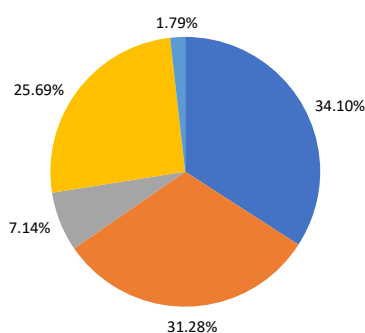


## OVERVIEW

The Secured Real Estate Income Strategies, LLC is a Regulation A+ \$50M debt fund that looks to capitalize on the high demand for short-term financing of residential and commercial real estate investment properties and the lack of funding options available to borrowers from institutional lenders.

The Company's strategy is to use substantially all of the proceeds of this offering to acquire, asset manage, syndicate and opportunistically sell investments in a variety of real estate loans, land development loans and other real estate secured loans. For its loan portfolio, the Company will secure loans with first and/or second position security interests. The Company may also finance real estate projects using other funding methods including (but not limited to) joint venture equity financing.

### Current Assets



Land Development	34.10%
Multi Family	31.28%
Renewable Energy	7.14%
SFR New Construct.	25.69%
SFR Rehab	1.79%

**Total Assets** 100%

<b>NAV per share</b> <sup>3</sup>	<b>\$10.00</b>
<b>Annualized Distribution Rate</b> <sup>2</sup>	<b>6.86%</b>

### Investment Objectives

- Pay attractive and consistent cash distributions
- Preserve, protect and return your capital contribution

### Highlights

- 8.0% per annum preferred return
- Monthly distributions
- 80% profit share to investors
- Minimum hold period: 12 months
- Quarterly redemptions
- Available to accredited & non-accredited investors
- Total issue: up to \$50 million
- Minimum investment: \$5,000
- Offering available via Folio Institutional platform
- IRA & ROTH IRA Eligible

## Performance Analytics

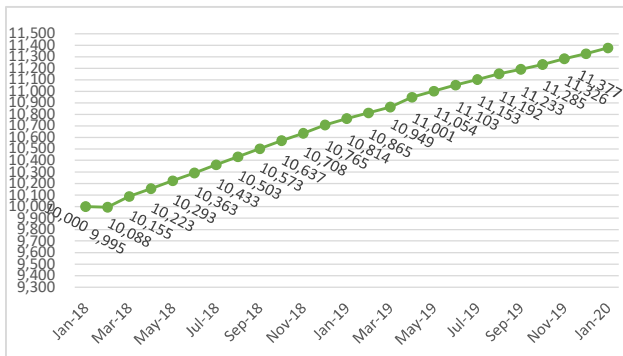
Inception Date of Fund	Feb-18
Current month Rate of Return (ROR)	0.45%
Monthly Mean ROR	0.54%
% Positive Months:	95.83%
Sharpe Ratio (0% risk free rate): <sup>2</sup>	10.274
Sortino Ratio <sup>2</sup>	185.9
Largest 1 month Gain	0.93%
Largest 1 month Loss	-0.05%
No. of Months	24

YTD ROR	0.45%
Annualized Distribution Rate	6.86%
Net ROR Since inception (ITD ROR)	13.77%
Hypothetical Growth of \$10,000 <sup>1</sup>	11,377
Monthly Standard Deviation	0.19%
Annualized Standard Deviation <sup>2</sup>	0.67%
Monthly Downside Deviation	0.01%
Max Peak to Valley Drawdown: (%)	-0.05%
Annualized Downside Deviation	0.04%

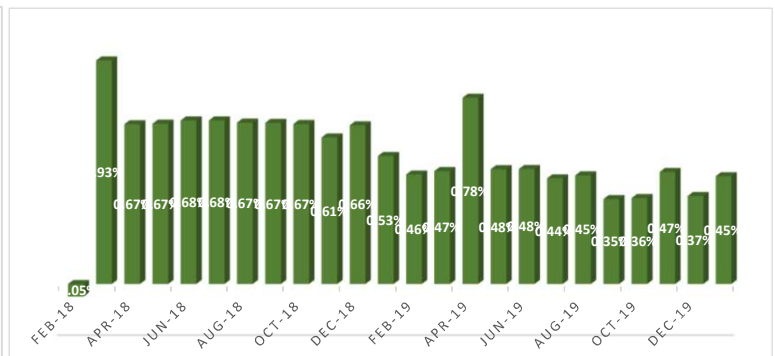
### Monthly Returns (%) <sup>4</sup>

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2020	0.45%												0.45%
2019	0.53%	0.46%	0.47%	0.78%	0.48%	0.48%	0.44%	0.45%	0.35%	0.36%	0.47%	0.37%	5.78%
2018		-0.05%	0.93%	0.67%	0.67%	0.68%	0.68%	0.67%	0.67%	0.67%	0.61%	0.66%	7.08%

Fund's Hypothetical Growth of \$10,000 Initial Investment



Fund's ROR Distribution



## INVESTMENT STRATEGY

Originate, acquire, manage, leverage, syndicate and sell investments in a variety of real estate loans, land development loans and other real estate secured loans.

