



WE'RE DOING IT AGAIN

Fund 4 Will Create Legacy
Wealth and Cash Flow (for
even more investors)

One-time Investment, Lifetime Cash Flow

EXECUTIVE SUMMARY

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Certain statements contained in this summary, including, without limitation, statements containing the words "believes," "plans," "expects," "anticipates," and words of similar import, constitute "forward-looking statements" within the meaning of safe harbor provisions of the United States Private Securities Litigation Reform Act of 1995. Such forward-looking statements are based upon the current beliefs and expectations of the Company's management, but are subject to significant known and unknown risks, uncertainties and other factors, including without limitation, the risk factors set forth in the Memorandum, which may cause the actual results, performance or

achievements of FUND4, and its affiliates, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Undue reliance should not be placed on these forward-looking statements, and if underlying assumptions prove inaccurate or risks or uncertainties materialize, actual results may differ materially from those set forth in (or implied by) these forward looking statements.

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An aerial photograph of a trailer park, showing numerous mobile homes arranged in rows on a grassy lot. There are several trees scattered throughout the park, and a paved road runs through the center. The image is used as a background for a quote overlay.

“

Trailer parks are the best
real estate investment that
has ever existed.

Sam Zell

An aerial photograph of a parking lot with several rows of cars parked. A large blue rectangular overlay is positioned in the center, containing a quote and the name Donald Shoup. The parking lot has white lines for parking spaces and arrows on the road. There are some green patches and a few people walking in the background.

“

Parking affects almost everything and almost everything affects parking.

Donald Shoup

The background of the slide is a solid dark blue. Overlaid on this is a large, stylized sunburst or starburst graphic. The graphic consists of a central circle, surrounded by a ring of smaller circles, and an outer ring of pointed rays. The rays are a lighter shade of blue than the background. The text "Fund IV" is centered within the central circle.

Fund IV

INTRODUCTION

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.



RULE #1

Never lose money.

RULE #2

Don't forget rule #1.

– WARREN BUFFETT

Fund Objective

OUR MISSION IS TO HELP YOU GENERATE CASH FLOW AND BUILD LEGACY WEALTH THROUGH COMMERCIAL REAL ESTATE INVESTING.

At Sunrise, we work hard for our money, and we know you do too. Capital protection is key to building legacy wealth.

Instead of swinging for the fences with risk, we focus on recession-resistant asset classes that can perform in both good and bad economies.

Real wealth doesn't happen overnight by taking outsized risk in an effort to generate lofty returns. 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.

Investment Details

NAME

SCI Growth & Income Fund IV

MAXIMUM OFFERING

\$50mm

MINIMUM INVESTMENT

\$100k

PREFERRED RETURN

Choose among three
Class Membership tiers

8% PREF **\$100K-\$249k**
Capital Contribution

9% PREF **\$250K-\$999k**
Capital Contribution

10% PREF **\$1mm+**
Capital Contribution

EQUITY SPLIT

70% / 30% in Favor of Investors

PROJECTED RETURNS

14-18% Annualized Return Target

TIMING OF DISTRIBUTIONS

Quarterly distribution schedule

DURATION OF THE FUND

Up to 10 years, or longer

SPONSOR FEES

Acquisition Fee 2.5%

Asset Mgmt. Fee 1%

Property Mgmt. Fee 6%

Key Metrics

14-18% ANNUALIZED
RETURN

70/30 SPLIT TO
INVESTORS

7-8% AVERAGE
CASH-ON-CASH

Rolling close fund

INVESTMENT STRATEGY

FUND 4 WILL BUILD ON THE SUCCESSFUL STRATEGIES OF FUNDS 1-3

TARGETING TOP-TIER MOBILE HOME PARK AND PARKING ASSETS TO CONSOLIDATE HIGHLY FRAGMENTED INDUSTRIES.

Fund 4 will continue to invest in out-of-favor, inefficient and lower-competition niche market segments. Mobile home parks and parking assets have only increased in promise since the close of Fund 3 (while remaining attractively under the radar). Our strategy for parking and mobile home park assets is the same: buy, improve, refinance and hold – delivering increased distributions to you, our investor. We're targeting low-risk, cash-flowing assets, providing capital preservation, immediate income, and equity growth.

Mobile Homes and Parking are a perfect pair...



STEP 1

BUY

The sponsor seeks to acquire each property at a discount to 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

PROVIDE AN EXCELLENT RETURN ON INVESTMENT FOR OUR EQUITY PARTNERS, WHILE PROVIDING CONVENIENCE AND AFFORDABLE HOUSING FOR THOUSANDS OF FAMILIES.

An Investment in Mobile Home Parks is an investment in affordable housing. We provide many families with their first (and maybe only) opportunity to live the American Dream of homeownership. SCI will continue to counter the shortage of quality, reasonably-priced homes in the US. We cannot rely solely on the government to solve this issue. Our investors can do well financially by going good socially.

An investment in Parking is an investment in efficient infrastructure and convenience for thousands of working Americans. We're providing safe and secure parking to major metropolitan areas and high returns with stable cash flow for our investors.

A photograph of a mobile home park. The image shows a light-colored mobile home with a window. In the foreground, there is a paved area and some landscaping with plants in pots. A large blue rectangular overlay box is positioned in the center-right of the image, containing white text.

THE DEFINITION
OF A SUCCESSFUL
BUSINESS MODEL

BENEFITS OF INVESTING PROTECT YOUR CAPITAL



Recession-Resistant

Both 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.



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.



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.

BENEFITS OF INVESTING MAXIMIZE YOUR RETURNS



Lifetime Cashflow

High-quality, irreplaceable real estate should never be sold, which is why the fund has no expiration date. Investors receive quarterly cash flow distributions, allowing them more time with their families. The stable cash flow generated by mobile home parks and parking facilities reduce investor risk and ensure consistent and predictable passive income.



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.



Inflation Hedge

Warren Buffett claimed that investing in residential housing "is a way in effect to short the dollar" an excellent strategy in an inflationary environment. Mobile home parks have outperformed every other real estate sector for several decades. This strong performance shows no signs of slowing down, with rent growth well above inflation (while maintaining occupancy).

LIFETIME CASHFLOW, LEGACY WEALTH

A TAX-EFFICIENT WEALTH BUILDING STRATEGY

High-performing, cash-flowing real estate should never be sold, so the fund has no expiration date. This perpetual fund structure also means we can minimize the impact of taxes by deferring gains indefinitely.

Buy right, invest for the long term – and manage capital with efficiency. This is how we grow equity in our assets and return the principal to you. Once the original investment has been returned, investors retain their ownership and receive infinite cash-on-cash returns and lifetime cash flow over a perpetual hold period.

Minimal risk, maximum return.



IT'S NOT ABOUT TIMING THE MARKET IT'S ABOUT TIME *IN* THE MARKET

A few examples of how we've been providing consistent, stellar returns to our investors, since the launch of Fund 1 in 2017.



MARYLAND MHP PORTFOLIO

We QUADRUPLED This Park's Value in A Few Short Years

LOCATION

Salisbury, MD

PURCHASED IN

2017

PURCHASE PRICE

\$2.6MM

YEARS HELD

Perpetual

CURRENT VALUE

In 2022: \$10MM

HIGHLIGHTS

Refinanced within 2 years, with 100% of purchase price returned to investors.



NORTH BEACH PARKING PLAZA

A High Performing Class A Parking Facility On America's No.1 Beach

Clearwater Beach, FL

2022

\$34MM

Perpetual

In 2023: \$48.7MM

Over \$14MM in equity created at acquisition.



ILLINOIS MHP PORTFOLIO

More Than DOUBLING Investors' Equity in Just A Few Short Years

Northern, IL

2021

\$13.5MM

Perpetual

In 2023: \$23MM

Appraised several million dollars over market value upon purchase. Over \$9MM in equity created for our investors.

The Perfect Pair for Your Portfolio

Mobile Home
Parks



Parking
Lots

BEST RISK-ADJUSTED RETURNS

Per Green Street, "Not only are long-term returns the highest, but there is also near-term upside."

Sector	SS NOI Growth		Risk-Adjusted Expected Return (Private Market)
	'23-'26	LT	
Manuf Home	5.0%	3.4%	7.8%
Gaming	2.6%	1.2%	7.5%
Mall	3.3%	1.3%	7.5%
Net Lease	0.2%	0.3%	7.4%
Health Care	6.5%	1.4%	7.3%
Cold Storage	6.7%	2.1%	7.2%
Tower	4.2%	3.2%	7.2%
Industrial	8.8%	2.8%	7.1%
Data Center	3.3%	2.7%	7.1%
Lodging	3.9%	1.3%	6.9%
Apartment	4.3%	2.4%	6.9%
Self-Storage	3.9%	2.1%	6.9%
Strip Center	2.9%	1.8%	6.9%
Single-Family Rental	5.3%	2.4%	6.8%
Life Science	3.9%	2.2%	6.2%
Office	1.9%	1.7%	5.9%
U.S. Wtd. Average	4.2%	2.2%	7.0%

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Why We Invest In Mobile Home Parks

Why The Billionaires Do It...

“

The 1993 IPO Pitch: 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.

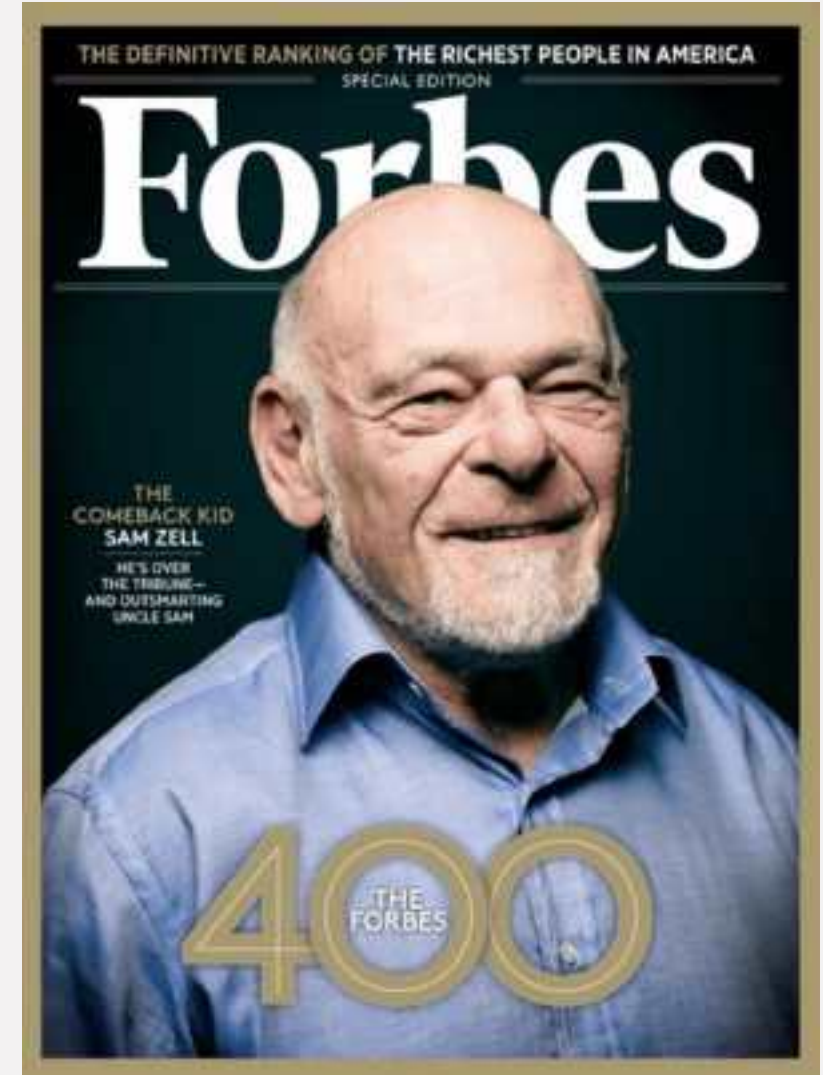
– SAM ZELL

16%

Annualized Total Return
Since March '93 IPO

\$23k

Investment Would Now
Be Worth \$1 Million



INCREASING DEMAND



48%

Nationwide, over **48 percent** of renter households are cost burdened



39M

Nearly **39 million** US households live in housing they cannot afford

THIS COUNTRY HAS AN AFFORDABLE HOUSING CRISIS.

