

Sponsor Information	
Sponsor Name	Apollo Real Estate Capital LLC
Sponsor Inception	2023
Sponsor's DD Contact	Alex Sueppel
Sponsor Website	https://www.apollorealestatecap.com
Sponsor Description	Apollo Real Estate Capital is a Texas-based real estate investment firm that seeks to achieve superior risk-adjusted returns through investments in Self-Storage properties. We invest in existing value-add properties as well as new construction in secondary and tertiary markets fed by the five Texas Metropolitan Statistical Areas (MSAs) –Dallas-Fort Worth, Houston, Austin, Waco, and San Antonio.
Managing BD	N/A

Issuer/Program Information	
Issuer Name	Apollo United Self-Storage I, LLC
Program Description & Notable Features	The fund's primary objective is to generate attractive returns by investing in self-storage facilities located in top secondary and tertiary markets fed by the five primary Texas MSAs including Dallas-Fort Worth, Houston, Austin, Waco and San Antonio.
Offering Structure	LLC
Suitability Standard	Accredited investors
Effective Date	July 2024
Anticipated Closing Date	July 2025
Targeted Hold Period	Five to seven years from the close of the fund
Min/Max Raise	Max raise of \$50,000,000
Minimum Investment	\$100,000
Current Raise	N/A
Share/Interest Class(es)	LLC membership interests
Commissions	6% selling commission
Total Offering Related Fees & Expenses	Total upfront load of 11%
Investment Risk Strategy	Value Add including expansions (80%) and Core/Core+ (20%)
Asset Class	Commercial real estate
Asset Sub-Class(es)	Self-storage
Current Assets in Portfolio	Four self-storage facilities (in a prior fund)
Asset Value Acquired to Date	\$9.6 million (in a prior fund)
Current/Targeted Leverage	50% to 75%
Targeted Annual Return	17%+
Current Distribution Rate	Targeted 8%+ average annual distribution over life of the fund
Investor Back End Participation	80%/20%, with 80% going to investors after a full return of capital and preferred return of 9% (12% for early investors)
Redemption/Liquidity Provision	An investment in Apollo United Self-Storage I, LLC should be considered an illiquid investment.

Other Information	
Custodial Platforms	N/A

Program Administrator	AppFolio
Program Auditor	N/A (will engage an auditor for year end 2025)
Tax Reporting	Schedule K-1
Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	CAI Investments, LLC
Sponsor Inception	August 2011
Sponsor's DD Contact	Malcolm Burt
Sponsor Website	www.caicap.com
Sponsor Description	CAI Investments is a vertically integrated real estate development and management company. Since inception CAI has financed, developed, and managed commercial properties in key markets across the United States.
Managing BD	Emerson Equity, LLC

Issuer/Program Information	
Issuer Name	CAI Investments, LLC
Program Description & Notable Features	This DST is a 1.5M sq ft facility consisting of industrial, office, and distribution on 300 acres located in a free trade zone in northern Illinois. The single tenant, USMG, produces nitrile surgical gloves, holds the U.S. strategic nitrile reserve, and works closely with the Department of Defense and Health and Human Services.
Offering Structure	506c
Suitability Standard	Accredited Investor
Effective Date	March 31, 2023
Anticipated Closing Date	Dec 2025
Targeted Hold Period	7-10 years
Min/Max Raise	\$182,117,607
Minimum Investment	\$100,000
Current Raise	\$72,520,543
Share/Interest Class(es)	NA
Commissions	6% or RIA shares available
Total Offering Related Fees & Expenses	11.2%
Investment Risk Strategy	income
Asset Class	Real Estate
Asset Sub-Class(es)	Industrial
Current Assets in Portfolio	USMG Headquarters – 1.5M sq ft facility on 300 acres
Asset Value Acquired to Date	~\$290,000,000
Current/Targeted Leverage	36.35%
Targeted Annual Return	NA
Current Distribution Rate	6.62%
Investor Back End Participation	100% (Sponsor disposition fee is subordinated to investor full return of capital)
Redemption/Liquidity Provision	None

Other Information	
Custodial Platforms	NA
Program Administrator	CAI Investments

Program Auditor	NA
Tax Reporting	Operating Statement, Grantor letter, Pro Rata Income and Expense statement
Recent Management Changes	None
Other Notable Notes	USMG continues to strengthen as it lands new contracts both domestic and abroad.

