

### Financial Summary<sup>1</sup>

Targeted Avg. Annual Return	12-15%
Targeted Avg. Annual Cash Yield	5-8%
Targeted Equity Multiple	2.2-2.5x
Waterfall Structure	10% Annualized Preferred Return, 80/20 split <sup>2</sup>
Minimum Investment	\$50,000
Expected Length of Investment	10 Years
Investment Options	Cash, trust, self-directed IRA, self-directed 401(k)
Investor Qualifications	Accredited

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### FAQs

[www.wellingscapital.com/faq](http://www.wellingscapital.com/faq)

<sup>1</sup>All projected returns are net of fees; there is no guarantee that projections will be realized



## INTRODUCTION

The Wellings Real Estate Income Fund identifies and partners with leading operators to make common and preferred equity investments across several private real estate asset classes. These include self-storage facilities, manufactured housing communities, multifamily apartments, light industrial, RV parks, open-air shopping centers and single-family rentals. Wellings Capital Management serves as the Registered Investment Adviser (RIA) to the Fund, while operators provide asset and property management services.

## INVESTMENT HIGHLIGHTS

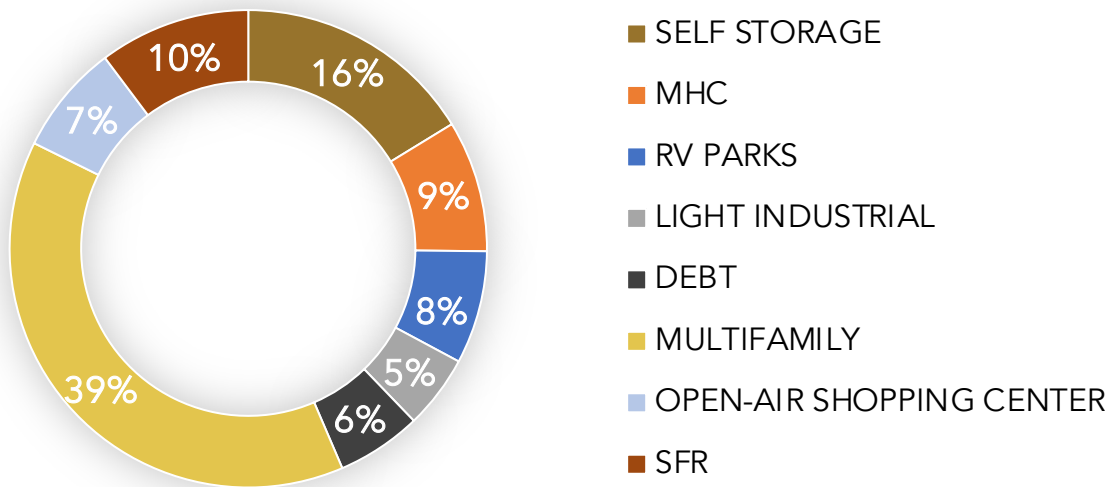
- **Broad-based diversification** by pursuing multiple asset types, properties, operators, geographies, strategies and capital structures
- **Monthly distributions with potential tax advantages** resulting from paper losses and depreciation
- **Rigorous vetting process** for operators and properties to identify sponsors with a proven track record of execution and performance
- **Focus on assets with historically low correlation to broader market** that can produce more consistent revenue streams
- **Invest in niche and fragmented markets** where opportunities can be less competitive and often too small for institutions
- **Long-term investment horizon** provides potential for compounding growth while reducing impact of short-term volatility, allowing time to ride out economic cycles

<sup>2</sup>Investors receive prioritized cash flow distributions with a quarterly preferred hurdle rate of 2.5%. The 2.5% quarterly preferred return rate renews each quarter. Cash flow above the preferred return hurdle rate will be distributed 80% to investors and 20% to Wellings Capital Management. Please see the Private Placement Memorandum 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. We do not provide tax, accounting, or legal advice to our clients, and all investors are advised to consult with their tax, accounting, or legal advisers regarding any potential investment. Interested investors should review the Private Placement Memorandum (PPM) and all information in this summary are subject to the terms of the PPM. 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.

# FUND STATUS AS OF JUNE 1, 2024

## ASSET TYPE ALLOCATION



Calculated by equity WREIF has invested. Please note that these numbers will shift as new properties are added to the Fund.

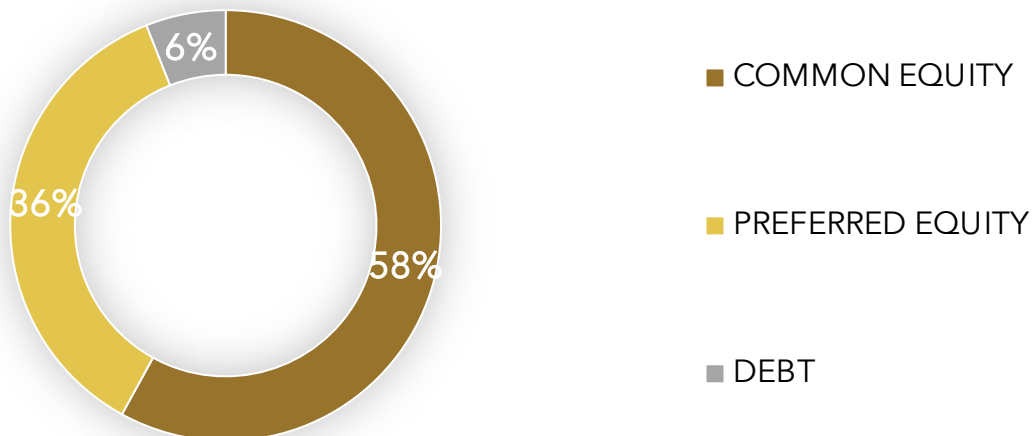
NUMBER OF  
OPERATORS  
**13**

TOTAL  
UNITS/LOTS  
**8,860**

TOTAL  
ASSETS  
**1,410**

NET RENTABLE  
SQUARE FEET  
**5,708,252**

## CAPITAL STACK POSITION



Calculated by equity WREIF has invested. Please note that these numbers will shift as new properties are added to the Fund.