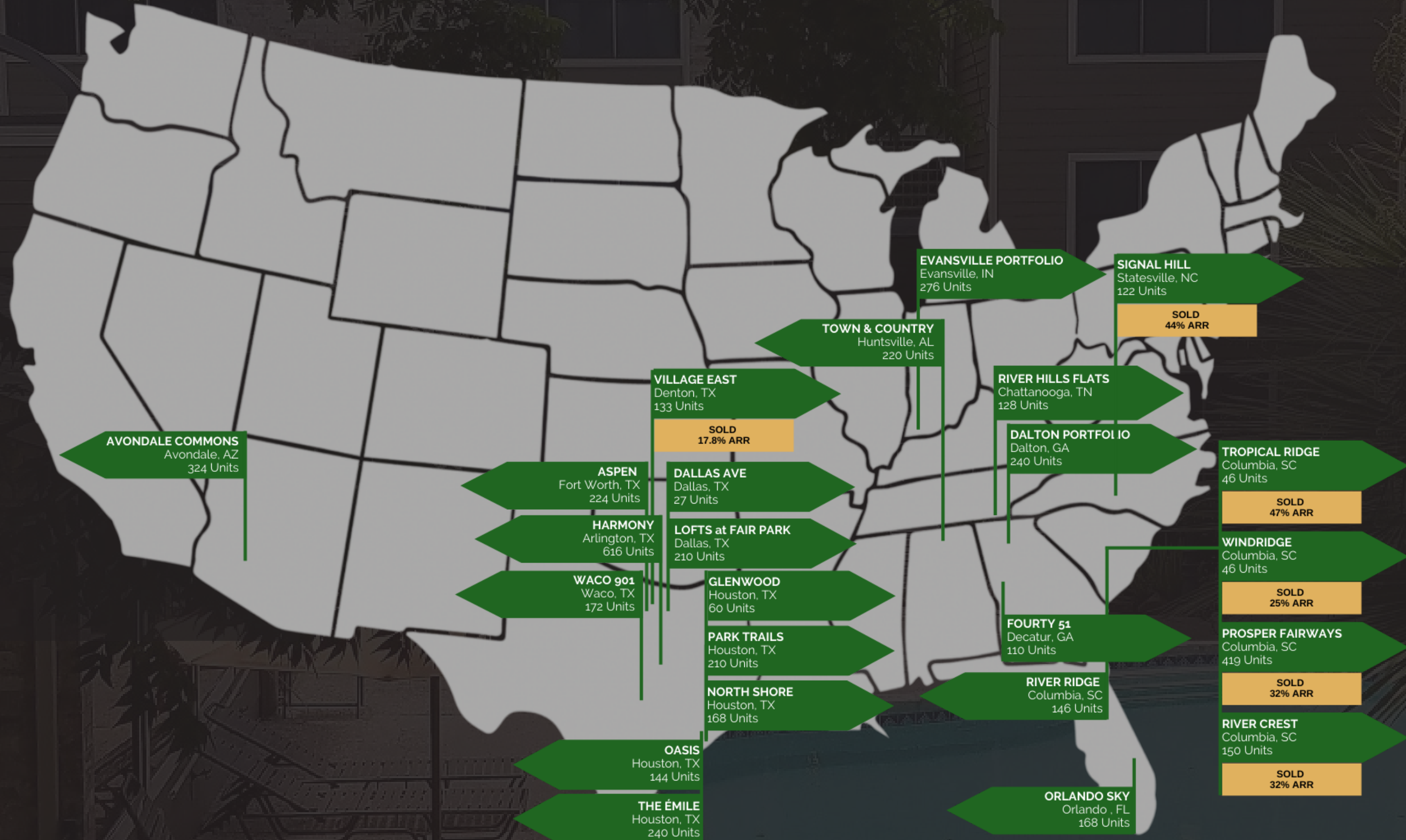


SUGO CAPITAL TRACK RECORD

Apartments & Townhomes & Funds

February 2023

ASSETS (CURRENT & PAST)



