



SPONSOR'S LAST 18 YEARS PERFORMANCE RECORD

Property Address	Asset Type	Acq. Year	Acq. Price	Exit Date	Exit Price	Hold (Yrs)	Gain %	Notes
SFR (Single Family Residence)			\$3,74,0000		\$5,722,000	3 Years (Avg Hold Period)	60.14%	Average Gain
35210 N 33 Dr, Phoenix, AZ	SFR	2022	\$575,000	2023	\$702,000	1	22%	
1712 E Cielo Grande Ave, Phoenix, AZ	SFR	2022	\$545,000	2024	\$705,000	2	29.40%	
21110 N 76 Ave, Glendale, AZ	SFR	2016	\$645,000	2023	\$1,350,000	7	109.40%	
6131 W Claremont Street, Glendale, AZ	SFR	2020	\$200,000	2023	\$395,000	3	97.50%	
20398 N 74 Ln, Glendale, AZ	SFR	2021	\$465,000	2023	\$645,000	2	39%	
4745 W Taro Dr., Glendale, AZ	SFR	2020	\$265,000	2023	\$465,000	3	75%	
7428 W Morrow Dr., Glendale, AZ	SFR	2016	\$245,000	2024	\$430,000	8	75%	
17271 N. Paradise Park Dr., Phoenix, AZ	SFR	2020	\$200,000	2021	\$365,000	1	83%	
9932 W Navigator Ln, Peoria, AZ	SFR	2021	\$600,000	2021	\$665,000	0.5	11%	
Commercial Spaces			\$3,978,000		\$9,997,000	4.5(Average Hold)	145.66%	Average Gain
21620 N 26 Ave Ste 120, Phoenix, AZ	Flex Whse	2019	\$483,000	2024	\$1,450,000	5	200.21%	
21621 N 26 Ave Ste 150, Phoenix, AZ	Flex Whse	2020	\$475,000	2024	\$1,623,000	4	241.60%	

Property Address	Asset Type	Acq. Year	Acq. Price	Exit Date	Exit Price	Hold (Yrs)	Gain %	Notes
21622 N 26 Ave Ste 220, Phoenix, AZ	Flex Whse	2019	\$195,000	2024	\$376,000	5	93%	
21623 N 26 Ave Ste 250, Phoenix, AZ	Flex Whse	2020	\$225,000	2024	\$348,000	4	55%	
10585 W Indian School Road, Avondale, AZ	Strip Center	2025	\$2,600,000	Holding	\$6,200,000	5	138.50%	Projected Exit Price based on Current Market Comp
SFR (Single Family Residence)			\$1,345,000		\$3,125,000	2.5(Average Hold)	272%	Average Gain
725 S 12 Place, Phoenix, AZ	Ind. Land	2018	\$285,000	2020	\$500,000	2	75.50%	
2500 S 15 Ave, Phoenix, AZ	Ind. Land	2018	\$215,000	2018	\$425,000	0.5	98%	
4325 W John Carpenter Fwy, Irving, TX	Hospitality	2007	\$845,000	2012	\$2,200,000	5	160%	
Business Acquistions			\$8,300,000		\$16,900,000	4.6(Average Hold Period)	154%	Average Gain
1239 S Higley Rd #104	C-Store	2022	\$4,250,000	Holding	\$7,250,000	5	49%	Projected Exit Price based on Current Market Comp
1239 S Higley Rd #105	Water/More	2023	\$200,000	Holding	\$550,000	5	175%	Projected Exit Price based on Current Market Comp
10565 W Indian School Rd #100	C-Store	2023	\$2,000,000	Holding	\$3,100,000	3	55%	Projected Exit Price based on Current Market Comp
1365 Palmyrita Ave, Riverside, CA	Mfg. Biz	2009	\$550,000	2014	\$2,200,000	5	300%	
10585 W Indian School Road #102	Laundromat	2025	\$1,300,000	Holding	\$3,800,000	5	192.30%	Projected Exit Price based on Current Market Comp



Total Portfolio Invested:

\$17,363,000

Total Portfolio Value:

\$35,744,000

Total Deals:

