# SUNRISE CAPITAL INVESTORS

## HISTORICAL PERFORMANCE

Sunrise®
CAPITAL INVESTORS

# HISTORICAL FUND PERFORMANCE

Our success across Funds I, II, III, IV, and V has been driven by the strengths of our core investment strategy. Then and now, we focus on Mobile Home Parks and Parking Facilities, both niches with favorable long-term economics and for which demand grows at a higher rate than the new supply coming online. Further, we invest in these recession-resistant, fragmented asset classes where institutional capital and large private equity firms haven't yet consolidated the verticals.

As of Q1 2026, Sunrise Capital has $398MM total assets under management across the four closed funds and in current fund, Growth & Income Fund 5. Along the way, our principals have successfully completed over $1B transactions and with $0 investor losses.

**Fund 1**

- Full Return of Capital Completed in 3 years
- 17.7% IRR
- All Assets Liquidated, Fund Closing 2026

**Fund 2**

- Full Return of Capital Completed in 4 years
- 13.9% IRR
- All Assets Liquidated, Fund Closing 2026

**Fund 3**

- 40% Return on Equity as of Q4 2025 (based on NAV)
- Full ROC Projected in 7 years
- 6% Annual COC based on 2025 Distributions

**Fund 4**

- $25MM in Margin of Safety Across 15 Assets
- Full ROC Projected in 7 Years
- 6% Annual COC based on 2025 Distributions

**$1B**
**TRANSACTIONS COMPLETED**

**$438MM**
**TOTAL AUM**

**$0**
**INVESTOR LOSSES**

# FUND 5 OVERVIEW

Sunrise Capital's newest fund, SCI Growth & Income Fund V, LLC (FUND 5), acquires, improves, and operates Mobile Home Parks & Parking Facilities.

Our strategy for parking and mobile home park assets is the same: buy, improve, refinance and hold long term—delivering attractive returns to our investors. In Fund 5, as in Funds 1-4, we target low-risk, cash-flowing assets, thus providing capital preservation, immediate income, and equity growth.

*Fund 5 is currently accepting new capital.*

## INVESTMENT SUMMARY

**Projected Total Annual Return**

14-18%

**Projected Average Annual Cash Return**

6-8%

**Structure**

Return of Capital, Accrued Preferred Return, then 70/30 split

**Minimum Investment**

Three Class Tiers:
A) $100,000
(8% Pref)
B) $250,000
(9% Pref)
C) $1,000,000
(10% 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
Begins Q4 2026

# FULL CYCLE DEAL PERFORMANCE

## *OVERALL PERFORMANCE: 46% AVERAGE IRR ACROSS 16 FULL CYCLE DEALS*

| Location | Purchase Date | Purchase $ | Equity $ | Units # | COC % | Annual % | Total % | IRR % | Multiple # | Period Yrs | Sale $ |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HAMPTON, GA | DEC-12 | 0.20MM | 0.30MM | 34 | 34 | 73 | 511 | 37 | 4.8 | 7 | 1.25MM |
| BURLINGTON, NC | NOV-14 | 1.07MM | 0.30MM | 131 | 42 | 177 | 1417 | 46 | 13.0 | 8 | 4.32MM |
| PETERSBURG, VA | NOV-15 | 0.65MM | 0.18MM | 52 | 22 | 308 | 770 | 135 | 7.4 | 3 | 1.80MM |
| RAEFORD, NC | JUN-16 | 0.65MM | 0.15MM | 52 | 29 | 204 | 1227 | 54 | 12.0 | 6 | 1.58MM |
| PADUCAH, KY | NOV-16 | 0.75MM | 0.21MM | 69 | 11 | 92 | 286 | 58 | 3.1 | 3 | 1.28MM |
| ATHENS, AL | OCT-16 | 0.70MM | 0.19MM | 68 | 9 | 65 | 261 | 44 | 4.2 | 4 | 1.45MM |
| MILLEDGEVILLE, GA | MAY-17 | 0.13MM | 0.31MM | 66 | 5 | 94 | 123 | 54 | 2.2 | 1 | 0.68MM |
| BUFFALO, NY | JULY-17 | 3.77MM | 1.17MM | 122 | 7 | 26 | 79 | 22 | 1.8 | 3 | 4.70MM |
| ORANGE CITY, FL | JULY-17 | 1.44MM | 0.68MM | 65 | 8 | 24 | 71 | 20 | 1.7 | 3 | 2.30MM |
| CHEBOYGAN, MI | JULY-18 | 1.43MM | 0.43MM | 110 | 12 | 62 | 155 | 24 | 2.5 | 3 | 2.25MM |
| STILLWATER, OK | SEPT-18 | 3.30MM | 1.19MM | 145 | 3 | 11 | 42 | 9 | 1.4 | 3 | 3.65MM |
| TOPEKA, KS | SEPT-18 | 2.20MM | 0.96MM | 103 | 6 | 52 | 156 | 34 | 2.6 | 3 | 4.00MM |
| WAVERLY, IA | OCT-18 | 2.35MM | 0.98MM | 136 | 7 | 45 | 180 | 31 | 2.8 | 3 | 4.73MM |
| BUFFALO, NY | DEC-18 | 3.86MM | 2.05MM | 132 | 8 | 35 | 69 | 30 | 1.7 | 2 | 5.38MM |
| LOGANSPORT, IN | AUG-19 | 0.75MM | 0.93MM | 85 | 10 | 38 | 75 | 35 | 1.8 | 2 | 1.55MM |
| ATLANTA, GA | OCT-22 | 2.50MM | 1.40MM | 124 | 3 | 144 | 287 | 109 | 5.1 | 2 | 10.45MM |

