Why Invest with Sunrise Capital Investors?

SCI GROWTH & INCOME FUND V

SCI Growth & Income Fund V ("Fund 5") is a Real Estate Investment Company designed to acquire, improve, and operate Mobile Home Parks & Parking Assets. Sunrise Capital Investors (SCI) will serve the Fund as its Sponsor.

OUR INVESTMENT STRATEGY

Step 1 BUY → SCI seeks to acquire each property at a discount its intrinsic value, providing investors with a comfortable margin of safety

Step 2 IMPROVE → SCI improves operations to increase the cash flow and add value to the property

Step 3 REFINANCE → Since all properties are cash flowing, SCI allows favorable long-term economics to serve as a tailwind to help build legacy wealth over time

Step 4 HOLD → SCI takes great pride in making quarterly distributions to our investors, even long after they've experienced 100% return of their invested capital

The Mission → Make a dent in the affordable housing crisis by expanding access to quality, attainable manufactured housing— bettering the lives of residents, teammates, and partners and serving as proud supporters of the American Dream.

TRACK RECORD

FUND 1
- Full Return of Capital Completed in 3 years
- All Assets Liquidated, Fund Closed
- Fund 1 Delivered 17.7% IRR

FUND 2
- Full Return of Capital Completed in 4 years
- All Assets Liquidated, Fund Closed
- Fund 2 Delivered 13.9% IRR

FUND 3
- 40%+ Return on Equity as of Q4 2025 (based on NAV)
- Full ROC Projected in 7 years
- On Track to Deliver our 37th Consecutive Quarterly Distribution

FUND 4
- $30MM in Margin of Safety Across 15 Assets
- Full ROC Projected in 7 Years
- On Track to Deliver our 37th Consecutive Quarterly Distribution

SCAN HERE TO SCHEDULE A CALL

FUND 5 OVERVIEW

Projected Total Annual Return

14-18%

Projected Cash-on-Cash Return

6-8%

Waterfall

Return of Capital, Preferred Return, 70/30 Equity Split

Investment Terms

- $100,000 Min. Investment
- 8-10% Preferred Return

Expected Duration of Investment

10+ Years

Fund Structure

Multi-Asset, Closed End Fund

Investor Qualifications

Accredited Only

Distributions

Distributions will begin in January of 2027

$0 Investor Losses

36 Consecutive Distributions Made

$490MM Assets Under Management

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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.