



Coulton Creek Capital, LLC Company Overview

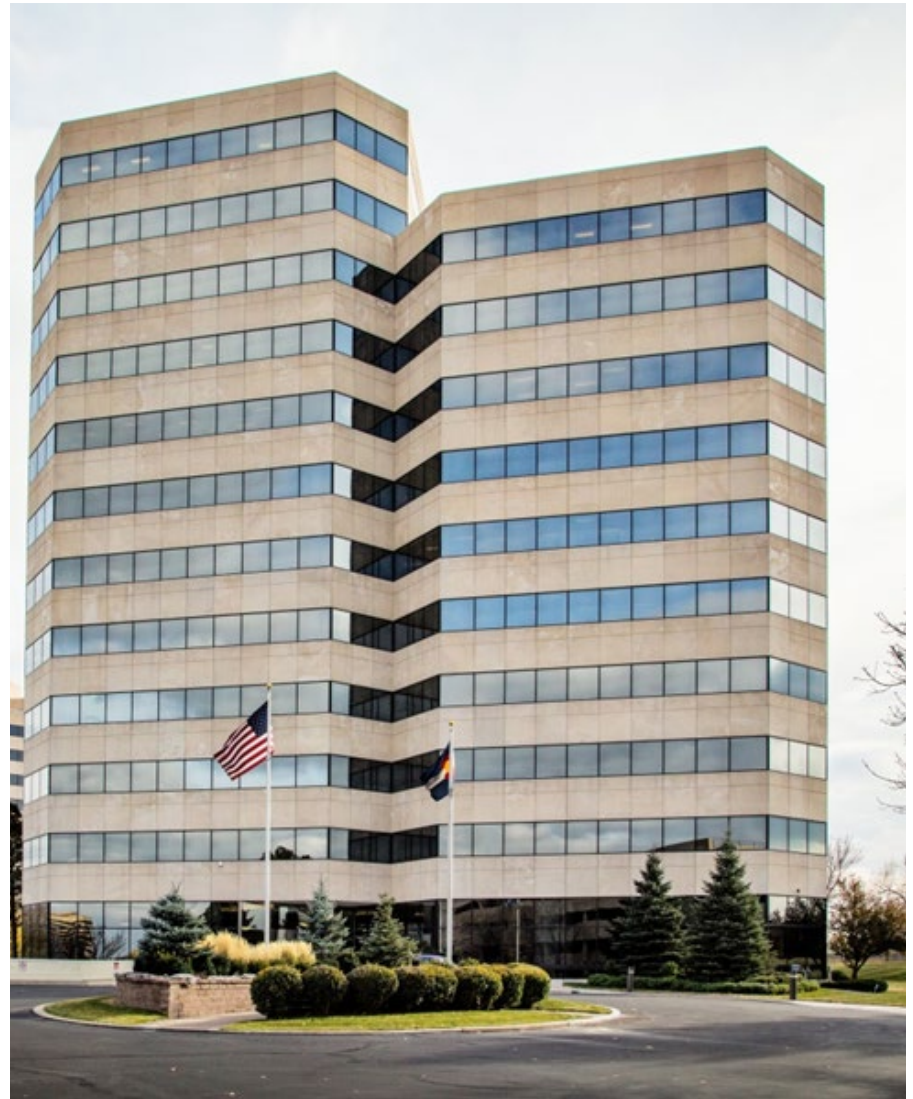
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OVERVIEW

Coulton Creek Capital is a private pooled investment vehicle that makes debt and equity investments predominately in real estate opportunities.

The firm targets income producing real estate related investments between \$1 million and \$10 million.

COULTON CREEK CAPITAL, LLC
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About Us

As of 6/30/2022

\$ **194** MILLION
140 Investments
Investments Funded to Date

\$ **100** MILLION
55 Investments
Current Portfolio at cost basis

\$ **40** MILLION
Targeted 2022 Funding

Established in 2012 by the principals of SDR Ventures, a boutique investment bank, the Company was initially formed as the SDR Opportunity Fund, with the objective of addressing an underserved market for small balance subordinated debt and preferred equity opportunities.

In 2013, SDR Opportunity Fund reformed as Coulton Creek Capital, raising committed capital from its founding members and creating an Investment Committee to guide investment decisions. The company's Investment Committee is comprised of all Members holding Class A voting units. All material investments require unanimous approval of the Investment Committee.

