

PROPERTY	LOCATION	UNITS	ACQUISITION DATE	PROJECTED ANNUALIZED RETURNS
River Ridge	Columbia, SC	146	03/2020	18%
Fourty 15	Decatur, GA	110	01/2021	20%
Windridge	Columbia, SC	46	03/2021	22%
River Hills Flats	Chattanooga, TN	128	05/2021	18%
Riverwalk	Fort Worth, TX	224	06/2021	10%
Dalton Portfolio	Dalton, GA	240	10/2021	21%
Oasis	Houston, TX	144	11/2021	18%
Evansville Portfolio	Evansville, IN	276	12/2021	24%
Town & Country	Hunstville, AL	220	05/2022	18%
Lofts at Fair Park	Dallas, TX	38	06/2022	18%
Park Trails	Houston, TX	210	07/2022	18%
Fiona Apartments	Dallas, TX	88	09/2022	20%
Glenwood	Houston, TX	60	09/2022	18%
Barrett	Dallas, TX	200	11/2022	20%
Preserve at Gateway	Dallas, TX	120	11/2022	20%
Avondale Commons	Avondale, AZ	324	11/2022	20%
Harmony	Arlington, TX	616	11/2022	18%
Dallas Ave.	Dallas, TX	27	01/2022	18%
The Emile	Houston, TX	240	12/2022	18%
Orlando Sky	Orlando, FL	168	12/2022	18%
Ronan	Dallas, TX	240	08/2023	19%
Cleo	Dallas, TX	202	08/2023	19%
Devi at Valley Ranch	Dallas, TX	267	11/2023	20%
Larkin	McKinney, TX	240	06/2024	19%

SUGO CAPITAL CURRENT PORTFOLIO

SuGo Capital
has returned
on average
21%
annualized
returns
on exits.

PROPERTY	LOCATION	UNITS	ACQUISITION DATE	PROJECTED ANNUALIZED RETURNS
Park at Ashford	Arlington, TX	144	09/2024	19%
Mireya	Dallas, TX	192	11/2024	20%
Emmitt	Dallas, TX	402	05/2025	19%
Debt Validation Fund	N/A	N/A	12/2025	20%
South Crest Apts	Dallas, TX	150	05/2025	18%
Benton	San Antonio, TX	246	08/2025	26%
Belmont Place	Austin, TX	188	12/2025	20%

SUGO CAPITAL CURRENT PORTFOLIO

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PROPERTY	LOCATION	UNITS	ACQUISITION DATE	PROJECTED ANNUALIZED RETURNS	SOLD (SALE DATE)	ACTUAL ANNUALIZED RATE OF RETURN
Signal Hill	Statesville, NC	122	08/2019	16%	10/2021	44%
Village East	Denton, TX	133	02/2020	19%	06/2022	17.8%
Tropical Ridge	Columbia, SC	138	08/2020	19%	06/2022	47%
River Crest	Columbia, SC	150	01/2021	18%	06/2022	32%
Windridge	Columbia, SC	46	03/2021	22%	06/2022	25%
Prosper Fairways	Columbia, SC	419	10/2021	18%	06/2022	32%
Sunrise Pointe	Waco, TX	172	08/2022	19%	11/2024	0%

Average
annualized returns
on exits: **21%**

**SUGO CAPITAL
EXITED PORTFOLIO**