Sponsor Information	
Sponsor Name	Cove Capital Investments, LLC
Sponsor Inception	2018
Sponsor's DD Contact	Corey Nolen
Sponsor Website	www.covecapitalinvestments.com
Sponsor Description	Debt-free real estate sponsor specializing in tax-deferred 1031-eligible DSTs
Managing BD	None – sales staff registered at FNEX Capital, LLC

Issuer/Program Information	
Issuer Name	Cove Essential Net Lease 81 DST
Program Description & Notable Features	Three-property portfolio of new-build, built-to-suit locations with long-term net leases and major corporate tenants featuring Tractor Supply Co, Frito-Lay, and Sunbelt Rentals
Offering Structure	506(c)
Suitability Standard	Accredited investors only
Effective Date	July 3, 2024
Anticipated Closing Date	December 31, 2024
Targeted Hold Period	5-7 years
Min/Max Raise	Max Raise - \$19,023,010. No contingency
Minimum Investment	\$25,000
Current Raise	\$1,850,000
Share/Interest Class(es)	DST Interests
Commissions	6% sales commission / 1% marketing and DD allowance
Total Offering Related Fees & Expenses	6% sales commission 1% marketing and DD allowance 1% wholesaling fee 1% acquisition fee 0.5% O&O Total front-end load of 9.5%
Investment Risk Strategy	Tax deferral, capital preservation, income
Asset Class	Net Lease
Asset Sub-Class(es)	Essential businesses
Current Assets in Portfolio	Tractor Supply Co located in Jackson, GA (Atlanta MSA) Frito-Lay Distribution Center located in Elkin, NC (Charlotte MSA) Sunbelt Rentals located in Gainesville, FL
Asset Value Acquired to Date	
Current/Targeted Leverage	0% - All-cash / debt-free
Targeted Annual Return	See PPM
Current Distribution Rate	5.25%
Investor Back End Participation	Yes – proceeds distributed pro-rata based on ownership
Redemption/Liquidity Provision	N/A

Other Information

Custodial Platforms	
Program Administrator	
Program Auditor	
Tax Reporting	
Recent Management Changes	
Other Notable Notes	

Sponsor Information	
Sponsor Name	Crystal View Capital
Sponsor Inception	2014
Sponsor's DD Contact	Ben Brundage, Ben@crystalviewcapital.com , 816-838-2542
Sponsor Website	www.crystalviewcapital.com
Sponsor Description	Crystal View Capital is a private equity real estate firm that focuses on the acquisition and management of opportunistic self-storage facilities and manufactured housing communities.
Managing BD	N/A

Issuer/Program Information	
Issuer Name	CRYSTAL VIEW CAPITAL FUND IV LP
Program Description & Notable Features	CRYSTAL VIEW CAPITAL FUND IV is a diversified storage and manufactured home community investment which prioritizes high quality assets across the United States.
Offering Structure	Fund
Suitability Standard	
Effective Date	1/1/2023
Anticipated Closing Date	12/31/2025
Targeted Hold Period	10yrs
Min/Max Raise	Target ~\$200MM
Minimum Investment	\$50,000
Current Raise	~\$40MM
Share/Interest Class(es)	Class A-D
Commissions	
Total Offering Related Fees & Expenses	
Investment Risk Strategy	Core Plus
Asset Class	Storage and Manufactured Home Communities
Asset Sub-Class(es)	
Current Assets in Portfolio	13
Asset Value Acquired to Date	~\$45MM
Current/Targeted Leverage	~65%
Targeted Annual Return	7-9%
Current Distribution Rate	7-9%
Investor Back End Participation	60/40, 70/30, 80/20
Redemption/Liquidity Provision	N/A

Other Information	
Custodial Platforms	Schwab, Fidelity, etc.
Program Administrator	NAV Consulting
Program Auditor	CohnReznick
Tax Reporting	CohnReznick

Recent Management Changes	None
Other Notable Notes	Crystal View Capital boasts a completing track record over the past decade. CVC's first fund was featured as one of the Top Performing Private Real Estate Funds under \$250mm by Net IRR (Vintages 2013-2018) by Preqin.

Sponsor Information	
Sponsor Name	Eagle Eye Funds
Sponsor Inception	9/23
Sponsor's DD Contact	Richard Loomis/Jake Johnson
Sponsor Website	www.EagleEyefunds.com
Sponsor Description	LLC
Managing BD	N/A

Issuer/Program Information	
Issuer Name	PB Non-Op Drilling, LP
Program Description & Notable Features	Investing in oil and gas opportunities at well head alongside some of best companies in the world, Quarterly Income, Tax Benefits, Solid Returns
Offering Structure	Limited Partnership
Suitability Standard	Accredited investors
Effective Date	11/23
Anticipated Closing Date	11/26
Targeted Hold Period	3-5 years
Min/Max Raise	N/A and \$25,000,000
Minimum Investment	\$100,000 but fractional units are allowed
Current Raise	\$7 million
Share/Interest Class(es)	
Commissions	Offered to qualified individuals and firms
Total Offering Related Fees & Expenses	12%
Investment Risk Strategy	Risk mitigated with multiple wells, multiple locations, multiple operators, acquisitions from operators vetted against current operations to insure timeliness and budget discipline.
Asset Class	Non-Correlated Alternative Asset
Asset Sub-Class(es)	Energy
Current Assets in Portfolio	6 wells currently operated by Matador / 6 wells committed operated by ConocoPhillips
Asset Value Acquired to Date	3 million current, 6 million more committed to transferred within 60 days
Current/Targeted Leverage	N/A
Targeted Annual Return	15%-20%+
Current Distribution Rate	15%+
Investor Back End Participation	Upon Exit Investor will split with MP all profits above their preferred return 50/50
Redemption/Liquidity Provision	Illiquid until exit targeted 3-5 years