MANAGEMENT TRACK RECORD



\$613M

Real Estate
Assets Aquired



\$200M

Energy Fund



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

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

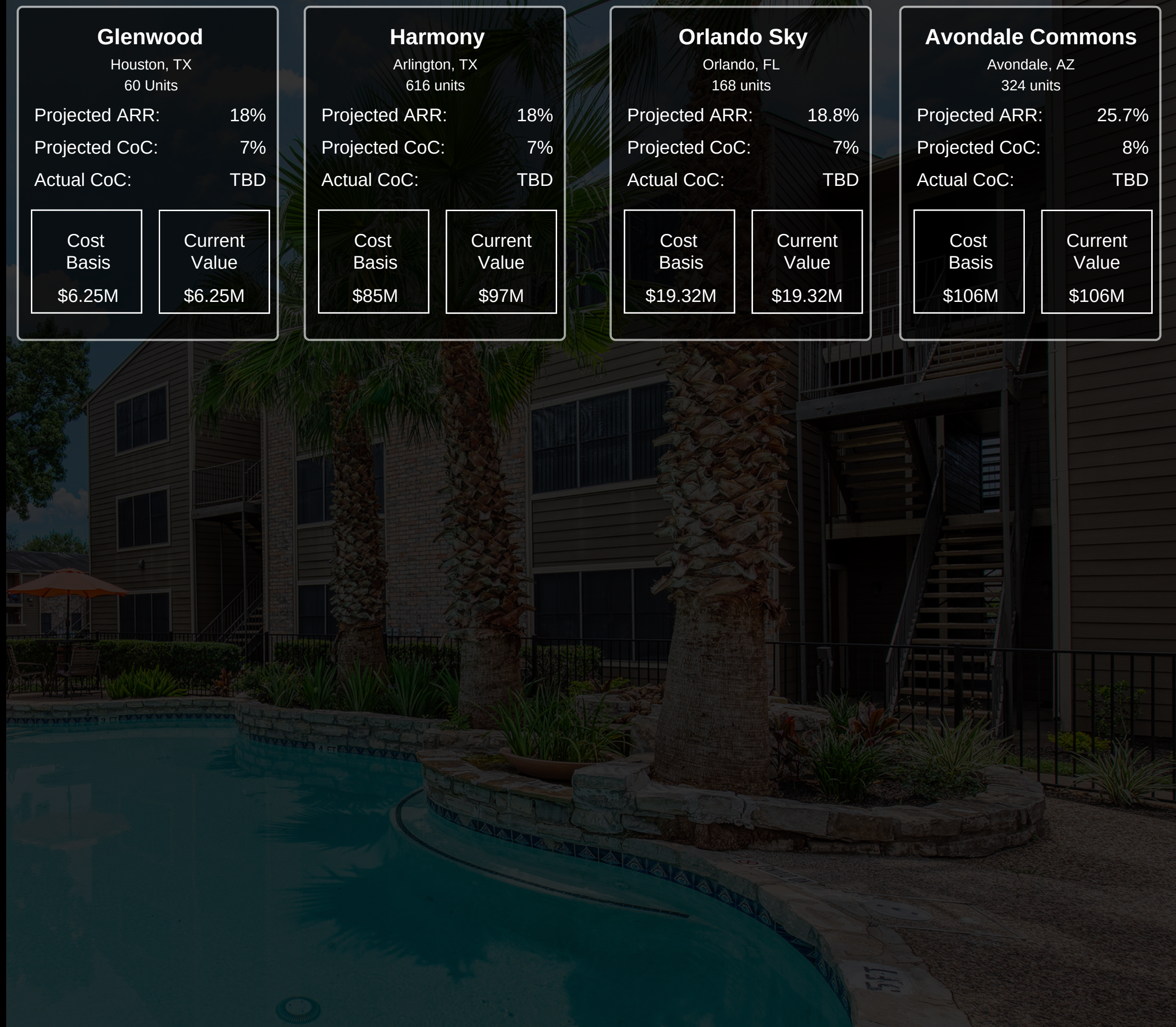
Cost Basis	Current Value
\$39M	\$39M

MANAGEMENT TRACK RECORD

CURRENT ASSETS



In Partnership with:



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

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

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

Avondale Commons	
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

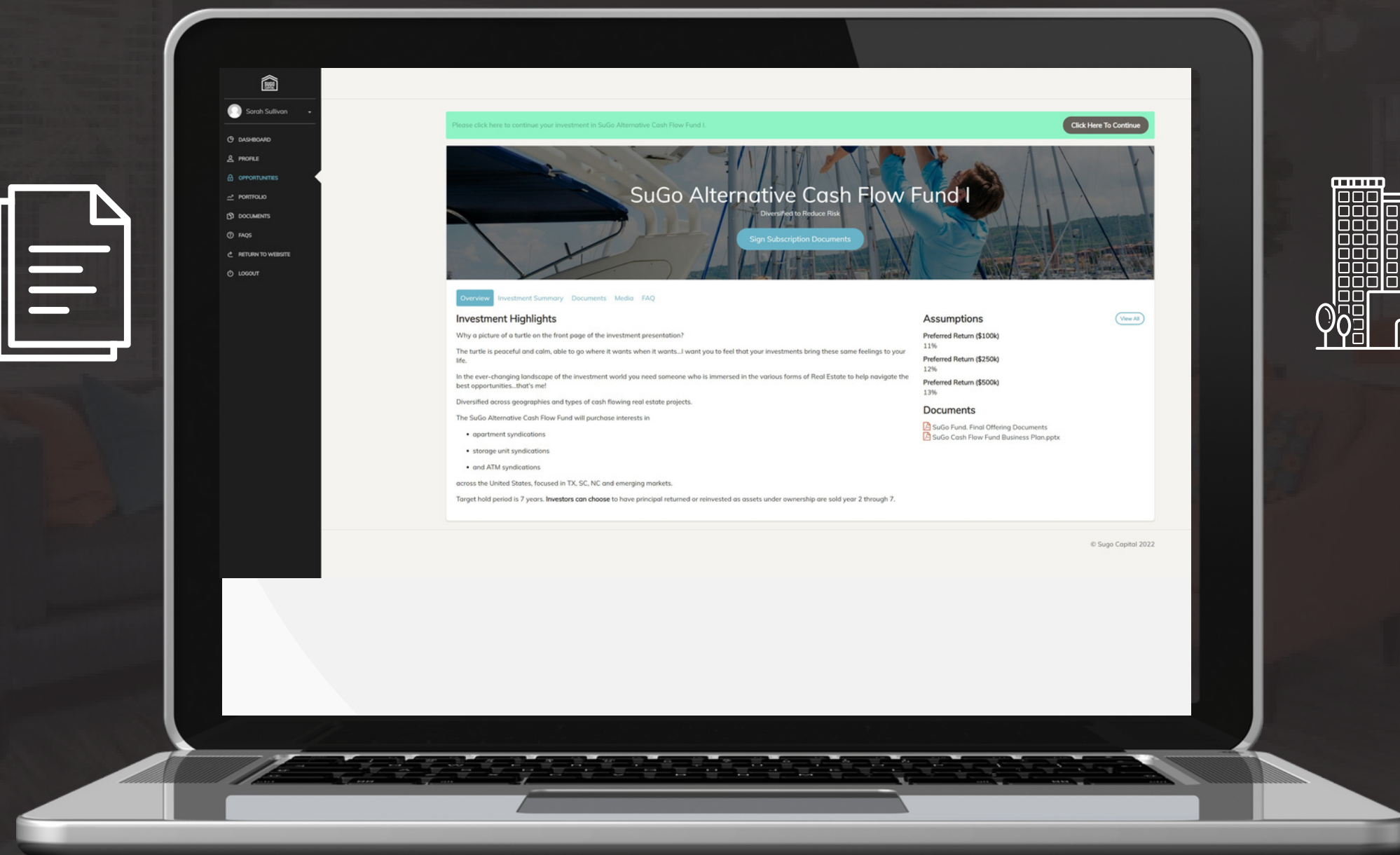
Exit Value
\$18M

NEXT STEPS

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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