



SORTIS INCOME FUND

Sortis sponsors and manages the Sortis Income Fund ("SIF"), an un-leveraged, evergreen investment fund focused on senior secured loans primarily collateralized by real estate in the US. This fund issues equity membership units that are offered only to Accredited Investors through a Regulation D private placement offering.

DISCIPLINED APPROACH

SIF has a disciplined approach and rigorous risk management that results in a diversified loan portfolio generating stable, high yielding fixed income returns with attractive risk adjusted returns for our investors.

REAL ESTATE & BANKING EXPERTISE

Sortis real estate and banking expertise allows SIF to deploy capital at any point in the real estate cycle. We are especially effective where the cycle is located now with the current disruption in the lending environment. While lending is by nature a defensive investment using equity as a cushion, we are in challenging markets where our unique skill sets allow us to outperform other lenders.

INCOME FUND FACT SHEET

ABOUT SORTIS

Sortis Capital is a fund management business that focuses on providing creative capital solutions throughout the capital stack by partnering with real estate operators and developers as well as executing directly through its operating platform to achieve attractive risk adjusted returns for its investors. Sortis Holdings, our affiliated operating platform, provides an unparalleled resource for the fund business to support our lending and investing activities with deal sourcing, asset management, operations, development, and construction expertise.

Sortis is led by Founder and Executive Chairman Paul Brenneke who has over 30 years of experience in the commercial real estate and investment industries. Paul's most recent flagship project was 300 Pine (the former Macy's Downtown Seattle store) as he led the entitlement, acquisition, and re-development of the 800,000 SF building that was leased to Amazon leading to a \$600M exit in 2021.

Our management team has navigated all stages of the real estate cycles over the last 30 years and has extensive experience ranging from operator to distressed real estate investors. Since inception, Sortis principals have invested, loaned, or developed over \$2.0 billion in assets across most major real estate classes.

OUR TEAM



PAUL BRENNEKE

Founder/Executive Chairman

- › 30 years of real estate experience
- › Over \$2B of transactions including a \$600M exit
- › Sortis Holdings (Operating Platform) CEO



JEF BAKER

Partner

- › 20 years of banking/real estate experience
- › Former bank CEO at MBank
- › KPMG, Senior Manager



SAM ROSS

Partner/Managing Director

- › 10 years of real estate/lending experience
- › JDI Realty, Analyst & Asset Manager
- › Tufts University, Economics & Entrepreneurial Leadership



MICHAEL SANDER

Partner/Senior Managing Director

- › 15 years of industry experience
- › Guardian IB, Director
- › Oregon State University, Business

"REAL ESTATE IS JUST AN EMPTY BOX
UNLESS THE EXPERIENCE WITHIN
THE PLACE TOUCHES YOUR SOUL."

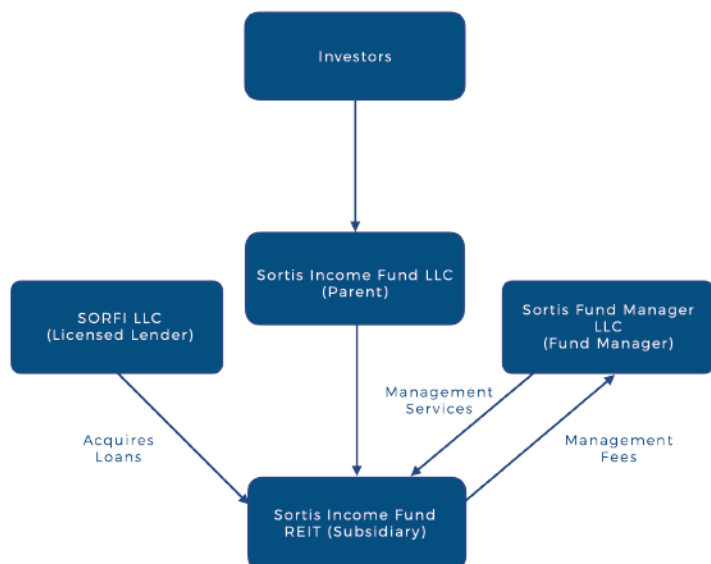
-PAUL BRENNEKE



SIF BY THE NUMBERS

SCALED INVESTOR BASE	\$164M ASSETS UNDER MANAGEMENT	747 UNIQUE INVESTORS	~\$219K AVERAGE INVESTMENT
ATTRACTIVE RETURNS ¹	\$33.9M+ DISTRIBUTED TO INVESTORS	9.66% ANNUALIZED NET INVESTOR YIELD*	24 STRAIGHT PROFITABLE QUARTERS SINCE INCEPTION
CONSERVATIVE RISK MANAGEMENT ¹	\$0 PRINCIPAL LOSSES	\$0 LEVERAGE USED	

FUND STRUCTURE AND INVESTMENT TERMS



INVESTMENT MINIMUM

\$50,000

ACCREDITED INVESTOR REQUIREMENTS

Limited to accredited investors under Regulation D, Rule 506(c)

DISTRIBUTIONS

Quarterly cash distribution of earnings that can be reinvested at investor's election

MINIMUM HOLDING PERIOD

Liquidity available after 6-month holding period¹

TARGET RETURN

8% to 10% annual net investor returns

MANAGEMENT FEES

1.75% of AUM annual management fee plus 15% of the net profit

TAX REPORTING STRUCTURE

Sortis REIT issues a single 1099 to its parent, Sortis Income Fund, LLC. Sortis Income Fund, LLC issues a single K-1 to investors. This structure qualifies investors for the 20% QBI deduction for federally taxable income and only requires investors to file state tax returns in their home state.

⁽¹⁾ Subject to liquidity and redemption policies further detailed in the PPM