Other Information	
Custodial Platforms	Charles Schwab
Program Administrator	Formidium
Program Auditor	Akram Assurance and Tax
Tax Reporting	Baker Tilley

Recent Management Changes	N/A
Other Notable Notes	

Sponsor Information	
Sponsor Name	EvrSource Capital
Sponsor Inception	2015
Sponsor's DD Contact	Warren Posner, wposner@patrickcapital.com
Sponsor Website	https://www.evrsourcecapital.com/home
Sponsor Description	EvrSource was created to develop and provide alternative real estate transactions to retail markets. EvrSource strategically targets properties in emerging growth areas and sectors with proven results throughout the Southeast. Our objective is to facilitate real estate acquisitions that support an attractive rate of return and asset appreciation within ecofriendly development strategies.
Managing BD	

Issuer/Program Information	
Issuer Name	Stonecoal Investors
Program Description & Notable Features	The majority of the funds raised will be used to purchase approximately 94-98 % of the Membership Interests in Stonecoal Investors, LLC, which owns approximately 445 acres of unimproved real estate located minutes from Highway 1101 in Floyd County, KY
Offering Structure	Private Placement, Reg D, 506 (c)
Suitability Standard	Accredited investors
Effective Date	tbd
Anticipated Closing Date	No later than 12/28/24
Targeted Hold Period	
Min/Max Raise	\$5.6 million min - \$6.1 million max
Minimum Investment	\$50,000
Current Raise	
Share/Interest Class(es)	
Commissions	7% commission
Total Offering Related Fees & Expenses	tbd
Investment Risk Strategy	
Asset Class	Real Estate
Asset Sub-Class(es)	Coal Mining
Current Assets in Portfolio	
Asset Value Acquired to Date	
Current/Targeted Leverage	
Targeted Annual Return	
Current Distribution Rate	
Investor Back End Participation	
Redemption/Liquidity Provision	

Other Information	
Custodial Platforms	

Program Administrator	Patrick Capital Markets
Program Auditor	
Tax Reporting	
Recent Management Changes	
Other Notable Notes	

Sponsor Information	
Sponsor Name	Grubb Properties
Sponsor Inception	1963
Sponsor's DD Contact	Jennifer Flora
Sponsor Website	www.GrubbProperties.com
Sponsor Description	A fund manager and direct operator of apartment properties in major U.S. markets under its Link Apartments SM brand. Since 2002, Grubb Properties has sold 7,218 apartment units for an aggregate \$1.15B in sales on \$755M in original cost/purchase price achieving a Weighted Average IRR of 25.8% and a 2.5x Equity Multiple.
Managing BD	The Center Cap Group, LLC

Issuer/Program Information	
Issuer Name	Grubb Properties Real Estate Fund VIII, LLC
Program Description & Notable Features	The Fund will acquire well-located, institutional quality apartment communities that fit the Link Apartments SM resident segment and will benefit from improvement management and value enhancing investments to seek to generate returns to investors.
Offering Structure	Closed-end fund
Suitability Standard	Accredited Investors
Effective Date	July 23, 2024
Anticipated Closing Date	Quarterly through 2025
Targeted Hold Period	Fund Term is 5 years with three, one-year extensions
Min/Max Raise	\$500 million target fund size
Minimum Investment	\$500,000
Current Raise	No closings to-date
Share/Interest Class(es)	Common
Commissions	N/A
Total Offering Related Fees & Expenses	Asset Management Fee is 1.20% annually Fund expenses are anticipated to be 0.16% of the capital raised
Investment Risk Strategy	Core Plus
Asset Class	Real Estate
Asset Sub-Class(es)	Multifamily
Current Assets in Portfolio	N/A
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	50%
Targeted Annual Return	The target total Fund return is 15% Net Fund IRR and a 1.5x Equity Multiple
Current Distribution Rate	8% preferred return cumulative, compounding quarterly
Investor Back End Participation	Carried interest 15% with 50% manager catch-up
Redemption/Liquidity Provision	The Fund will initiate realization events according to the terms around the end of the Fund's life, or sooner, at the Manager's discretion.