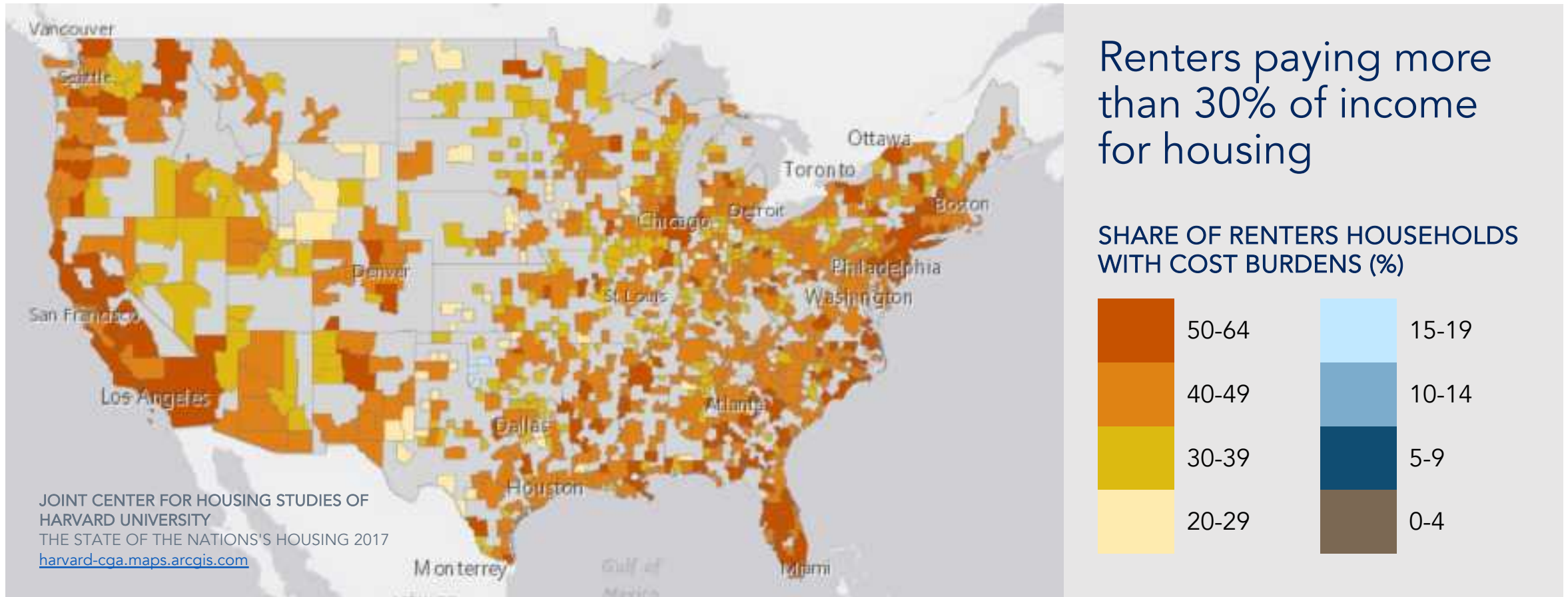
In 2015, the household income for 22% of the population was less than \$25,000. This accounts for over 70 million Americans.

Based on the government's suggested ratio of housing costs to total income, these families can afford to pay ~\$500/month in rent. The national average rent cost is over \$1,100 per month.

WHERE DO THESE LOW-INCOME FAMILIES TURN?

The choices are limited. Essentially, it's low-rent apartments or mobile home parks. Between the two, Mobile Home Parks offer greater privacy, a small yard, a clean environment, and a true neighborhood feel - for roughly the same price of Section 8 Apartment Housing.

HIGH DEMAND FOR AFFORDABLE HOUSING



LIMITED SUPPLY

SIZE OF MARKETPLACE

There are roughly 40,000 mobile home parks in America, housing over 22 million people. The average price per square foot (PPS) of a manufactured home is *less than half* the PPS of a site-built home. This is an undeniable value proposition. Mobile home parks are the most affordable housing option in the marketplace.

STRICT ZONING REGULATIONS

The “NIMBY syndrome” (Not In My Back Yard) is becoming ubiquitous with local city planners. These regulators are working to prohibit the new construction of so-called “trailer parks” next to their new stick-built subdivisions, which leads to an artificially constricted supply for prospective homeowners and renters.

MINIMAL NEW DEVELOPMENT

The supply of new mobile home parks is decreasing. Every year, more communities are redeveloped, while less and less are newly constructed. Across the nation, only 97 communities were developed in the decade ending in 2016. This minimal supply of new communities pales in comparison to the increasing demand for affordable housing.

COMMUNITIES CONSTRUCTED NATIONALLY 2007-2016



NO NEW SUPPLY BEING BUILT

Annual Completions as a % of Existing Stock



A stylized sunburst or starburst graphic in shades of blue, centered on a dark blue background. The graphic consists of a central circle with a smaller inner circle, and a ring of triangular rays radiating outwards.

Benefits of Mobile Home Parks



Capital Protection

Strong And Increasing Demand

The continuous demand for affordable housing, especially from middle and lower-class families, provides a stable market for MHPs

Artificially Constrained Supply

Government-imposed zoning regulations and lower profit margins for developers result in a limited supply of MHPs, which can potentially increase the value of existing parks.

Minimal Capital Expenditures

With only about 9% of the Net Operating Income (NOI) being reinvested in capital projects, the capital preservation is relatively higher compared to other real estate sectors.

Recession-Resistant

The resilience of MHPs during economic downturns, owing to the ever-present demand for affordable housing, adds a layer of protection to the invested capital.



Lifetime Cash Flow

Stable Cash Flow

Acquiring MHPs with positive cash flows provides a margin of safety and a steady stream of income to the investors.

Consistent Rent Increases

The inelastic demand for affordable housing allows for a systematic increment in rental revenues.

Low Tenant Turnover

The high cost of relocating from mobile homes results in lower tenant turnover, thus ensuring a consistent cash flow.

Fragmented Marketplace

By capitalizing on the quasi-oligopolistic nature of the MHP market and improving business operations, the Fund can enhance cash flows.



Stellar Returns & Tax Benefits

Access To Exclusive Off-Market Deals

Acquiring MHPs at significant discounts through off-market deals can considerably enhance the return on investment.

Accelerated Depreciation Timeframe

Utilizing the tax benefits associated with accelerated depreciation can significantly improve the after-tax returns.

Fragmented Marketplace (Continued)

Increasing stake in the quasi-oligopolistic MHP market by buying from less sophisticated sellers and optimizing business operations to improve both cash flow and equity, aiming at achieving stellar returns.

These national trends widen the gap between demand and supply in affordable housing, creating a major opportunity for investor upside.