# FEATURED FUND 5 ASSETS

# NAUTICA GARAGE

*Boston, MA*

The Nautica Parking Facility is a 297-space covered garage located in Boston's Charlestown Navy Yard, one of the city's most supply-constrained waterfront submarkets. The asset combines immediate cash flow, a highly desirable urban location, and visible operational upside supported by a practical parking optimization strategy.

**Target IRR**
**14.5%**

**Equity Multiple**
**2.9x**

**297**
Spaces

**2000**
Year Built

**2026**
Year Acquired

# COURTYARD ESTATES MHP

*Columbus, OH*

Courtyard Estates is a 67-site manufactured housing community located just 15 minutes from downtown Columbus, Ohio. Currently 86.6% occupied with 58 tenant-owned homes, 3 vacant lots, and 6 vacant park-owned homes, this acquisition offers significant value-add potential, including rental upside, operational efficiencies, and strong long-term cash flow in one of Ohio's fastest-growing metros.

**67**
Units

**1972**
Year Built

**2025**
Year Acquired

## Occupancy

**86.6%**

## Rent Growth Potential

**Strong rent growth potential with immediate stable cash flow.**

# THE MEADOWS MHP

*Pittsburgh, PA*

Nestled just 30 minutes from the Pittsburgh metro, The Meadows represents a compelling long-term yield and value play. At acquisition, lot rents sat below market at $545/month, creating near-term upside through an 8% increase in Year 1 and phased 4% annual growth thereafter. A fully funded $1.26M infill and renovation plan aims to lift occupancy above 97%, while a 90% trash bill-back program and modest amenity upgrades will further enhance NOI.

**118**

Units

**1995**

Year Built

**2025**

Year Acquired

## Occupancy

**75%**

## Rent Growth Potential

**Strong rent growth potential with immediate stable cash flow.**

# CEDARHURST MHP

*Salisbury, MD*

Cedarhurst is a unique, subdivision-style manufactured housing community, offering quarter-acre estate lots, mature trees, and a true single-family neighborhood feel. With eight years of Sunrise stewardship, the property has maintained top-tier occupancy and strong resident retention. Its premium design, low density, and blue-chip coastal location near jobs, healthcare, and education make it nearly irreplaceable.

**91**
Units

**2005**
Year Built

**2025**
Year Acquired

## Occupancy

**95.6%**

## Rent Growth Potential

**Strong rent growth potential with immediate stable cash flow.**

# WALSTON MHP

*Salisbury, MD*


Walston is a high-demand, workforce housing community in Salisbury—one of Maryland's fastest-growing and most economically diverse cities. With over eight years of Sunrise ownership, Walston has delivered consistent collections and low turnover. The community is poised for further upside via infill of three vacant sites and a strategic transition to municipal utilities, which will lower expenses and improve long-term reliability.

**90**

Units

**1974**

Year Built

**2025**

Year Acquired

## Occupancy

**96.6%**

## Rent Growth Potential

**Strong rent growth potential with immediate stable cash flow.**

# BELLECREST MHP

*Hattiesburg, MS*


Located in one of Mississippi's fastest-growing employment hubs, Bellecrest is a proven, high-demand affordable housing community in the healthcare and education-rich market of Hattiesburg. Sunrise has operated Bellecrest for over seven years, and the community continues to benefit from rising incomes, limited new supply, and persistent demand for quality housing. A 20+ unit infill initiative is already underway, with brand-new homes arriving by Q1 2026.

**158**

Units

**1997**

Year Built

**2025**

Year Acquired

## Occupancy

**85.5%**

## Rent Growth Potential

**Strong rent growth potential with immediate additional infill units.**

# SHERMAN ESTATES MHP

*Cincinnati, OH*


Strategically located in the path of growth just south of Cincinnati, Sherman Estates offers small-town affordability with direct access to big-city employment. Sunrise has operated this community for more than seven years, benefiting from the Cincinnati metro's booming logistics, healthcare, and manufacturing sectors. With limited affordable housing in Northern Kentucky, Sherman's quality homes and steady occupancy continue to deliver strong performance.

**100**

Units

**1981**

Year Built

**2025**

Year Acquired

## Occupancy

**100%**

## Rent Growth Potential

**Strong rent growth potential with immediate stable cash flow.**