- 12-24 month loan secured by 1st or 2nd position mortgage.
- Typical Loan size \$100,000 – \$3.5MM
- Loan amount can include acquisition, development, improvement, or new construction loans.
- Loans may be extended to borrowers in relation to undervalued or distressed, non-owner occupied, single family or multi-family residences (including condos, town homes, and Planned Unit Developments), as well as for land development, new construction and commercial properties.
- Loan amounts will usually be based on 70% or less of the As-Completed Value of the property excluding interest reserves.
- Loans will be made throughout the United States, with a particular focus in the Western United States and California.

### Executive Management

Thomas Braegelmann, Chief Executive Officer  
Charles Tralka, Chief Investment Officer  
Matthew Sullivan, Director of Investor Relations

### Investment Advisor

Robert Barr, Investment Manager  
Good Steward Capital Management, Inc.  
is a SEC Registered Investment Advisor

### Management Team Track Record

- \$150m in real estate transactions completed since 2011
- 140+ real estate loans made and over \$53M in investment capital raised by the Company's Management Team



#### Disclaimer :

- (1) Hypothetical Growth of \$10,000 Chart illustrates the performance of a hypothetical \$10,000 investment made in this investment product (and a benchmark or category average, if shown) from the inception date of SREIS. Returns are reflected net of all fees and expenses. Past performance is no guarantee of future results. This chart is not intended to imply any future performance of the investment.
- (2) Annualized Distribution Rate, Annualized Std. Deviation, Sharpe Ratio and Sortino Ratio are calculated based on RoR from February 2018 through January 2020.
- (3) NAV does not evidence stability in the value of the underlying assets.
- (4) Monthly returns are shown for representative account who is invested for full month.
- (5) Distribution payments are not guaranteed and may be modified at the Manager's discretion.

### Important Information:

An investment in the shares of Secured Real Estate Income Strategies, LLC (SREIS) involves risks and you may lose all or part of your investment. Each investor should carefully consider the risk factors discussed in the Offering Circular before purchasing shares. Offers to sell, or the solicitations of offers to buy, any security can only be made through official offering documents that contain important information about risks, fees and expenses. Investors should conduct their own due diligence, not rely on the financial assumptions or estimates displayed in this document, and are encouraged to consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with any investment opportunity. A copy of SREIS's most recent version of the Offering Circular and any supplements may be obtained for free on the Securities and Exchange Commission's website at <http://bit.ly/2IDNMzD> or [www.sec.gov](http://www.sec.gov).

The Offering Circular may contain forward-looking statements which are based upon our current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, actual results and performance could differ materially from those set forth in the forward-looking statements. Shares in SREIS are not publicly traded, are subject to holding period requirements, and are intended for investors who do not need a liquid investment.

This communication is not an offer to sell, or solicitation of offers to buy, securities. Buying Investments can involve risk. The value of your Investments and the income from them can go down as well as up and is not guaranteed at any time. You may not get back the full amount you invested. Information on past performance is not a reliable indicator for future performance. The potential gains and losses that may arise from your investments will depend on your appetite for risk and how you manage your approach to risk. Placing all your money into one type of investment can be a high risk strategy. There is a risk that you may lose the entire principal amount invested. In addition, there can be no assurance that current investments will be realized as projected. Forward-looking statements involve known and unknown risks, uncertainties and other factors, and accordingly, actual results may differ materially from those reflected or contemplated in such forward-looking statements. Information included herein does not constitute investment advice and should not be viewed as a current or past recommendation to buy or sell any securities or to adopt any investment strategy.

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### Glossary

**Annualized Standard Deviation of Monthly Return** - Multiplying monthly Standard Deviation by the SQRT (12) is an industry standard method of approximating annualized Standard Deviations of Monthly Returns.

Formula:  $(Std. Dev. of Monthly ROR) \times SQRT(12)$

**Annualized Distribution Rate** - This is the rate of return which, if compounded over the years covered by the performance history, would yield the cumulative gain or loss actually achieved by the trading program during that period.

Formula:  $((Final\ VAMI / Initial\ VAMI) ^ (1 / number\ of\ months)) - 1 (X\ 100\ for\ \%)$

**Correlation coefficient** - A number between -1 and 1 calculated so that the number represents the strength and direction of the linear relationship between two numerical variables.

**Downside deviation** - A measure of downside risk that focuses on returns that fall below a minimum threshold or minimum acceptable return (MAR). It is used in the calculation of the Sortino Ratio, a measure of risk-adjusted return.

**ROR** - Rate of Return.

**SFR** - Single Family Residence.

**Sharpe Ratio** - The Sharpe Ratio is equal to compound annual rate of return minus rate of return on a risk-free investment divided by the annualized monthly standard deviation.

Formula:  $(Compound\ Annual\ ROR - risk\ free\ ROR) / Annualized\ Std.\ Dev.\ of\ Monthly\ ROR$

**Standard Deviation (Std. Dev.)** - A measure of spread for a ROR distribution that determines the degree to which the values differ from its mean.