ARTIFICIALLY
CONSTRAINED
SUPPLY



STRONG &
INCREASING
DEMAND



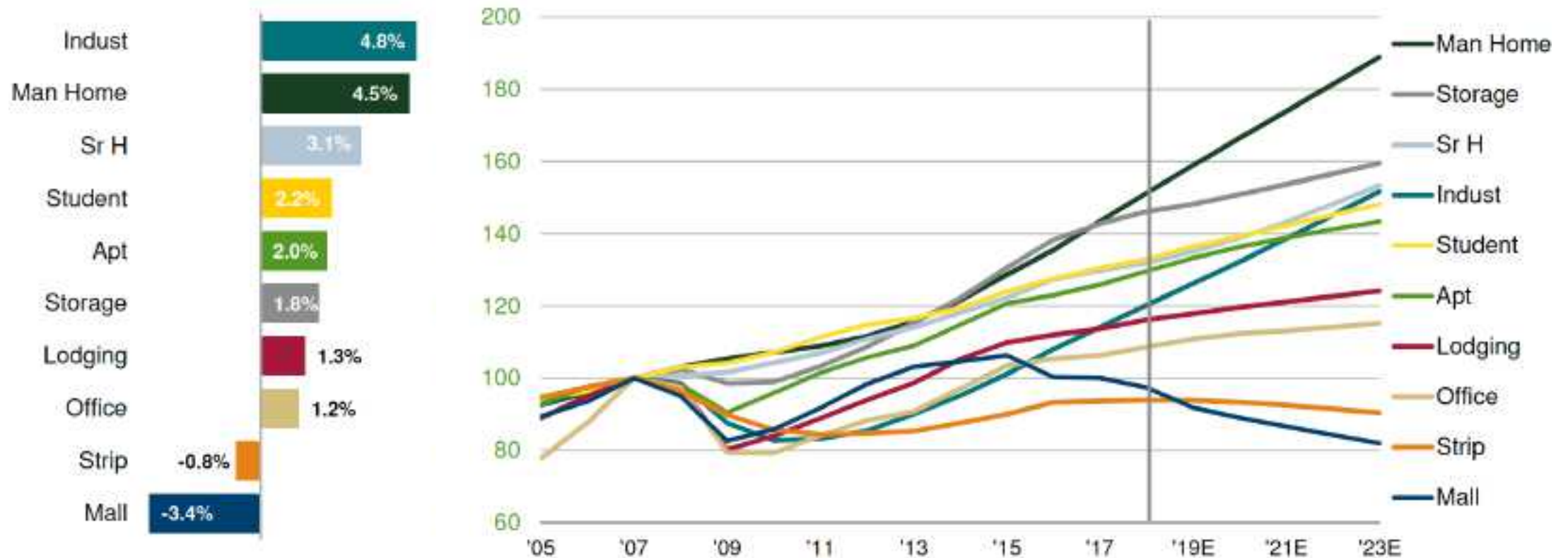
**WE CAN COMFORTABLY
EXPECT PROPERTY VALUES
TO INCREASE OVER TIME.**

NOI BY SECTOR

Indexed NOI: '07=100

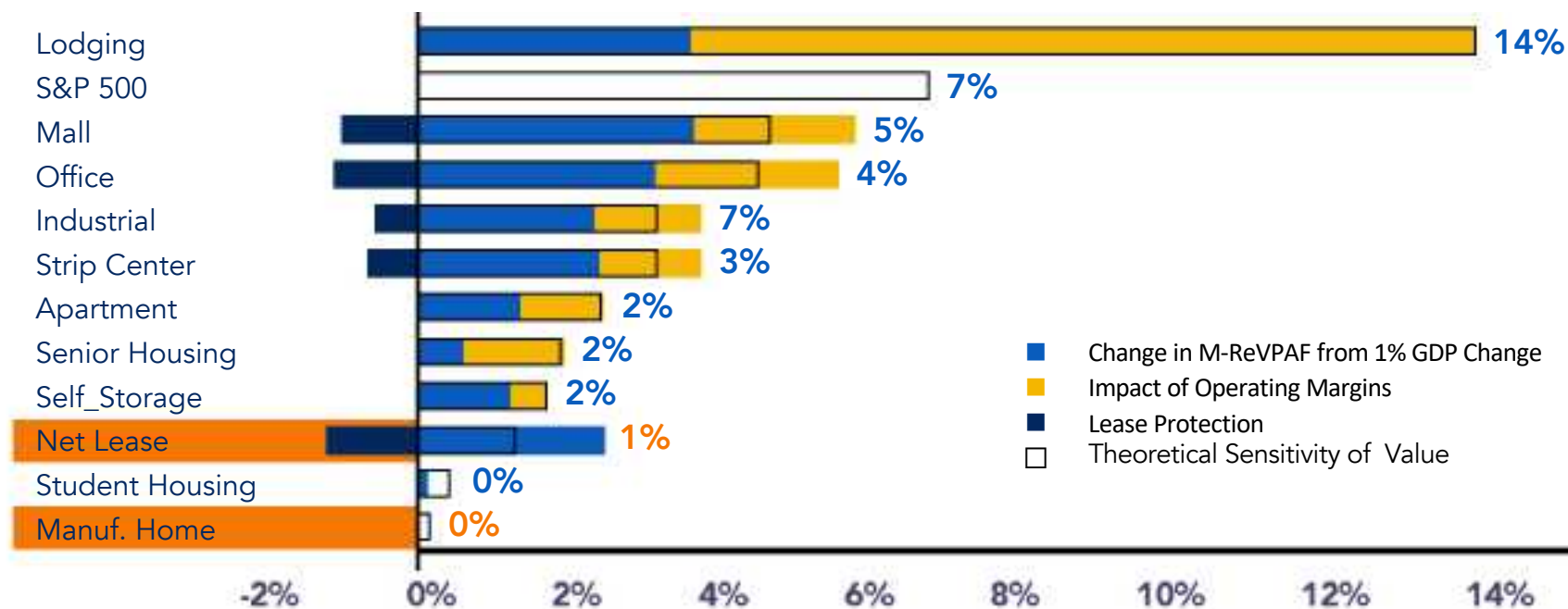


In the US, Manufactured Housing has significantly outperformed other commercial property classes



RECESSION RESISTANT ASSETS EXPECTED PROPERTY-LEVEL RETURNS

ESTIMATED IMPACT OF PERMANENT 1% GDP
CHANGE ON PROPERTY VALUE



Warren Buffet has Been Highly Invested in Mobile Home Parks for Over 20 Years

Warren Buffet sees the value of mobile home parks as an investment, through his holdings he is the largest builder, lender, seller and financier of manufactured housing in the United States. Wholly owned subsidiaries of Warren Buffett's Berkshire Hathaway:



Largest builder, lender, seller and financier of manufactured housing and modular homes in the United States.

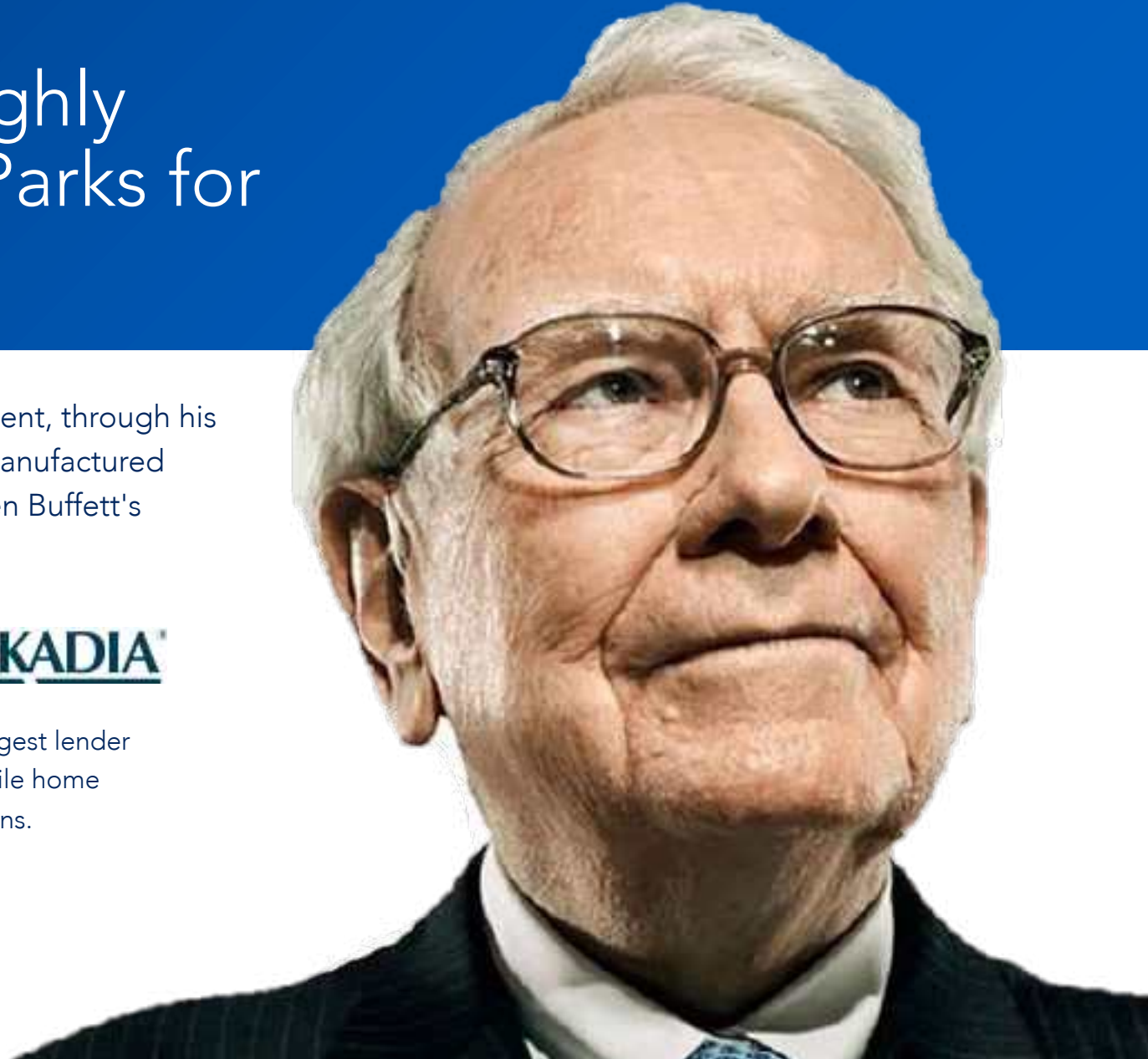
Builds 70% of new homes costing less than \$150,000.



A national program that offers more mobile home loans that anyone in the country.



2nd biggest lender on mobile home park loans.





WHAT WARREN BUFFET SEES IN MOBILE HOME PARKS

THE AMERICAN DREAM

"Manufactured homes allow the American dream of home ownership to be achieved by lower-income citizens"

Buffett stated "our customers... enjoy reasonable monthly payments that average only \$587, including the cost of insurance and property taxes."

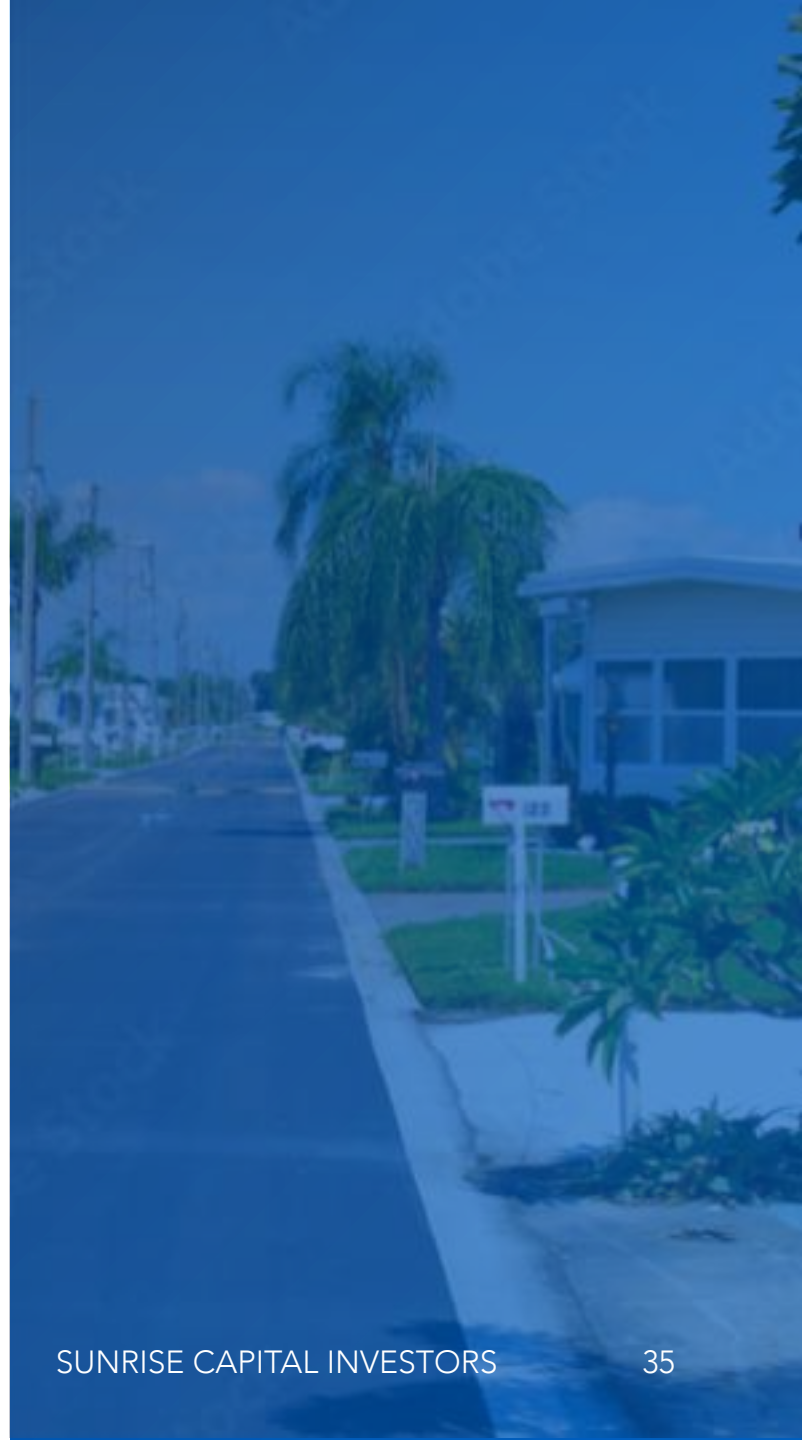
"We're taking care of a lot of people that would not otherwise have a chance at homeownership."