Other Information	
Custodial Platforms	N/A

Program Administrator	Alter Domus
Program Auditor	Cherry Bekaert LLP
Tax Reporting	Pesta Finne & Associates LLC
Recent Management Changes	N/A
Other Notable Notes	

Sponsor Information	
Sponsor Name	Madison Capital Markets
Sponsor Inception	2009
Sponsor's DD Contact	Amanda Teeple / Abby Wiss
Sponsor Website	Madisoncapitalmarkets.com
Sponsor Description	Madison Capital Group is a vertically integrated real estate investment and development firm with a primary focus on the Multifamily, Self-Storage, Boat and RV Storage and Commercial sectors.
Managing BD	Realta Equities

Issuer/Program Information	
Issuer Name	Madison Capital Group
Program Description & Notable Features	Madison Ridge DST – Brand new 2023 construction Multi family class A garden style property in Indian Land, SC – all cash
Offering Structure	506(C) offering – DST
Suitability Standard	Accredited investors only
Effective Date	March 19, 2024
Anticipated Closing Date	
Targeted Hold Period	5-7 years
Min/Max Raise	N/A
Minimum Investment	\$100,000
Current Raise	Maximum offering amount - \$77,670,567 / ~\$54M in remaining equity
Share/Interest Class(es)	N/a
Commissions	
Total Offering Related Fees & Expenses	10.56%
Investment Risk Strategy	1031 Exchange
Asset Class	Multi-family
Asset Sub-Class(es)	N/A
Current Assets in Portfolio	240 Unit Class A Multifamily Community in Indian Land, SC
Asset Value Acquired to Date	
Current/Targeted Leverage	0% - all cash
Targeted Annual Return	
Current Distribution Rate	4.5% - see distribution rate schedule in PPM
Investor Back End Participation	N/A
Redemption/Liquidity Provision	N/A

Other Information	
Custodial Platforms	
Program Administrator	
Program Auditor	
Tax Reporting	Grantor letter
Recent Management Changes	Hired Ken Carpenter as CIO and Amanda Teeple as Managing Director

Sponsor Information	
Sponsor Name	Nova Haus
Sponsor Inception	2023
Sponsor's DD Contact	Derek Hayes - Buttonwood
Sponsor Website	https://www.thenovahaus.com/
Sponsor Description	Removing the distinction between work and play with luxury Villas designed and built for groups, events, retreats and high end "bleisure" trips.
Managing BD	Entoro Securities, LLC

Issuer/Program Information	
Issuer Name	Nova Haus Costa Rica, LLC
Program Description & Notable Features	Luxury Villas in Costa Rica, designed and built for group events, retreats and high end vacations.
Offering Structure	Reg D, 506(c)
Suitability Standard	Accredited Investors
Effective Date	July 29th, 2024
Anticipated Closing Date	December 31st, 2024 <i>(option to extend 6mths)</i>
Targeted Hold Period	5 years
Min/Max Raise	\$2,500,000
Minimum Investment	\$50,000
Current Raise	\$40,000,000
Share/Interest Class(es)	Class A
Commissions	6%
Total Offering Related Fees & Expenses	10.35%
Investment Risk Strategy	
Asset Class	Real Estate
Asset Sub-Class(es)	Luxury Short Term Rentals
Current Assets in Portfolio	1
Asset Value Acquired to Date	\$500,000
Current/Targeted Leverage	N/A
Targeted Annual Return	36% Annualised
Current Distribution Rate	N/A
Investor Back End Participation	
Redemption/Liquidity Provision	Annual Redemption Window

Other Information	
Custodial Platforms	N/A at time of submitting this.
Program Administrator	
Program Auditor	
Tax Reporting	Scheduled K1, K2, K3

Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	Oxford Funds, LLC (administrator; principal shareholder) Oxford Park Management, LLC (investment adviser)
Sponsor Inception	2002
Sponsor's DD Contact	Aasiya Kothawala
Sponsor Website	oxfordfunds.com
Sponsor Description	<p>Founded in 2002, Oxford Funds, LLC (“Oxford Funds”) is a credit-focused investment firm managing U.S. CLO equity, U.S. CLO junior debt, and syndicated corporate loan investments within three publicly registered investment companies and two private funds. Since 2009, Oxford Funds has focused primarily on U.S. CLO equity and junior debt investments and has deployed over \$7.8bn over its 15-year track record in CLO tranche investing.</p> <p>Oxford Park Management, LLC (“Oxford Park Management” or the “Adviser”) is registered as an investment adviser with the U.S. Securities and Exchange Commission (the “SEC”) with effective date 1/12/2023. Oxford Park Management manages the Fund’s investments and its affiliate arranges for the performance of the administrative services necessary for the Fund to operate.</p>
Managing BD	Skyway Capital Markets, LLC