22

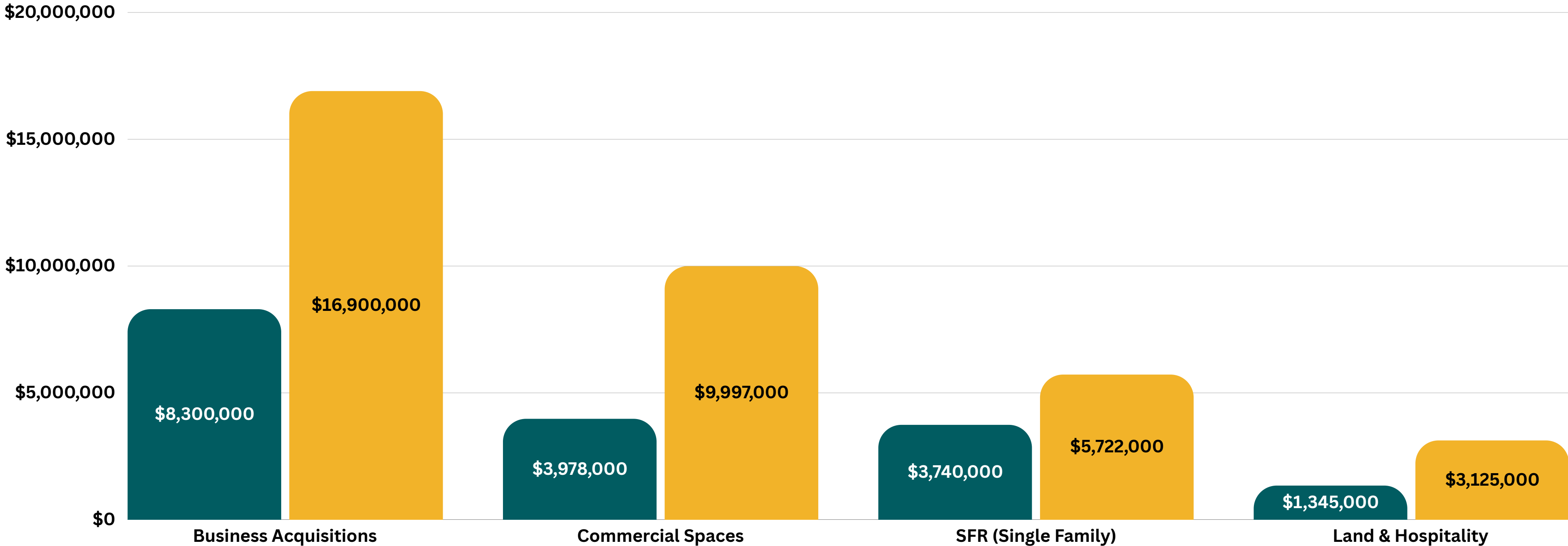
Blended ROI:

~105.86%

Average Holding Period:

~3.65 Years

● Total Invested (Acquisition) ● Total Value (Exit/Projected)



Sponsor Performance Executive Summary

- This track record reflects 18 years of strategic asset management and value creation across a diversified portfolio of real estate and business acquisitions. By balancing stable residential income with high-upside commercial and business plays, the sponsor has consistently outperformed market benchmarks.

Portfolio Performance Highlights

- Total Capital Deployed: Successfully invested **\$17,363,000** across multiple asset classes.
- Total Value Created: Generated a total exit and current valuation of **\$35,744,000**.
- Portfolio Blended ROI: Achieved a total portfolio-wide gain of approximately **105.8%**.
- Average Holding Period: Optimized capital efficiency with an average hold period of **3.65 years**

Asset Category	Total Invested	Total Exit/Current Value	Average ROI
Business Acquisitions	\$8.30M	\$16.90M	154.00%
Commercial Spaces	\$3.98M	\$10.00M	145.66%
SFR (Single Family)	\$3.74M	\$5.72M	60.14%
Land & Hospitality	\$1.35M	\$3.13M	272.00%
Total Portfolio	\$17.37M	\$35.75M	~106% (Blended)