RECESSION RESISTANT

Affordable housing demand actually increases during a recessionary environment.

Mobile Home parks are recession-resistant. In his own words, Warren Buffett's mobile home investments "performed well during the recession..."

On how his mobile home investments performed throughout the Great Recession: "Clayton's 198,888 borrowers... have continued to pay normally throughout the housing crash, handing us no unexpected losses."



HOW WE SOURCE DEAL FLOW

Off-Market, Direct-to-Owner Deals Are What We Do

SCI has historically generated outsized returns. Generally speaking, each acquisition has some unique characteristic that allows our team to purchase the asset at a discount to its intrinsic value, providing equity partners with a comfortable margin of safety. Much of this performance can be attributed to our unique acquisition strategy. The majority of our portfolio has been acquired off-market, direct to-owner.

SUNRISE CAPITAL'S UNIQUE STRATEGY



Create Database of Acquisition Targets



Discover Who Owns the Asset



Contact the Decision Maker



Leverage Direct Mail And Cold Call Tactics



Foster Relationships Systematically



Provide Solutions for Sellers

BUYING OFF-MARKET DEALS DIRECTLY FROM THE OWNER PROVIDES NUMEROUS BENEFITS



Tired owners often fail to maximize NOI



Operational inefficiencies often exist



Rental rates and parking fees are often below market rate



Favorable seller financing may be available



Owners may not shop the property

This strategy has allowed us to continually acquire assets at very attractive prices despite recent CAP Rate compression on listed properties.



Our Core Competencies
Set Us Apart



Seek Favorable Long-Term Economics

We invest in niches where demand outpaces supply, ensuring long-term growth. This strategy positions our portfolio for enhanced returns, building lasting wealth for our investors.

Case Study: Maryland MHP

THEORY INTO PRACTICE

Sunrise negotiated a combined \$2.6mm purchase price and began renovating the property. Once aesthetics improved, Sunrise set about recapturing the loss-to-lease, generating **substantial NOI growth**. Within two years, Sunrise executed a cash-out refinance, returning all investor capital in the process. Fast forward another five years and the properties have doubled in value again. Investors now have an infinite cash-on-cash return while retaining equity in an asset that appraised for more than \$10mm, more than **quadrupling the property value** since acquisition. This exemplifies the power of seeking assets with favorable long-term economics.



Buy Recession-Resistant Assets

Our priority is safeguarding your investment. By choosing assets that thrive even in downturns, we ensure consistent growth. As Warren Buffett advises, our primary rule is to never lose money, ensuring your wealth remains protected.

Case Study: Clearwater Parking Facility

THEORY INTO PRACTICE

The North Beach Parking Plaza, situated on America's No.1 beach, showcases our commitment to recession-resistant assets. Sunrise negotiated a triple-net lease with 5% **compounding annual rent escalators** over the next decade. NOI increased throughout the pandemic and will continue to rise even if a recession occurs in the coming years. This strategic acquisition **ensures consistent growth** and protection of our investors' capital. Purchased for less than \$34mm, the property recently appraised for \$48.7mm, meaning Sunrise immediately created over \$14mm built-in sweat equity at acquisition

An aerial photograph of a suburban neighborhood. The image shows several single-story houses with light-colored siding and dark roofs. There are green lawns, trees, and a paved road. A blue semi-transparent box is overlaid on the top left of the image, containing the text 'Find a Fragmented Niche' in white.

Find a Fragmented Niche

We target markets untouched by big institutions, often securing deals from smaller owners. This approach allows us to buy at favorable terms, maximizing the safety and potential returns for our investors.

Case Study: Park Estates Mobile Home Park

THEORY INTO PRACTICE

This mobile home park was purchased directly from a long-time, legacy owner, legacy owner who has overseen the asset for over 40 years. The acquisition from a smaller 'mom-and-pop' owner aligns with the theme of finding fragmented niches for better deals. This asset appraised for nearly \$1m above the purchase price at acquisition. Based on the appraisal of \$10.82mm we were able to achieve a **30% return on equity on day one.**



Create Off-Market Transactions

Our expertise lies in sourcing unique deals directly from owners, bypassing saturated markets. With over two decades of experience, we focus on the value of individual assets, ensuring each acquisition aligns with our investor's interests.

Case Study: Princess Street Parking Lot

THEORY INTO PRACTICE

Leveraging our negotiation skills, we pinpointed an off-market opportunity, achieving an **impressive day-one return on equity**. Our foresight in securing long-term leases further cements our commitment to providing investors with stable and predictable income streams. We secured an asset at a \$695k purchase price, which not only represented a 9.3 capitalization rate but also, based on a \$1mm appraisal, delivered an immediate 43% return on equity. This adept negotiation, combined with our long-term lease strategy, **provides stable, predictable cash flow**, ensuring clarity and consistent returns for our Fund 3 partners.



Invest for Cash Flow & Legacy Wealth

We prioritize assets that generate immediate cash flow, avoiding market-timing risks. Our goal is long-term wealth growth through smart acquisitions and efficient management. By holding valuable assets indefinitely, we aim to continuously grow and protect our investors' wealth.

Case Study: Phoenix City Center Parking Facility

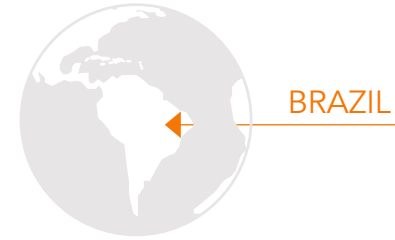
THEORY INTO PRACTICE

The Luhrs City Center Garage, located within a 3-minute walk from major sports venues in Phoenix, is a prime example of a **generational asset**. Real estate is all about location, location, location. You'd be hard-pressed to find a better location than the epicenter of Phoenix (growing faster than any other major city in the last decade). By investing in this legendary property, we capitalized on the **consistent demand** for parking during legal proceedings at Maricopa County courthouse as well as numerous concerts and sports events, ensuring a **steady growth trajectory** and enhanced returns for our investors for years to come.

A stylized sunburst or starburst graphic in shades of blue, centered on a dark blue background. The graphic consists of a central circle surrounded by a ring of smaller circles, which are further surrounded by a ring of triangles pointing outwards, creating a sunburst effect.

Investing in Parking

Why Parking?

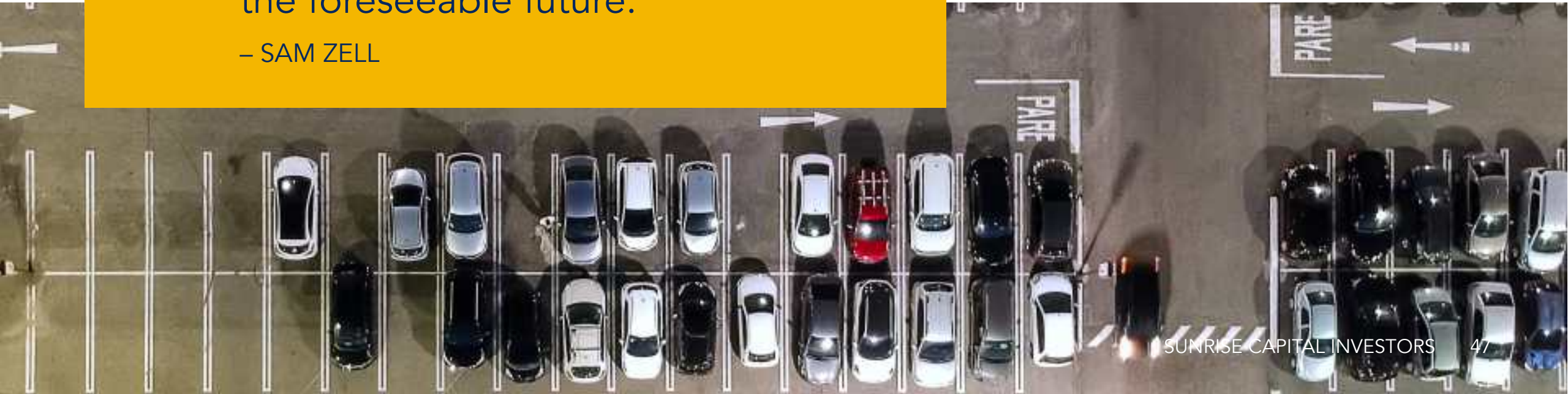


Sam Zell recently made a big investment in the
**LARGEST PARKING LOT
COMPANY IN BRAZIL**



There is embedded demand in this sector, which we believe will provide continued growth opportunities for the foreseeable future.

– SAM ZELL



We're Following the Foremost Parking Expert on Earth

We're leveraging foremost parking expert in the world, Donald Shoup's ideas to offer parking lot investments that provide lifetime cash flow, outsized returns and tremendous capital protection for our investors. Here are a few of his most penetrating insights on the parking landscape in the U.S.:

"Parking affects almost everything and almost everything affects parking."

"Parking requirements were a bad idea, poorly executed, and it is easy to see the disastrous results - asphalt everywhere and a lack of life on the streets."

"Parking requirements in zoning ordinances are poisoning our cities with too much parking."

"I recommend 3 parking reforms that can improve cities, the economy, and the environment: Remove off-street parking requirements...Charge the right price for on-street parking... Spend the parking revenue to improve public services on the metered streets."



PARKING LOTS: HOW POLICY ISSUES CREATED THE INVESTMENT OF THE 2020'S

Strategic Positioning

As cities remove minimum parking requirements, early investors can capitalize on the emerging demand for parking spaces, positioning themselves advantageously in a transforming market.

Land Appreciation

The repurposing of unused spaces and changing city regulations can increase the value of the land where parking lots are situated, leading to potential asset appreciation over time.

Consistent Revenue Stream

With the trend of long-term leases in parking lots, investors can expect a stable and predictable cash flow, providing financial security and return on investment.

Supply/Demand Advantage

As the supply of new parking spaces dwindles due to urban changes, existing parking lot owners can benefit from favorable supply/demand dynamics, potentially allowing for increased pricing power and profitability.

Diversification

Investing in parking lots offers a unique asset class, allowing investors to diversify their portfolios and hedge against risks associated with more traditional investments.