Issuer/Program Information	
Issuer Name	Oxford Park Income Fund, Inc.
Program Description & Notable Features	<p>Oxford Park Income Fund, Inc. (the “Fund”) is a non-diversified, closed-end management investment company that operates as a tender offer fund. The Fund’s primary investment objective is to maximize its portfolio’s risk-adjusted return and generate high current income. The Fund implements its investment objective by purchasing portions of equity and junior debt tranches of collateralized loan obligation (“CLO”) vehicles. Structurally, CLO vehicles are entities formed to originate and/or acquire a portfolio of U.S. syndicated corporate loans.</p> <p>The Fund believes that the market for CLO-related assets provides the Fund with opportunities to generate attractive risk-adjusted returns over the long term.</p> <p>The long-term and relatively low-cost capital that many CLO vehicles have secured, compared with current asset spreads, have created opportunities to purchase certain CLO equity and junior debt instruments that may produce attractive risk-adjusted returns. Additionally, given that the CLO vehicles the Fund invests in are cash flow-based vehicles, this term financing may be beneficial in periods of market volatility.</p> <p>The Fund will review a large number of CLO investment opportunities in the current market environment, and the Fund expects that the majority of its portfolio holdings, over the near to intermediate-term, will be</p>

	comprised of CLO debt and equity securities, with the more significant focus over the near-term likely to be on CLO equity securities.
Offering Structure	Closed-End Fund (Tender Offer Fund)
Suitability Standard	For Qualified and Non-Qualified investors
Effective Date	Commenced operations April 3, 2023
Anticipated Closing Date	Mid-Month
Targeted Hold Period	N/A
Min/Max Raise	Maximum Offering of \$500,000,000
Minimum Investment	\$2,500
Current Raise	~\$11.16m (as of 06/30/2024)
Share/Interest Class(es)	A, C, I, L
Commissions	<p>Class A - Shares available to the general public are charged selling commissions and dealer manager fees (6.75% Sales Load).</p> <p>Class C - Shares available to accounts managed by certain registered investment advisers and broker-dealers that are managing wrap or other fee-based accounts are charged dealer manager fees but no selling commissions (0.75% Sales Load).</p> <p>Class I - Shares available for purchase (i) through certain fee-based programs, also known as wrap accounts, of investment dealers, (ii) through certain participating broker-dealers that have alternative fee arrangements with their clients, (iii) through certain registered investment advisers, (iv) through bank trust departments or any other organization or person authorized to act in a fiduciary capacity for its clients or customers, such as an endowment, foundation, or pension fund, or (v) to other institutional investors are charged no selling commissions or dealer manager fees.</p> <p>Class L - Shares are offered through selling agents on brokerage or transactional platforms and are charged selling commissions and dealer manager fees (4.25% Sales Load) and a distribution and/or shareholder servicing fee at an annual rate of 0.50% of NAV.</p>
Total Offering Related Fees & Expenses	<p><u>Management Fee:</u> 2% of gross assets, payable quarterly (waived through 9/30/2024)</p> <p><u>Incentive Fee:</u> 20% of the amount by which Pre-Incentive Fee Net Investment Income for the quarter exceeds a hurdle rate of 1.75% (which is 7.00% annualized), subject to a catch-up provision (waived through 9/30/2024)</p> <p>The Fund and the Adviser have entered into an Expense Support and Reimbursement Agreement dated April 3, 2023 (“Expense Support Agreement”).</p> <p>Pursuant to the Expense Support Agreement, the Adviser pays or is responsible for all ordinary operating expenses (as defined in the Expense Support Agreement) incurred by or on behalf of the Fund until such time that the Fund has total assets of \$50 million, subject to the reimbursement described below.</p> <p>Any such ordinary operating expense payments made by the Adviser are subject to reimbursement from the Fund for the period commencing on the last business day of the calendar month in which such expense</p>

