

WHY INVEST IN MOBILE HOME PARKS?

"Trailer parks are the best real estate investment that has ever existed. They have a decent yield, high barriers to entry, solid demographics, a tenant base that remains with you for life, and tiny capex requirements."

-SAM ZELL, FORBES 400 MEMBER



Investment Summary

Projected Total Annual Return	16%+
Projected Average Annual Cash Return	8%+
Structure	Preferred Return, then 70/30 split
Minimum Investment	Three Class Tiers A \$100,000 (6% Pref) B \$500,000 (7% Pref) C \$1,000,000 (8% Pref)
Expected Duration of Investment	Up to 10 years, or longer
Investment Options	Cash Trust Self-Directed IRA Solo 401k
Investor Qualifications	Accredited
Distributions	Quarterly distribution schedule

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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. For additional information or to request a copy of the Private Placement Memorandum, please visit our website.

SCI GROWTH & INCOME FUND III LLC

Our mission is to help you generate cash flow & build legacy wealth through commercial real estate investing. We invest in niche market segments which are currently out of favor, inefficient and in which there is less competition. We currently see opportunities in mobile home parks and parking assets.

Real wealth grows over time through efficient management of capital, buying right, and investing for the long term. These are the guiding principles for our team, and this philosophy helps us build legacy wealth alongside you and your family.

In SCI Growth & Income Fund III (Fund3), we will continue to acquire top-tier mobile home park and parking assets in an effort to consolidate highly fragmented industries. The company specifically targets low-risk, cash flowing assets that generate capital preservation, immediate income, and equity growth through repositioning and increasing the net operating income.

BENEFITS OF INVESTING



STRONG COVID-19 PERFORMANCE

MHPs have performed better than any real estate niche since COVID-19 swept the globe. Green Street named MHPs the biggest winner in the COVID pandemic because not only are long-term returns the highest, but there is also near-term upside.



PASSIVE INCOME

Investors receive quarterly cash flow distributions, allowing them to buy more time with their families. The stable cash flow generated by MHPs and parking reduces investor risk and ensures consistent and predictable passive income.



DIVERSIFICATION

Because real estate investments tend to behave differently than typical stock and bond investments, adding them to a portfolio may provide broader diversification, enhance returns and increase income levels. The Fund intends to diversify across assets, geographic regions and asset classes.



RECESSION RESISTANT

MHPs and parking have a long history of being affected far less than other asset classes in the past recessions. Long-term guaranteed leases create reliable revenue in parking, and MHPs outperform during recessions because demand for affordable housing actually increases as the economy tightens.



BEST RISK-ADJUSTED RETURNS

Per Green Street, MHPs are expected to produce the best risk-adjusted return of any property type. For decades, MHPs have outperformed other real estate sectors. With the highest long-term same-store noi growth projections of any property type, MHPs are well positioned to outperform for the foreseeable future.



SIGNIFICANT TAX BENEFITS

The tax code favors real estate investors. MHPs in particular are remarkably tax-efficient since the majority of the purchase price can often be depreciated in the first year. Investing passively allows you to get the cash flow and tax benefits of owning real estate, without the headaches of being a landlord.