Future Urban Growth

As urban populations continue to grow, the demand for parking in city centers is likely to rise, further enhancing the potential returns for parking lot investors.

In essence, parking lot investments, especially for early adopters, present a combination of stable cash flow, appreciation potential, and strategic positioning in a changing urban landscape.

WHY PARKING?

FAVORABLE ECONOMICS: LIMITED SUPPLY

SIZE OF MARKET

With roughly 40,000 paid parking facilities nationwide, the market is large and fragmented. Mom and pops own the majority of the marketplace. More than half the industry's operators are sole proprietors or nonemployers with just one facility. This presents an exceptional roll-up opportunity.

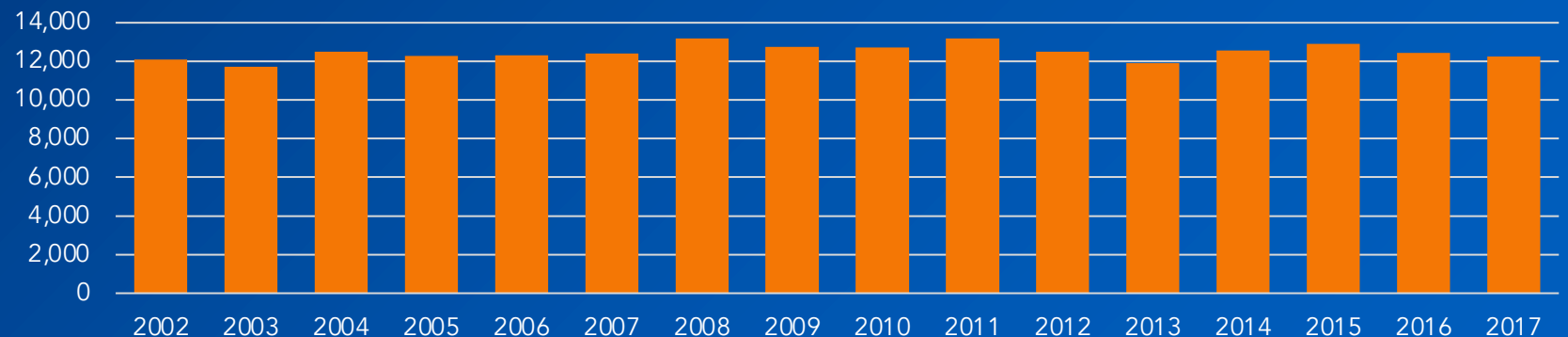
BURDENSOME ZONING REGULATIONS

Burdensome zoning regulations limit the new supply of parking from coming online. The foremost economist on parking, Donald Shoup, conveys that too much parking in a city damages the economy, raises housing costs, and penalizes people who cannot afford or choose not to own a car. Citing his research, many cities have placed a moratorium on new parking lots.

REDEVELOPMENT

As the population grows, cities become more dense, and land must be repurposed to fit the needs of the larger population. Owners of real estate in desirable areas will benefit from a shift of this land to a higher-and-better use. Parking is often the least valuable zoning in a downtown central business district (CBD), so these parking spaces are the easiest to replace. Ultimately, fewer of these lots will exist.

US CENSUS DATA: PARKING LOTS AND GARAGES COUNT





HOUSTON SKYLINE DEMONSTRATES SUPPLY ISSUE

HOUSTON 1978

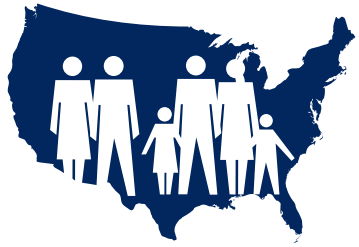
A wide-angle photograph of the Houston skyline at sunset. The sky is a mix of orange, yellow, and blue. Numerous skyscrapers are visible, including the Bank of America Tower (a tall, thin, cylindrical building) and the JP Morgan Chase Tower (a tall, rectangular building). The foreground shows a dense urban area with various buildings and streets.

HOUSTON SKYLINE DEMONSTRATES SUPPLY ISSUE

HOUSTON TODAY

WHY PARKING? INCREASING DEMAND

POPULATION GROWTH INCREASES
PARKING DEMAND



400M

Currently 325 million residents, the population is projected to grow to over 400 million by 2050



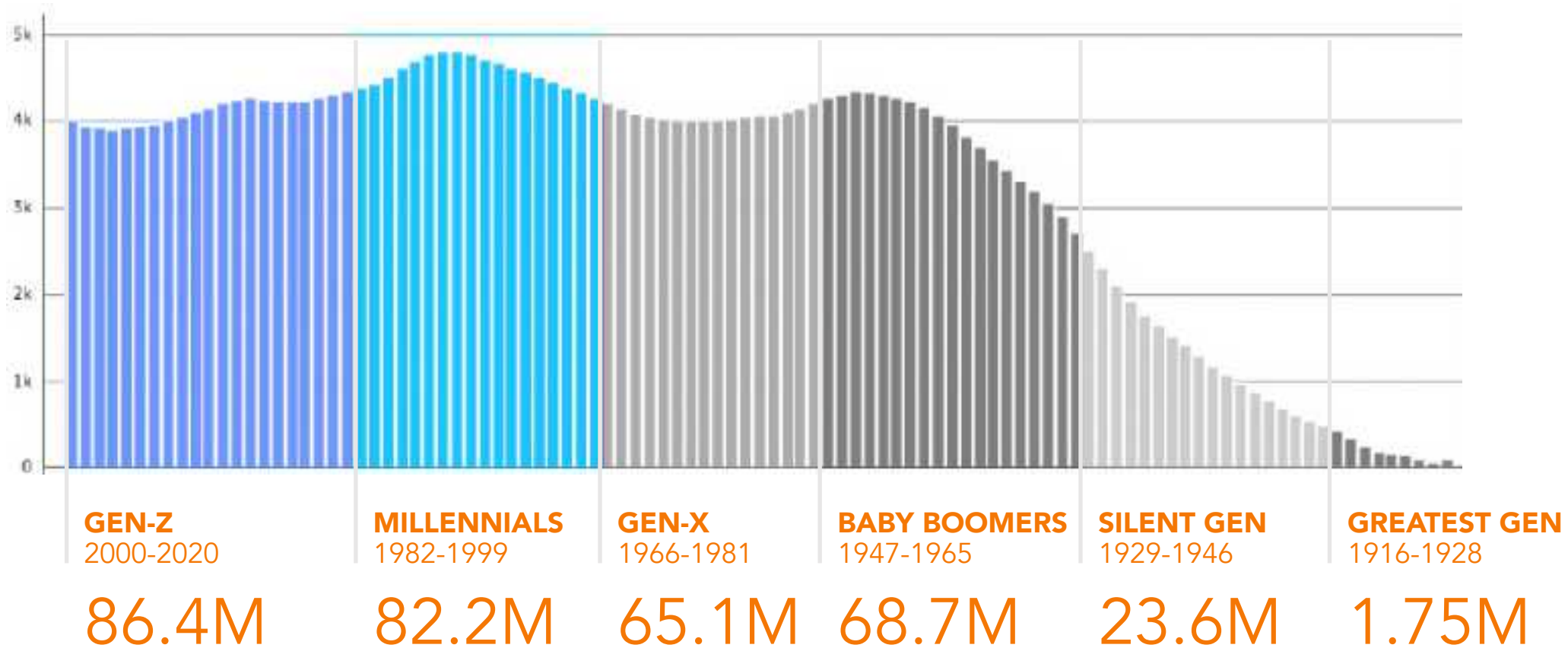
285M

At more than 285mm, the growing number of passenger vehicles increases the demand for parking every year

A surge in demand will likely occur within the next 15 years based on a combination of factors, including a stable, long-term preference for vehicle use and the size of the post baby boom population