	<p>payment was made and ending on the third-year anniversary of the last business day of the calendar month in which such expense payment was made by the Adviser on the Fund’s behalf. Reimbursement of any such expenses by the Fund to the Adviser (such full or partial reimbursement is referred to herein as the “Expense Reimbursement Amount”) will only be made if, at the time of reimbursement, the amount of such ordinary operating expenses incurred by the Fund during a fiscal year in which such repayment is made, together with the Expense Reimbursement Amount, does not exceed 1.50% of the total assets of the Fund.</p> <p>The Adviser signed a waiver letter agreement dated April 3, 2023 (the “Waiver Letter”) pursuant to which the Adviser agreed to irrevocably waive any Management Fee and Incentive Fee due from the Fund to the Adviser through September 30, 2024 pursuant to the Investment Advisory Agreement between the Fund and the Adviser.</p>
Investment Risk Strategy	The Fund believes that the market for CLO-related assets provides the Fund with opportunities to generate attractive risk-adjusted returns over the long term. Oxford Funds’ opportunistic and unconstrained CLO investment strategy allows us maximum flexibility to source CLO investments in the primary and secondary markets, and to bid on any CLO profile managed by any CLO manager. Active portfolio management and portfolio repositioning are core philosophies of our CLO investment strategy.
Asset Class	Structured Credit
Asset Sub-Class(es)	Fixed Income
Current Assets in Portfolio	~\$10.16m (as of 06/30/2024)
Asset Value Acquired to Date	~\$10.74m (as of 06/30/2024)
Current/Targeted Leverage	<p>There is currently no leverage at the Fund level.</p> <p>The Fund may use leverage as and to the extent permitted by the 1940 Act. The Fund is permitted to obtain leverage using any form of financial leverage instruments, including funds borrowed from banks or other financial institutions, margin facilities, notes or preferred stock and leverage attributable to reverse repurchase agreements or similar transactions. Instruments that create leverage are generally considered to be senior securities under the 1940 Act.</p>
Targeted Annual Return	Mid to high teens
Current Distribution Rate	<p>~12.9% annualized (as of 06/30/2024), paid monthly.</p> <p>Monthly distributions on common shares have been declared through December 31, 2024. Past performance is not indicative of, or a guarantee of, future performance.</p>
Investor Back End Participation	N/A
Redemption/Liquidity Provision	<p>No shareholder has the right to require the Fund to redeem Shares. The Fund may from time to time offer to repurchase Shares pursuant to written tenders by shareholders. Subject to the Board of Director’s discretion, the Fund intends to offer to repurchase Shares from shareholders in each quarter in an amount up to 5% of the Fund’s NAV. The Adviser currently expects that, generally, it will recommend to the Board of Directors, subject to the Board of Directors’ discretion, that the</p>

	Fund offer to repurchase Shares from shareholders quarterly, with such repurchases to be offered at the Fund’s NAV per share as of March 31, June 30, September 30 and December 31, as applicable. Each repurchase offer will generally commence at least 20 business days prior to the applicable repurchase date. There can be no assurance that the Board of Directors will approve the Adviser’s recommendation that the Fund repurchase Shares.
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Other Information	
Custodial Platforms	American Estate & Trust, LLC Axos Clearing LLC Community National Bank Entrust Group Equity Trust Fidelity Forge Trust Co IRAR Trust Kingdom Trust Co Mainstar Trust Millenium Trust Co NuView Trust Pacific Premier Trust Co Pershing Schwab
Program Administrator	U.S. Bank Global Fund Services
Program Auditor	PricewaterhouseCoopers LLP
Tax Reporting	1099-DIV
Recent Management Changes	N/A
Other Notable Notes	<p>The Fund is available on the iCapital Marketplace. An additional 3rd party due diligence report from Castle Hall is available through the iCapital platform.</p> <p>The Fund has adopted an “opt out” distribution reinvestment plan (DRP). During this offering, the Fund’s NAV per share as determined by the Fund’s Board of Directors for the calendar month immediately preceding the distribution payment date will be used to calculate the purchase price for shareholders under the distribution reinvestment plan. In such case, your reinvested distributions will purchase Shares at a price equal to 95% of the NAV for the calendar month immediately preceding distribution payment date or on such other valuation date fixed by the Board of Directors for such distribution.</p> <p>The contents of this communication is provided for informational purposes only, does not constitute an offer to sell securities of the Fund and is not a prospectus. Such offering is only made by the Fund’s prospectus, which includes details as to the Fund’s offering and other material information.</p>

Sponsor Information	
Sponsor Name	RealSource Equity Services, LLC
Sponsor Inception	May 2021
Sponsor's DD Contact	Jeff Hanks, CFO
Sponsor Website	https://realsourcepropertiesreit.com/
Sponsor Description	Non-Traded Private Multifamily REIT
Managing BD	Emerson Equity, LLC

Issuer/Program Information	
Issuer Name	RealSource Properties, Inc.
Program Description & Notable Features	A disciplined, data-driven approach to investing in value-add multifamily real estate with an executive team of over 100 years of combined experience.
Offering Structure	Reg D 506 (c)
Suitability Standard	Accredited Investors Only
Effective Date	August 1, 2023
Anticipated Closing Date	July 31, 2025
Targeted Hold Period	5-7 years
Min/Max Raise	Maximum Offering \$50,000,000
Minimum Investment	\$50,000
Current Raise	\$50,000,000
Share/Interest Class(es)	A share
Commissions	6% selling commission
Total Offering Related Fees & Expenses	6% selling commission, 1% wholesaler fee, 1% marketing/due diligence fee, 1% placement fee; total 9%
Investment Risk Strategy	Core+/Value Add
Asset Class	Real Estate
Asset Sub-Class(es)	Multifamily
Current Assets in Portfolio	13 (12 properties, 1 land)
Asset Value Acquired to Date	Estimated \$550 AUM
Current/Targeted Leverage	57%/50-65%
Targeted Annual Return	6% preferred distribution rate with additional capital appreciation
Current Distribution Rate	5.06%
Investor Back End Participation	85% of additional return above the 6% preferred return
Redemption/Liquidity Provision	Limited liquidity after Year 1

