

Why Invest with Sunrise Capital Investors?

SCI GROWTH & INCOME FUND 4

SCI Growth & Income Fund 4 ("Fund 4") 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 and 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
- 18.82% Annualized CoC
- 31.88% Total ROI

FUND 2

- Full Return of Capital Completed in 4 years
- 22.42% Annual CoC
- 30.27% Total ROI

FUND 3

- 40%+ Return on Equity within 2 Years
- Full ROC Projected in 6 years
- After ROC, investors will enjoy "infinite" cash-on-cash returns.

FUND 4

- \$20mm in Day 1 Equity Across 9 Assets
- 70% Depreciation in 2024
- After ROC, investors will enjoy "infinite cash on cash"

SCAN HERE TO SCHEDULE A CALL



FUND 4 OVERVIEW

Projected Total Annual Return

14-18%

Projected Cash-on-Cash Return

7-8%

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

Quarterly Distributions, Ongoing

\$0

Investor Losses

30

Consecutive Distributions Made

\$325M

Assets Under Management

Email: 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.