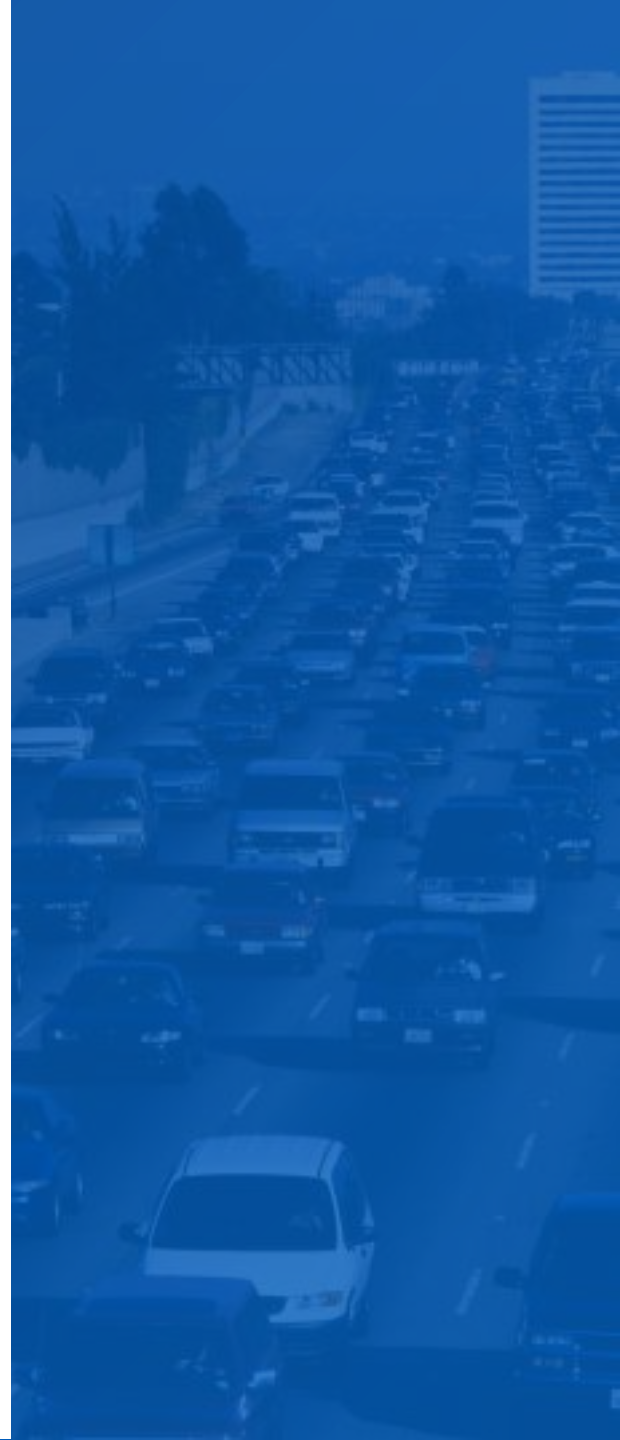
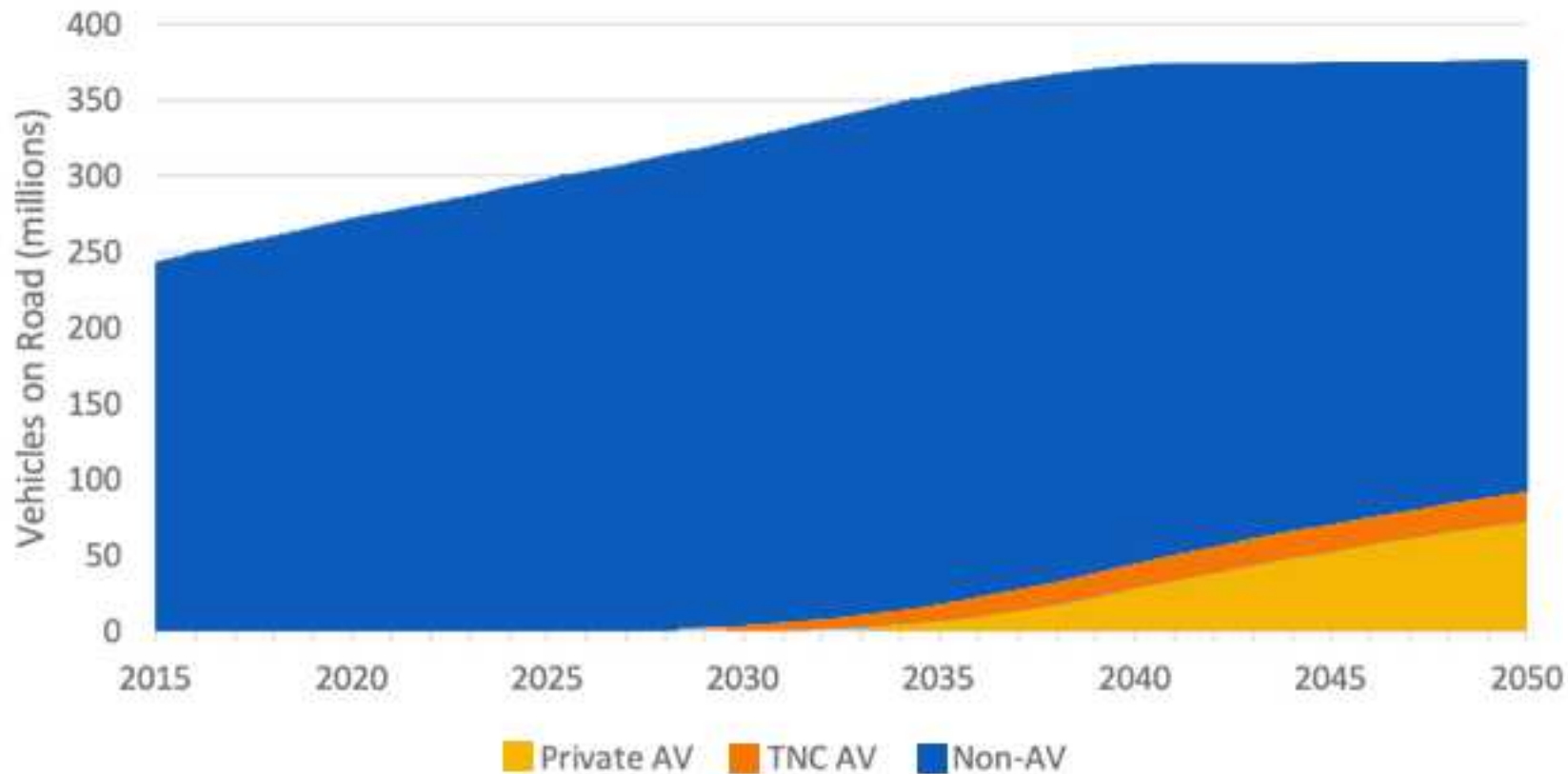
US POPULATION GROWS

TOTAL US POPULATION BY AGE IN 2020



WHILE PASSENGER VEHICLES INCREASE

PASSENGER VEHICLES ON ROAD



Much like Mobile Home Parks, these national Parking trends create a massive gap between demand and supply of parking in city centers, creating a major opportunity for investor upside, cash flow and tax benefits.



ARTIFICIALLY
CONSTRAINED
SUPPLY



STRONG &
INCREASING
DEMAND



**WE CAN COMFORTABLY
EXPECT PROPERTY VALUES
TO INCREASE OVER TIME.**

LOCATION IS A LONG-TERM PLAY

The value of investing in parking lots located in high density areas, is that if the needs for parking ever drops, we own an asset that is invaluable for its location within the city center alone.

✓ MEANING

The land can always be sold to developers at the end of its useful life as a parking structure.



BALANCED PARKING REVENUE MODELS

Double and triple net leases

PREFERRED METHOD

- Revenue share with a parking company
- Provides stable, recurring income over a long time

Traditional model employed at most of our parking lots.

Management Contracts

BETTER RATES OF RETURN

- Property management fee to a management company
- Smaller fee = higher margin

We are vetting and implementing more management contracts.

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Benefits of Parking



Capital Protection

Shrinking Supply

Parking's historical resilience during economic downturns can offer a protective edge against market volatility.

Shrinking Supply

Urban densification and a 7% decline in parking facilities from 2008-2017 restrict supply, potentially increasing asset value over time.

Covered Land Play

Generating positive cash flow while holding potential for future redevelopment, offers a balanced approach to capital protection.



Cash Flow Sustainability

Increasing Demand

Rising population and growing vehicle ownership indicate a sustained demand for parking.

Stable Recurring Income

Long-term leases with reliable operators ensure a steady, predictable cash flow.

Low Maintenance

With minimal upkeep requirements, parking lots can maintain cash flow with lower operational costs.



Stellar Returns

Mom-and-Pop Owners

Acquiring assets from smaller owners in off-market transactions can improve asset value, providing a significant margin of safety.

Low Competition

Early consolidation in a still-fragmented market presents an opportunity for a favorable asset accumulation, ahead of potential competition.

Dynamic Pricing

Leveraging technology for dynamic pricing through sophisticated operators can maximize revenue, enhancing the asset's financial performance.

Location, Location, Location

Prime locations of parking facilities in high-demand urban or tourist areas can command higher rates, improving the return on investment.

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Our Team

MANAGEMENT TEAM, KEY PRINCIPALS



Kevin Bupp

Kevin Bupp leads the strategic vision of SCI. As host of two top-ranked real estate investing podcasts on iTunes, his real estate investment advice has been downloaded millions of times by folks in over 125 countries. With over \$500 million of real estate transactions under his belt, Mr. Bupp's extensive investment experience spans the gamut of multifamily, single-family residential, office buildings, raw land, parking, and mobile home parks.

With over two decades of experience, Mr. Bupp also educates investors to locate, negotiate, acquire and create passive income from the widely misunderstood niche of mobile home park investing. He shares his experience through "The Mobile Home Park Investing Podcast" and the "Real Estate Investing for Cash Flow" podcast, which provide listeners with insights into his investment philosophy. In addition to his real estate endeavors, Mr. Bupp is passionate about giving back, and is the founder of several charitable organizations, including RunningForBrews.com, a social running club with more than 10,000 active members, and "72 Hours to Key West," an annual 280 mile bike ride to benefit impoverished families during the holidays.



Brian Spear

Brian Spear currently handles investor relations, marketing, and regulatory compliance for SCI. Mr. Spear has an extensive background in market evaluation, property analysis, acquisitions and management. To improve deal flow, Mr. Spear systematized the process to build and track relationships with mobile home park brokers nationwide. Prior to joining SCI, Mr. Spear travelled throughout the country to perform audits for multinational telecommunications companies. Over time, Brian worked in 49 states and amassed valuable insights into different MSAs around the country. His ability to drive growth and improve productivity helped grow his former company from inception to a valuation in excess of \$50mm in less than a decade. Mr. Spear graduated from the University of Kentucky with a Bachelor of Business Administration in Marketing. He attended UK on a baseball scholarship and was voted captain of a team that ultimately had six MLB alums. He was also named CoSIDEA ESPN the Magazine Academic All-District.

YOU MAY HAVE HEARD US ON



Real Estate Investing
for Cash Flow
PODCAST



Mobile Home
Park Investing
PODCAST

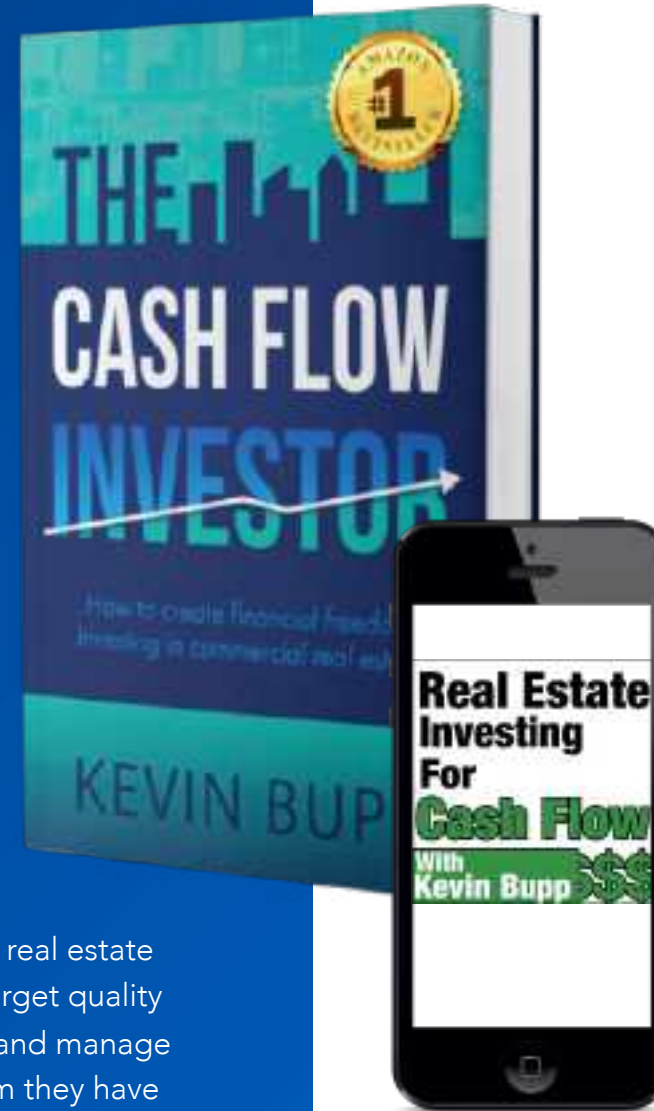


Passive Real
Estate Investing
PODCAST



The Cash Flow
Investor
BESTSELLER

Our popular podcasts teach listeners how to successfully invest in commercial real estate to generate cash flow and build legacy wealth. We share insights on how to target quality markets, develop solid deal-flow, negotiate great terms, acquire solid assets, and manage your portfolio. We also bring on industry experts who openly share the wisdom they have garnered over many years of experience in their respective niche. In our podcasts, we do our best to help make every listener a better real estate investor.