Other Information	
Custodial Platforms	Charles Schwab, Inspira, Forge Trust, Fidelity (incoming), NuView (incoming)
Program Administrator	Phoenix American/AIX
Program Auditor	BDO
Tax Reporting	Phoenix American
Recent Management Changes	None

Sponsor Information	
Sponsor Name	SF QOZ, LLC
Sponsor Inception	May 18, 2023
Sponsor's DD Contact	David Cohen (david@sfqozfund.com) or Liam Krahe (liam@sfqozfund.com)
Sponsor Website	sfqozfund.com
Sponsor Description	Miami-focused Qualified Opportunity Zone real estate sponsor
Managing BD	n/a

Issuer/Program Information	
Issuer Name	SF QOZ Fund I
Program Description & Notable Features	The acquisition of a parcel of land in the heart of Miami's Arts & Entertainment District for a planned 428-unit multifamily project totaling \$185M.
Offering Structure	506(c)
Suitability Standard	Accredited Investors Only
Effective Date	July 12, 2023
Anticipated Closing Date	Sep 1, 2024
Targeted Hold Period	10-years
Min/Max Raise	\$34MM (50% equity / 50% debt)
Minimum Investment	\$100,000
Current Raise	\$7M
Share/Interest Class(es)	Classes A1 and A2
Commissions	Per PPM, have the right to pay commitment fees
Total Offering Related Fees & Expenses	<p>Acquisition Tranche</p> <ul style="list-style-type: none"> Acquisition fee - 1% of the purchase price of property acquired Finance fee - 1% of the amount financed Development and Construction fee - 4% of the total cost for development (hard and soft costs) Loan Guaranty fee - 2% of the portion of the principal amount of any financing or refinancing
Investment Risk Strategy	Tax-deferral and growth
Asset Class	Multifamily
Asset Sub-Class(es)	
Current Assets in Portfolio	Fund will acquire a parcel of land located at 1516 NE 1st Ave, Miami
Asset Value Acquired to Date	N/A - This fund will acquire the land parcel for the \$185M, 428-unit planned multifamily development in Miami
Current/Targeted Leverage	50% LTC of total project budget
Targeted Annual Return	Acquisition: A1 = Targeted preferred return of 9.5%; A2 = Targeted preferred return 11%
Current Distribution Rate	

Investor Back-End Participation	The investors that invest in the acquisition tranche and roll their equity into the construction tranche will have the right to participate in the upside of the project, including distributions from liquidity events such as refinancing or the take out of the construction debt with permanent financing.
Redemption/Liquidity Provision	The acquisition tranche will have the right to exit within 24 months from the date that we acquire the property by way of a liquidity event created by the construction financing (investors will be given the option to be taken out by the construction equity and debt or roll their investment into the construction equity tranche).

Other Information	
Custodial Platforms	N/A
Program Administrator	N/A
Program Auditor	N/A
Tax Reporting	BDO for accounting and Novogradac for Fund/QOZ compliance
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Valiant Finance Digital Mining
Sponsor Inception	Fed 2024
Sponsor's DD Contact	Katherine Brand
Sponsor Website	www.valiantfinance.net
Sponsor Description	Digital Mining Promissory note 48 month term
Managing BD	Exemplar Capital

Issuer/Program Information	
Issuer Name	Valiant Finance
Program Description & Notable Features	Two separate notes of 48 month term with monthly distributions Note 1 is 15% a year paid monthly. Note 2 participating note where client receives 50% of net revenue on a monthly basis
Offering Structure	Promissory note
Suitability Standard	Reg D Accredited Investors
Effective Date	2/24
Anticipated Closing Date	Evergreen
Targeted Hold Period	48 months
Min/Max Raise	No min or max
Minimum Investment	50k
Current Raise	10,000,000
Share/Interest Class(es)	One class retail
Commissions	Open
Total Offering Related Fees & Expenses	2% paid by the Mining Company to Valiant
Investment Risk Strategy	Debt instrument
Asset Class	Digital Assets
Asset Sub-Class(es)	Crypto Bitcoin Mining
Current Assets in Portfolio	10,000,000
Asset Value Acquired to Date	See above
Current/Targeted Leverage	Zero
Targeted Annual Return	Note 1 15% Note 2 market performance
Current Distribution Rate	See above
Investor Back End Participation	Zero
Redemption/Liquidity Provision	Monthly distributions no liquidity of principle

