

# SUGO CAPITAL TRACK RECORD

Apartments & Townhomes & Funds

September 2022

# MANAGEMENT TRACK RECORD



\$336M

Assets Value  
to Date



33%

Average  
Annual Return\*



19

Apartment  
Complexes

\*18.8% was average target AAR



# MANAGEMENT TRACK RECORD

## CURRENT ASSETS



In Partnership with:



### ASPEN

Fort Worth, TX  
224 Units

Projected ARR: 18%  
Projected CoC: 8%  
Actual CoC: 7%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$23.7M    | \$24M         |

### RIVER RIDGE

Columbia, SC  
146 Units

Projected ARR: 18%  
Projected CoC: 7%  
Actual CoC: 0%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$9.1M     | \$9.1M        |

### FOURTY 15

Decatur, GA  
110 units

Projected ARR: 23%  
Projected CoC: 8%  
Actual CoC: 8%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$9M       | \$10.6M       |

### RIVER HILLS FLATS

Chattanooga, TN  
128 units

Projected ARR: 18%  
Projected CoC: 6%  
Actual CoC: 7%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$8.2M     | \$10.2M       |

### DALTON PORTFOLIO

Dalton, GA  
240 Units

Projected ARR: 21%  
Projected CoC: 8%  
Actual CoC: 12%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$24.8M    | \$24.8M       |

### EVANSVILLE PORTFOLIO

Evansville, IN  
276 Units

Projected ARR: 20%  
Projected CoC: 8%  
Actual CoC: 8%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$23.8M    | \$23.8M       |

### OASIS

Houston, TX  
144 Units

Projected ARR: 18%  
Projected CoC: 8%  
Actual CoC: 8%

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$13.1M    | \$13.1M       |

### CASH FLOW FUND

Diversified

Projected CoC: 12%  
Actual CoC: 12%



# MANAGEMENT TRACK RECORD

## CURRENT ASSETS



In Partnership with:



### Park Trails

Houston, TX  
210 Units

Projected ARR: 18%  
Projected CoC: 6%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$21.25M   | \$21.25M      |

### Town & Country

Huntsville, AL  
220 Units

Projected ARR: 20%  
Projected CoC: 6%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$23M      | \$23M         |

### Waco 901

Waco, TX  
172 units

Projected ARR: 19%  
Projected CoC: 7%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$16.3M    | \$16.3M       |

### Ekahi Equity Fund

Diversified Multifamily

Projected ARR: 18%  
Projected CoC: 6%  
Actual CoC: TBD

|       |
|-------|
| \$30M |
|-------|

### Lofts at Fair Park

Dallas, TX  
38 Units

Projected ARR: 21%  
Projected CoC: 7%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$5.7M     | \$5.7M        |

### The Emile

Houston, TX  
240 Units

Projected ARR: 19%  
Projected CoC: 7%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$39M      | \$39M         |

### Dallas Ave

Dallas, TX  
27 Units

Projected ARR: 18%  
Projected CoC: 7%  
Actual CoC: TBD

|            |               |
|------------|---------------|
| Cost Basis | Current Value |
| \$4.4M     | \$4.4M        |



# MANAGEMENT TRACK RECORD

## PAST ASSETS



In Partnership with:



### SIGNAL HILL

Statesville, NC  
122 Units

Projected ARR: 20%  
Actual ARR: 44%  
Cumulative: 111%

Cost Basis  
\$7.4M

Exit Value  
\$13.5M

### PROSPER FAIRWAYS

Columbia, SC  
419 Units

Projected ARR: 18%  
Actual ARR: 32%  
Cumulative: 24%

Cost Basis  
\$34M

Exit Value  
\$44.7M

### RIVER CREST

Columbia, SC  
150 Units

Projected ARR: 18%  
Actual ARR: 32%  
Cumulative: 42%

Cost Basis  
\$10.3M

Exit Value  
\$15.9M

### WINDRIDGE

Columbia, SC  
46 Units

Projected ARR: 19%  
Actual ARR: 25%  
Cumulative: 32%

Cost Basis  
\$3.67M

Exit Value  
\$4.9M

### TROPICAL RIDGE

Columbia, SC  
138 Units

Projected ARR: 19%  
Actual ARR: 47%  
Cumulative: 71%

Cost Basis  
\$7.4M

Exit Value  
\$14.7M

### VILLAGE EAST

Denton, TX  
133 Units

Projected ARR: 19%  
Actual ARR: 17.8%  
Cumulative: 44.5%

Cost Basis  
\$12.25M

Exit Value  
\$18M





# NEXT STEPS

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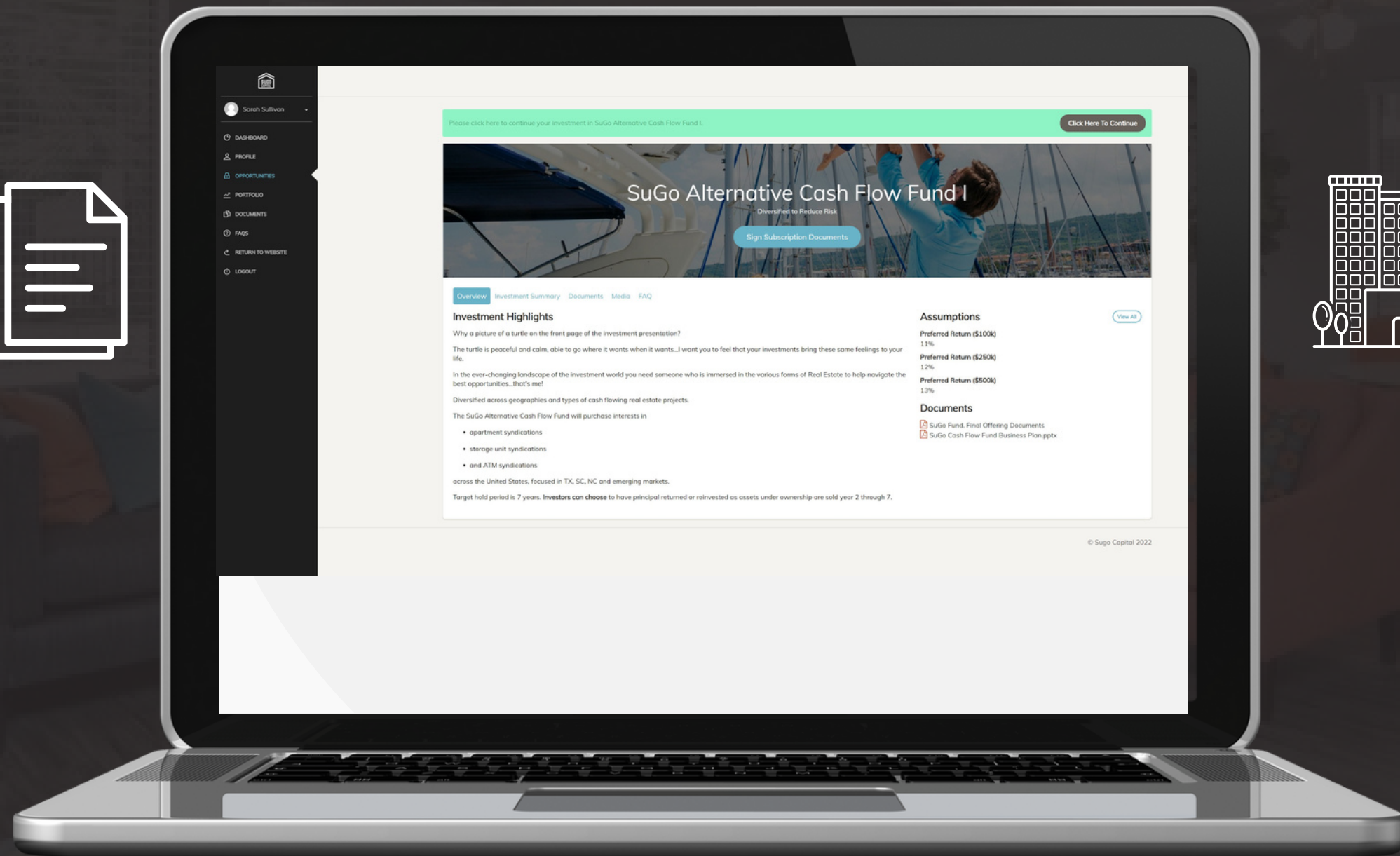


# INVESTOR PORTAL

[www.InvestWithSarah.com](http://www.InvestWithSarah.com)

## Documents

You will have secure access to documents and transactions whenever you need them



## Asset Information





# Q U E S T I O N S

## CONTACT US!

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Sarah Sullivan, Founder  
[sarah@sugocapital.com](mailto:sarah@sugocapital.com)

Rachel Blumenthal, Investor Relations  
[rachel@sugocapital.com](mailto:rachel@sugocapital.com)

650-776-2270