**#1 Amazon
Bestseller**

**Millions Of
Downloads**

**Listeners
In Over 125
Countries**

COMPETITIVE ADVANTAGE

PROPRIETARY DATABASE OF ASSET OWNERS



OUR COMPETITORS RELY ON BROKERS FOR ACQUISITIONS WHICH LIMITS THEIR DEAL FLOW and often restricts their Ability to purchase deals with a margin of safety.



OUR TEAM CREATES ORGANIC LEADS VIA DIRECT MAIL AND COLD CALL CAMPAIGNS which allows us to control our own destiny.

DEFENSIBLE ACCESS



Unlike other real estate sectors, you **cannot buy a comprehensive list** of owners in the mobile home park niche. There is no central data set of MHP zoning available.



MAPPING
LOCATIONS



CONTACTING
MUNICIPALITIES



MEETING
OWNERS

Unlike other real estate sectors, you cannot buy a comprehensive list of owners in MHPs or Parking. There is no central data set of zoning available for either niche.

We grew the list of asset owners in our database from scratch, sifting through aerial maps and parsing through municipal data. This puts our team in a unique position to leverage our internal database to find the best opportunities available, regardless of the market cycle.

VALUE-ADD STRATEGY

MOBILE HOME PARKS

During the turnaround stage, SCI will stabilize the park, recapture the loss-to-lease, lower expenses, and reduce vacancy. We are typically able to accomplish this feat within 18-24 months. At the outset, our team allocates the capital necessary to complete deferred maintenance projects and get each park operating at peak efficiency. The goal is to inject minimal capital for maximum effect.

The immediate aesthetic improvements in the community can be very impactful, often kicking off a virtuous cycle of resident pride of ownership where homeowners clean up their own property and demand the same from their neighbors. This provides long term value to both the residents and our bottom line.

INJECTING MINIMAL CAPITAL

SPRUCE UP COMMUNITY

Community Clean-up Day
New Signage
Improve Landscaping
Repair Fencing

FIX ANYTHING THAT IS BROKEN

Renovate Vacant Units
Fill Pot Holes
Remove Non-running
Vehicles
Fix Water Leaks

BENEFITS TO CURRENT TENANTS

Power-wash & Paint Homes
Repair & Replace Skirting
Enforce Rules & Regulations
Remove Unruly Residents

RECAPTURING THE LOSS-TO-LEASE

Many of our residents are on month-to-month leases with significantly below market lot rent at acquisition. Once we have improved the community's aesthetics, residents are more than happy to pay a slightly higher monthly cost to receive a significantly better living experience. At that point, we raise rents to just below the local market value. Recapturing this loss-to-lease dramatically increases our top line revenue. Because our lot rents are still below the market rate, we experience little to no turnover, and the vast majority of that additional revenue falls to the bottom line.

RESULTS

Upon completion of a successful turnaround, residents experience a bolstered pride of ownership in their homes and in their community. In addition to looking nicer, the community will generate more net income and will have built-in sweat equity.

CORE-PLUS STRATEGY

PARKING INVESTMENTS

In the parking niche, SCI creates stable, recurring income by structuring favorable long-term leases with credible third-party operators. This type of lease is most commonly found in NN or NNN investments, such as Walgreens, CVS, Dollar General, etc. In addition to the base rent, these leases contain annual rent increases tied to CPI, which protects the investment from inflation risk.

The long-term leases provide stable, recurring income for many years into the future. The visibility of income over the next decade provides safe, predictable cash flow (and clarity) for our partners.

PRIORITIZE LOCATION, LOCATION, LOCATION

SCI acquires targeted properties in exceptional locations with solid demand generators

- ◆ Downtown Core
- ◆ Tourist Attractions
- ◆ Governments and Courthouses
- ◆ Hotels
- ◆ Hospitals
- ◆ Sporting and Event Venues

CREATE PREDICTABLE RETURNS

Safe, predictable cash flow is created by negotiating favorable leases with operators prior to acquisition.

- ◆ Secure Guaranteed Long-Term Net Leases
- ◆ Include Annual CPI Increases
- ◆ Receive Revenue Participation Above Threshold

INCREASE THE NOI

With recent advancements in technology, SCI can leverage sophisticated operators to improve operational efficiency and increase cash flow

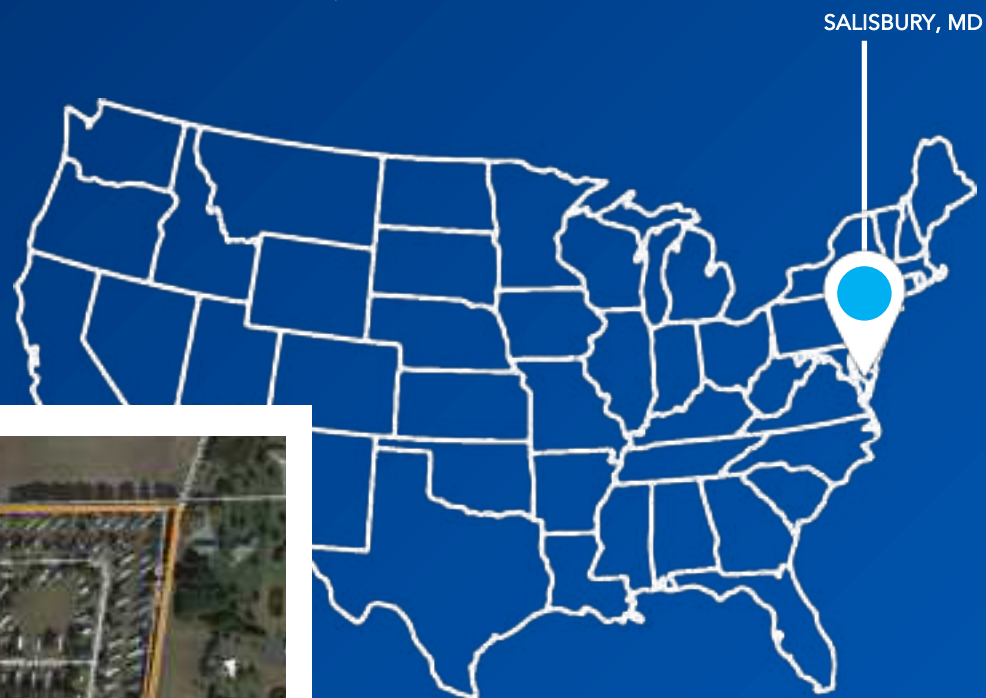
- ◆ Optimize Operations Through Automation
- ◆ Implement Dynamic Pricing

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Successful Properties

CASE STUDY

Cedarhurst & Walston MHP Salisbury, MD (SALISBURY MSA)



ACQUISITION OVERVIEW

CAP RATE:	PRICE PAID:	SIZE:	CLOSED:
9%	\$2.6mm	180 Lots	10/2017

CHALLENGES UPON ACQUISITION

Below Market Rents	Abandoned Homes	Deferred Maintenance
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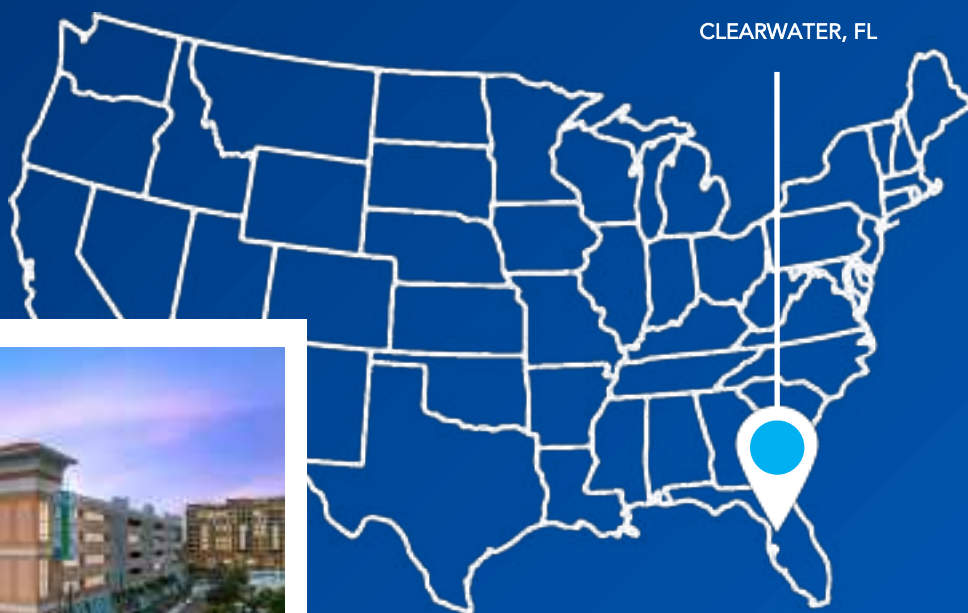
WHAT WE DID

Recaptured Loss-to-Lease	Renovated & Leased Vacant Homes	Rejuvenated Septic Leach Field
Moved Lot Rent from \$250 to \$395	Held Community Cleanup Day	Valued in 2022 \$10mm+

CASE STUDY

North Beach Parking Plaza Clearwater, FL

(TAMPA / ST. PETERSBURG / CLEARWATER MSA)



ACQUISITION OVERVIEW

CAP RATE:	PRICE PAID:	SPACES:	PREVIOUS NOI:
7.2%	\$34mm	702	\$1.67mm

CHALLENGES UPON ACQUISITION

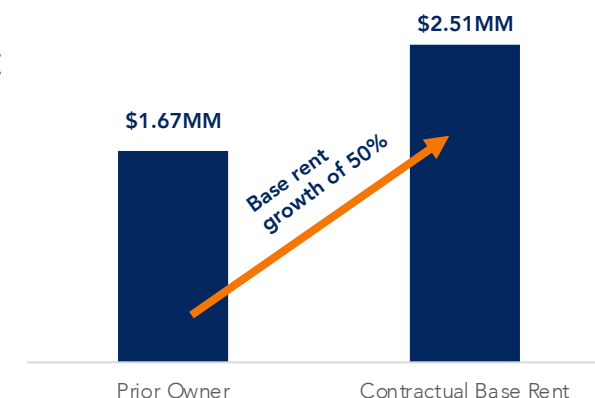
Disgruntled Partnership	Negotiated a 5Yr. NNN Lease prior to closing	Base Rent Increased to \$2.51mm
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WHAT WE'LL DO