Other Information	
Custodial Platforms	Direct and self directed IRA companies, NuView etc
Program Administrator	Great Lakes
Program Auditor	Waldron H. Rand and Company
Tax Reporting	1099
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Notes Live, Inc, DBA Venu Holding Corporation
Sponsor Inception	2017
Sponsor's DD Contact	Robert B. Mudd
Sponsor Website	https://noteslive.vip/properties/
Sponsor Description	Premium Entertainment and Hospitality Company
Managing BD	Green Vista

Issuer/Program Information	
Issuer Name	CS I, DST
Program Description & Notable Features	Real Estate opportunity in one of the fastest growing industries, live entertainment. NNN lease, all cash land, 6% current income
Offering Structure	506(c)
Suitability Standard	All-Accredited
Effective Date	August 2024
Anticipated Closing Date	1 year
Targeted Hold Period	Current projections show a 5-7 year hold
Min/Max Raise	Maximum raise is \$53M
Minimum Investment	\$100,000
Current Raise	\$0
Share/Interest Class(es)	One share class
Commissions	6%
Total Offering Related Fees & Expenses	11%
Investment Risk Strategy	Debt Free Land DST
Asset Class	Real Estate/Live Music Amphitheater
Asset Sub-Class(es)	n/a
Current Assets in Portfolio	Single asset
Asset Value Acquired to Date	\$50,000,000
Current/Targeted Leverage	All cash
Targeted Annual Return	6%
Current Distribution Rate	Initial cash on return 6%
Investor Back End Participation	Pro-rata participation
Redemption/Liquidity Provision	n/a

Other Information	
Custodial Platforms	n/a
Program Administrator	Green Vista
Program Auditor	Grassi
Tax Reporting	K-1
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Webb Creek Management Group, LLC/ GeoFire Solar, LLC
Sponsor Inception	2012
Sponsor's DD Contact	Steven Kelley, COO
Sponsor Website	www.webbcreek.com , geofiresolar.com
Sponsor Description	<p>Webb Creek Management Group is a specialized consulting firm focused on real estate development and investment opportunities. We offer comprehensive services encompassing solar project development, ownership, operation, and financial structuring through investor tax equity. Our team is dedicated to supporting clients in overcoming complex business and property challenges.</p> <p>Our team has decades of experience providing tax-advantaged investment opportunities. Leveraging our extensive experience in banking, corporate leadership, capital formation, and real estate, Webb Creek delivers innovative solutions tailored to each client's unique needs.</p> <p>We prioritize ethical conduct, integrity, and exceptional performance. Our commitment to client satisfaction is unwavering. We focus on building strong, trust-based partnerships that lead to mutual success through our commitment and professionalism.</p>
Managing BD	Dempsey Lord Smith

Issuer/Program Information	
Issuer Name	GeoFire Solar, LLC – Offering Anticipated Fall 2024
Program Description & Notable Features	GeoFire Solar's investment opportunities are suitable for Accredited Investors who are seeking to offset passive income and generate cash flow. GeoFire offers tax equity investment opportunities, or direct purchase of solar investment tax credits ("ITC"). Tax equity investors will hold direct ownership of LLC shares in a targeted solar development opportunity. The tax advantages associated with a tax equity investment are: (i) ITCs, and (ii) accelerated depreciation. Investors will also participate in cash flow from energy produced. GeoFire's offering is expected to be available to BD/RIA/Family Office investors Fall 2024.
Offering Structure	Ownership to acquire LLC interest in targeted solar development(s).
Suitability Standard	Accredited Investors.
Effective Date	TBD
Anticipated Closing Date	TBD
Targeted Hold Period	6 Years
Min/Max Raise	TBD
Minimum Investment	\$25,000
Current Raise	N/A
Share/Interest Class(es)	LLC shares
Commissions	10%
Total Offering Related Fees & Expenses	TBD

Investment Risk Strategy	Safe harbor of tax benefits available. Power purchase locked in through Power Purchase Agreements.
Asset Class	Energy
Asset Sub-Class(es)	Renewable/Solar
Current Assets in Portfolio	
Asset Value Acquired to Date	TBD
Current/Targeted Leverage	TBD
Targeted Annual Return	
Current Distribution Rate	NA
Investor Back End Participation	
Redemption/Liquidity Provision	Liquidity event targeted in year 6.

Other Information	
Custodial Platforms	
Program Administrator	
Program Auditor	
Tax Reporting	
Recent Management Changes	
Other Notable Notes	