Portfolio Summary

June 30, 2022

Portfolio Investments	Total Invested	% of Total Invested	Return of Capital	Leverage (Debt)	Non-controlling Interest	Coulton Creek Equity	% of CC Equity
Equity							
Industrial Real Estate	1,566,390	1.6%	231,870	450,000	-	884,520	1.4%
Hotels	20,300,044	20.4%	6,349,602	-	875,000	13,075,442	20.8%
Multifamily Real Estate	29,132,325	29.3%	3,288,753	1,899,000	5,741,237	18,203,335	29.0%
Residential Development	2,675,000	2.7%	-	-	400,000	2,275,000	3.6%
Skilled Nursing Facilities	1,299,976	1.3%	-	-	-	1,299,976	2.1%
Retail Real Estate	2,100,000	2.1%	-	-	-	2,100,000	3.3%
Total Equity Investments	\$ 57,073,735	57.4%	\$9,870,225	\$ 2,349,000	\$ 7,016,237	\$ 37,838,273	60.3%
Loans							
Real Estate Mezzanine Loans	28,502,930	28.6%			15,341,766	13,161,164	21.0%
Real Estate Bridge Loans	13,292,055	13.4%			2,170,000	11,122,055	17.7%
Operating Company Loans	640,000	0.6%			-	640,000	1.0%
Total Loan Investments	\$ 42,434,985	42.6%			\$ 17,511,766	\$ 24,923,219	39.7%
Total Investment Portfolio	\$ 99,508,720	100.0%	\$9,870,225	\$ 2,349,000	\$ 24,528,003	\$ 62,761,492	100.0%

Equity Summary	Assets	Return of Capital	Liabilities	Non-controlling Interest	Members' Equity
Investment Portfolio	\$ 99,508,720	\$ 9,870,225	\$ 2,349,000	\$ 24,528,003	\$ 62,761,492
Cash and other current assets	1,479,789				1,479,789
Recourse Debt (Line of Credit)			8,773,000		(8,773,000)
Interest reserves & other liabilities			293,099		(293,099)
Net Asset Value / Equity	\$ 100,988,510	\$9,870,225	\$ 11,415,099	\$ 24,528,003	\$ 55,175,182

Audited financials available on request

Coulton Creek Financial Highlights (\$000's)

Earnings	2016	2017	2018	2019	2020	2021
Revenue	\$ 6,688	\$ 7,459	\$ 5,781	\$ 8,550	\$ 9,301	\$ 10,534
Expenses	1,020	943	1,223	1,327	1,412	1,595
Net Income	\$ 5,669	\$ 6,516	\$ 4,558	\$ 7,223	\$ 7,888	\$ 8,939

Members' Equity	2016	2017	2018	2019	2020	2021
Beginning Equity	\$ 19,916	\$ 27,448	\$ 27,273	\$ 30,486	\$ 40,228	\$ 48,297
Ending Equity	27,448	27,273	30,486	40,228	48,297	51,946
Average Equity	\$ 23,682	\$ 27,361	\$ 28,880	\$ 35,357	\$ 44,263	\$ 50,121
Average Annual Return	23.9%	23.8%	15.8%	20.4%	17.8%	17.8%

Portfolio Value at Year End*	\$ 50,407	\$ 51,569	\$ 58,502	\$ 64,278	\$ 76,777	\$ 84,834
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*cost basis

Audited financials available on request

Equity Capital Structure, Units and Members

Senior Units constitute a non-voting class of equity which receive first priority in payment of distributions. Senior Unit holders are entitled to receive amounts defined in the Company's Operating Agreement as "Senior Unit Return":

- Investments less than \$1 million: 6.5% per annum, cumulative.
- Investments of \$1 million or more: WSJ Prime + 2% (6.5% min/8% max) per annum, cumulative.

Class A Units represent the **Founding Members** ownership interest based on pro-rata contributed capital to the Company since reformation in 2013 (a total of 6 investors). Class A Members take part in economic rights, voting, investment approval, and other decisions as set forth in the Company's Operating Agreement.

- Receive distribution preferences up to a cumulative 11% per annum, preferred return.
 - Guaranty bank debt for up to 1.5% per annum fee on amount guaranteed as a company operating expense.
- Subordinate to Company debt and Senior Unit investments.

Class B Units will hold a non-voting ownership interest in the Company entitling the owner thereof to participate in economic rights as are provided in the Company's Operating Agreement.

