

Investment Summary

Financial Summary¹

Targeted Avg. Annual Return	10-13%
Targeted Avg. Annual Cash Yield	6-9%
Distributions	Monthly
Waterfall Structure	6-7% Annualized Preferred Return, 80/20 split ²
Minimum Capital Commitment	\$50,000
Fund Length	Open-ended with redemption options
Investment Options	Cash, trust, self-directed IRA, self-directed 401(k)
Investor Qualifications	Accredited

Wellings Capital Management
 14805 Forest Road, Suite 203
 Forest, VA 24551
invest@wellingscapital.com
 800.844.2188

FAQs
wellingscapital.com/faq



INTRODUCTION

The Wellings Evergreen Income Fund (the "Fund") is an open-ended commercial real estate fund designed to generate consistent income and long-term capital appreciation. The Fund's asset types may include multifamily, self-storage facilities, manufactured home communities, industrial, and open-air shopping centers. The Fund will invest across multiple asset types and structures to safeguard capital while emphasizing yield. The Fund will focus on investments with strong in-place cash flow, targeting mid-to-high single-digit cash-on-cash returns and low double-digit returns overall.

INVESTMENT STRATEGY

- **Find Yield Throughout Capital Stack:** Pursue joint venture structures such as preferred equity that generate higher yields while protecting downside
- **Broad Diversification:** Invest in multiple operators, asset types, properties, and geographies to expand opportunity while reducing risk
- **Value-Add:** Find opportunities to enhance value and increase returns through strategic improvements that grow NOI, boost asset performance
- **Long-Term Investing:** Evergreen fund structure provides continuous capital deployment to allow for long-term value creation, tax efficiency and flexible reinvestment, while providing liquidity for investors

INVESTMENT GOALS

Wealth Preservation

Current Income

Capital Appreciation

Tax Efficiency

INVESTMENT HIGHLIGHTS

\$100MM Target Size

K-1 Tax Reporting

Drawdown Structure

4-Year Minimum Hold

¹ All projected returns are net of fees and expenses; there is no guarantee that projections will be realized

² For the purposes of the foregoing waterfall, the "Preferred Return Rate" will be equal to (A) 6.0% for Limited Partners with a Capital Commitment of less than \$250,000 and (B) 7.0% for Limited Partners with a Capital Commitment of \$250,000 or more. Please see the Limited Partnership Agreement ("LPA") for more information.

The information contained in this summary is for information purposes and should not be regarded as an offer to sell or a solicitation of an offer to buy any security in any jurisdiction where such an offer or solicitation would be in violation of any laws. The price and value of the investments referred to in this summary and the income from such investments may fluctuate, and investors may realize losses on these investments, including a loss of principal. Interested investors should review the LPA and all information in this summary are subject to the terms of the LPA. The targeted returns on investment are intended for the purpose of illustrative projections to facilitate analysis and are not guaranteed by Wellings Capital. Targeted returns are based upon historical data with the assumption that the demand for the targeted assets will stay consistent and/or continue to increase. Wellings Capital does not provide tax, accounting, or legal advice to clients, and all investors are advised to consult with their tax, accounting, or legal advisers regarding any potential investment.