

## Fund 4 Will Create Legacy Wealth and Cash Flow

"Rule #1 – Never lose money. Rule #2 – Don't forget rule number 1."

- Warren Buffett



### Investment Summary

<b>Projected Total Annual Return</b>	14 - 18%
<b>Projected Average Annual Cash Return</b>	7 - 8%
<b>Structure</b>	Preferred Return, then 70/30 split
<b>Minimum Investment</b>	Three Class Tiers A \$100,000 (8% Pref) B \$250,000 (9% Pref) C \$1,000,000 (10% Pref)
<b>Expected Duration of Investment</b>	Up to 10 years, or longer
<b>Investment Options</b>	Cash Trust Self-Directed IRA Solo 401k
<b>Investor Qualifications</b>	Accredited
<b>Distributions</b>	Quarterly distribution schedule

Email: [ir@scinvestors.com](mailto:ir@scinvestors.com)  
Phone: 833-227-4359

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. The offering is made only by the Private Placement Memorandum. This material must be read in conjunction with the Private Placement Memorandum in order to understand fully all of the investment objectives, risk, charges and expenses associated with an investment in the securities to which it relates and must not be relied upon to make an investment decision. For additional information or to request a copy of the Private Placement Memorandum, please visit our website.

### SCI Growth & Income Fund IV, LLC

SCI Growth & Income Fund IV, LLC (FUND4) is a Real Estate Investment Company designed to acquire, improve, and operate Mobile Home Parks & Parking Assets. Sunrise Capital Investors, LLC ("SCI") will serve the Fund as its Sponsor.

Sunrise Capital Investors generates Real Wealth for you and your family through commercial real estate investing. We will work harder for your money than anyone else.

*Capital protection is the foundation. Lifetime cash flow is the result.*

### Protect Your Capital

#### ECONOMIC RESILIENCE



Both MHPs and parking facilities have demonstrated their resilience during past economic downturns. MHPs benefit from increased demand for affordable housing during recessions, while long-term guaranteed parking leases create reliable revenue even in tough economic times. This dual advantage protects your capital when market volatility strikes.



#### ENHANCED DIVERSIFICATION

By investing in MHPs and parking lots, you diversify your portfolio across different real estate asset classes, geographic regions, and investment types. This diversification not only helps to reduce risk but can enhance returns and increase your overall income levels. It offers a well-rounded approach to risk management and wealth generation.



#### TAX EFFICIENCY AND EASE OF MANAGEMENT

Both MHPs and parking investments enjoy the benefits of the tax code, and MHPs are particularly tax-efficient due to significant first-year depreciation. The passive nature of these investments allows you to leverage the cash flow and tax advantages of real estate without the headaches of being a hands-on landlord. It's a smart and efficient way to grow your wealth while preserving your peace of mind.

### Maximize Your Returns

#### ROBUST RETURNS



Investing in both mobile home parks (MHPs) and parking facilities opens the door to robust returns. MHPs, known for their excellent risk-adjusted performance, are poised to outperform other property types with their impressive long-term same-store NOI growth projections. Simultaneously, parking lots offer capital protection with the potential for increased asset value due to shrinking supply and strategic locations.



#### STEADY LIFETIME CASH FLOW

Diversifying your investments with MHPs and parking facilities assures you of a lifetime of steady cash flow. Mobile home parks and parking lots generate stable income streams, reducing investor risk and offering consistent passive income. This blend of stable rental income from MHPs and predictable cash flow from parking ensures that you can enjoy quality time with your family without financial worries.



#### INFLATION HEDGE AND TAX BENEFITS

The combination of MHPs and parking investments serves as a strong hedge against inflation. MHPs have a track record of outperforming inflation while maintaining high occupancy rates. Additionally, the tax code favors real estate investors, and MHPs, in particular, offer remarkable tax-efficiency through substantial depreciation in the first year. This allows investors to reap cash flow and tax benefits without the hassles of being a landlord.