

Financial Summary¹

Targeted Avg. Annual Return	14-18%
Targeted Equity Multiple	2.12-2.44x
Preferred Return	8-9%
Waterfall Structure	80/20 profit split ²
Minimum Capital Commitment	\$50,000
Targeted Fund Length	8 Years ³
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 Growth Fund II (the "Fund") is a diversified, closed-end commercial real estate fund focused on capital appreciation. The Fund's asset types may include multifamily, self-storage facilities, manufactured home communities, industrial, and open-air shopping centers. The Fund aims to deliver strong total returns by uncovering overlooked opportunities and leveraging joint venture structures with our operators.

INVESTMENT STRATEGY

- **Opportunistic focus to unlock value.** Identify underperforming or underutilized properties that benefit from repositioning and/or better management
- **Joint Venture Agreements.** Create investment structures with the potential for asymmetric upside relative to risk profile
- **Underserved lower/middle markets:** Find investments where financing and supply constraints limit competition and create high-demand opportunities with attractive deal terms
- **Broad Diversification:** Invest in multiple operators, asset types, properties, and geographies to expand opportunity while reducing risk

INVESTMENT GOAL

Capital Appreciation

Diversification

Risk-Adjusted Total Returns

Tax Efficiency

INVESTMENT HIGHLIGHTS

\$50MM Target Size

K-1 Tax Reporting

Drawdown Structure

8-Year Hold

¹ All projected returns are based on a 10-yr hold and net of all fees; 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) 8.0% for Limited Partners with a Capital Commitment of less than \$250,000 and (B) 9.0% for Limited Partners with a Capital Commitment of \$250,000 or more. Please see the Limited Partnership Agreement ("LPA") for more information.

³ The Fund has an 8-year term beginning from the date the final dollar is deployed.

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