50% Increase in Contractual Base Rent

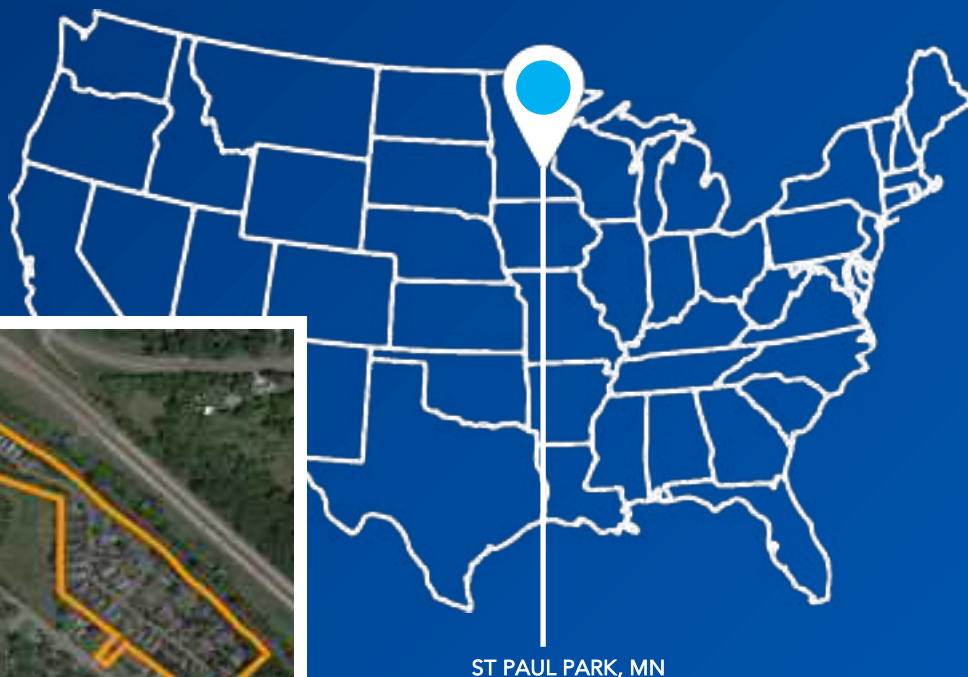
3-5% Annual Rent Escalators

Appraised Value
\$48.7mm



CASE STUDY

Park Estates MHP Saint Paul Park, MN (MINNEAPOLIS / ST PAUL MSA)



ACQUISITION OVERVIEW

CAP RATE:	PRICE PAID:	SIZE:	ALSO:
5.4%	\$10mm	113 Lots & 74 Storage	Owner Financing

CHALLENGES UPON ACQUISITION

32% Below Market Rents	Maximize Storage Income	Lower Operating Expenses
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WHAT WE'LL DO

Move Lot Rent from \$526 to \$650	Bring Storage Rents to Market	Create Online Presence
Appraised Value \$10.82mm	Projected NOI Once Stabilized: \$694,000	Projected Value Once Stabilized: \$13.3mm
30% Return on Equity at Acquisition		

The background of the slide is a solid dark blue. Overlaid on this is a large, stylized sunburst or starburst graphic. The graphic consists of a central circle, surrounded by a ring of smaller circles, and an outer ring of pointed, triangular shapes that radiate outwards, creating a sunburst effect. The text "Why Now" is centered within the central circle.

Why Now

WHY NOW?

COMBINED MHP/PARKING IS A SMART INVESTMENT



LOWER VOLATILITY

The Fund has been designed to deliver stable, passive income and capital appreciation.

Investing in recession-resistant assets with favorable long-term economics ultimately lowers volatility, without sacrificing upside.



RISK-ADJUSTED RETURNS

With the recent volatility in stocks, many prudent investors are seeking to diversify into non-correlated assets, such as real estate. In the realm of real estate, MHPs and net lease properties provide the best risk-adjusted returns in the marketplace.



INVESTORS FIRST

This partnership is structured such that investors receive their Preferred Return before fund managers participate in any of the profits.

The background is a solid dark blue. In the center is a large, lighter blue circle. Surrounding this central circle are numerous triangles of varying shades of blue, pointing outwards in all directions, creating a sunburst or star-like effect. The triangles are arranged in a radial pattern, with some being darker blue and others a lighter shade, creating a sense of depth and movement.

Get Started

First Funded, First Served

- 1 Upon completing the subscription documents, investors send capital contributions into escrow.
- 2 Once capital is received, investors are placed into the fund queue.
- 3 Investor capital will be drawn down from escrow in the order in which it is received.



WHY NOW

Early Investor Bonus

We are excited to share that we are offering an Early Investor Bonus for those who invest early in the fund. Early investors receive an additional back-end equity split detailed below:

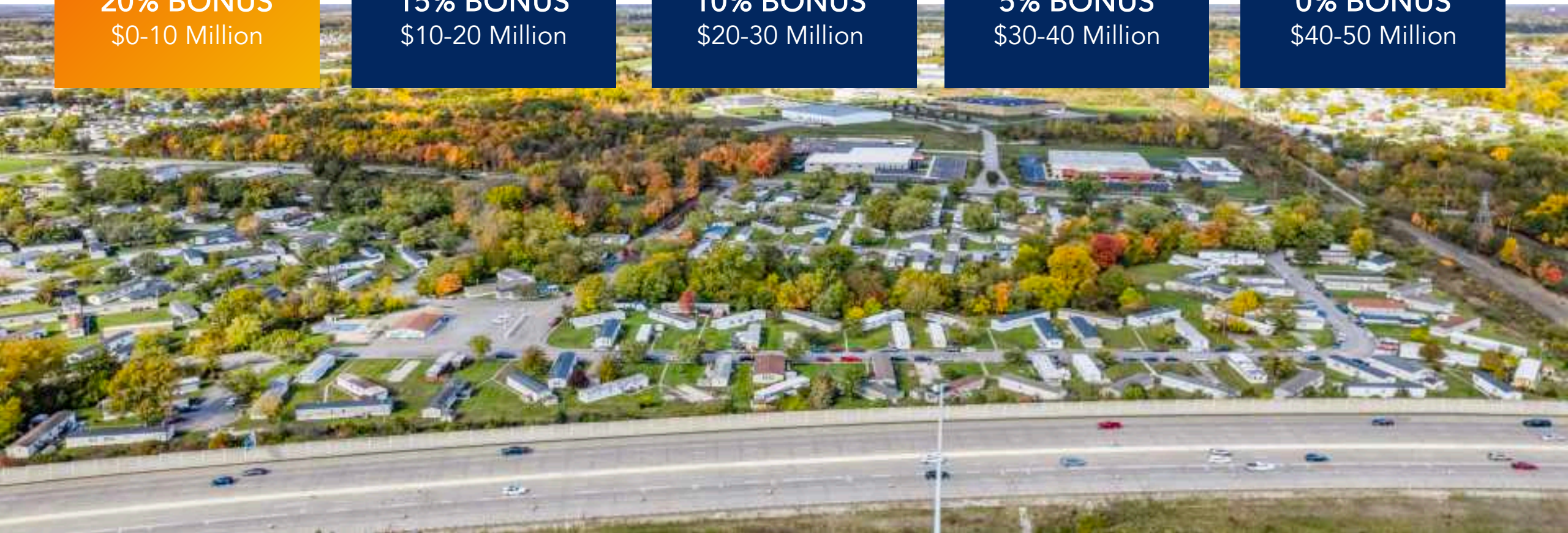
20% BONUS
\$0-10 Million

15% BONUS
\$10-20 Million

10% BONUS
\$20-30 Million

5% BONUS
\$30-40 Million

0% BONUS
\$40-50 Million



Subscription Process

SunriseCapitalInvestors.com/go
Complete the form and click
"Apply Now"

Quick Links

FUND 4'S FIRST DEAL - And why we love it!



Thank you for your interest in SCI Growth & Income Fund 4

Please complete the soft commitment form below to continue the application process. If you have any questions about the fund, please [schedule a call here](#).

FIRST NAME*

LAST NAME*

EMAIL ADDRESS*

MOBILE PHONE NUMBER*

INVESTMENT AMOUNT*

(Minimum Investment - \$100,000)

ARE YOU AN ACCREDITED INVESTOR?

An Accredited Investor is a Person Who Earns More Than \$200k/yr (Or \$300k/yr including Spouse), Or Has A Net Worth Of \$1M (Or \$1.5M including The Primary Residence)

☐ Yes

☐ No

INVESTMENT TYPE*

ANY SPECIAL INSTRUCTIONS REGARDING TITLING OR FUNDING OF THIS INVESTMENT?

Sunrise Capital Investors is committed to protecting and respecting your privacy, and we'll only use your personal information to administer your account and to provide the products and services you requested from us. From time to time, we would like to contact you about our products and services, as well as other content that may be of interest to you. If you consent to us contacting you for this purpose, please tick below to say how you would like us to contact you:

☐ I agree to receive other communications from Sunrise Capital Investors.*

You can unsubscribe from these communications at any time. For more information on how to unsubscribe, our privacy practices, and how we are committed to protecting and respecting your privacy, please review our Privacy Policy.

By clicking APPLY NOW below, you consent to allow Sunrise Capital Investors to store and process the personal information submitted above to provide you the content requested.

APPLY NOW

Your Soft Commitment is Reserved

Congratulations on joining our team!

Here's how to claim your reservation

Your soft commitment has been reserved for 14 days. In order to claim your reservation, **you must complete the investment process (steps 1-3 below) within 14 days**. If this timeline does not work for you for any reason, please let us know so we can try to accommodate your unique situation. If you ultimately choose not to invest, we ask that you please let us know ASAP so that we can offer your space to someone else.

Your next steps are to:

1. **Complete Your DocuSign:** Your personalized Offering Documents will be sent to you via DocuSign once it has been prepared.
2. **Fund Your Investment:** You are free to wire the funds. We do not contact you unless there is an issue. Confirmation of funds will be provided once we are notified of receipt from the bank.
 - a. **Funding Deadline: Within Two Weeks of Delivery By Email Of The DocuSign**
 - b. **Wiring Instructions:** Found on the first page of the DocuSign. Please be sure to make a note of it and/or download your Offering Documents from DocuSign after signing so that you have access to this information. (If you do not see it, please be sure to check spam)
3. **Prove Your Accreditation:** Please click the following link and follow through with the instructions to verify your accreditation: <https://sunrisecapitalinvestors.com/verify>. If we have an existing letter on file for you that is less than 90 days old, you can skip this step.

Access Your Portal: Once the investment process has been completed, you will receive an email invitation to your new investor portal account. This will allow you to view/download investment documents, private podcasts, and tax documentation.

Questions?

We are standing by to answer your questions. Feel free to



Follow the steps
to join our team



Brian Spear via DocuSign <dsr_ms2@docuSign.net>
to Mike

3:30 PM (3 hours ago)



Brian Spear sent you a document to review and sign.

[REVIEW DOCUMENT](#)



Brian Spear
Brian@SCInvestors.com

PRIVATE MESSAGE

Congrats on being an investor with us in this offering. The funding instructions are on Page 1. Once your funds are received you will receive an email confirmation in 24/48 hrs upon receipt. If you have any questions, please email IR@SCINVESTORS.COM for assistance. We look forward to serving you.

Congrats on being an investor with us in the Growth & Income Fund 4 offering. Please click the "Review Document" button to review all notes and complete the forms via DocuSign. The funding instructions are on Page 1. Once your funds are received you will receive an email confirmation in 24/48 hrs upon receipt.

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be emailed via DocuSign



Your Next Steps

To reserve your spot in the fund, head to www.SunriseCapitalInvestors.com/go complete the form and click the 'Apply Now' button

If you have any questions throughout the process, please contact our Investor Relations team at ir@scinvestors.com