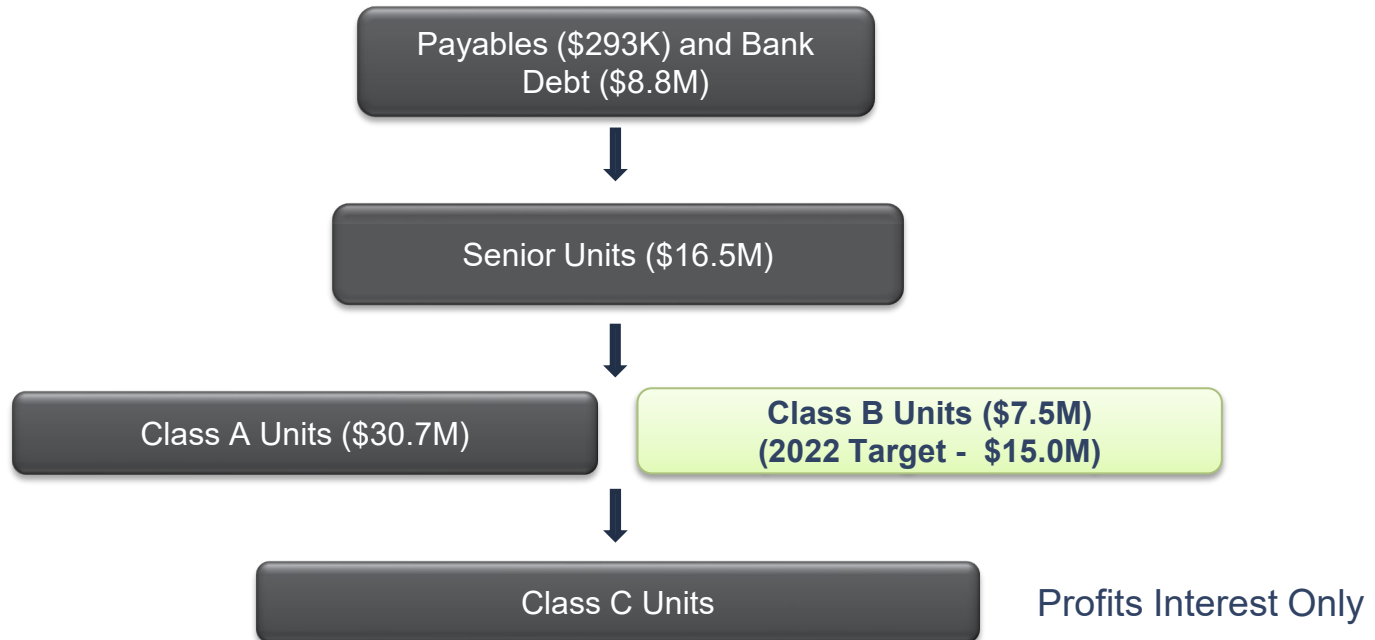
- Receive distribution preferences pari passu with Class A (Founders) Units up to a cumulative 8% per annum, preferred return.
- Subordinate to Company debt and Senior Unit investments.

Class C Units are non-voting Profits Interests subject to "Available Profits" as defined in the Company Operating Agreement.

- Subordinate to Company debt and all other equity.

Capital Stack - Priority

June 30, 2022



Investment Committee Members

Chris Bouck (62), is a Principal with SDR Ventures. He is also an advisor to Vistage International forums, and an Executive Board Member with the Denver area Council for the Boy Scouts of America. Chris, a CPA (inactive), started his career at Deloitte & Touche and is a graduate of the University of Illinois.

Chris Hanks (53), is Coulton Creek's Managing Director since 2013. Previously, he was the COO/CFO of HealthTrans, a pharmacy benefit manager, concluding there with the company's \$250 million sale in 2012. During his eleven years at HealthTrans revenue grew from \$4 million to \$300 million. Chris has an MBA from Bentley University and a B.S. in business administration from Colorado State University.

Andy Lanoha (43), graduated from Columbia Law School in 2008 after which he clerked for the United States District Court and Colorado State Supreme Court. Following a brief career as a public defender, Andy moved into business, earning an MBA from the University of Denver in 2013 and co-founding Lanoha Ventures LLC to manage his family's investments. Under Andy's leadership, Lanoha Ventures and related entities are achieving an IRR exceeding 22%.

David Lanoha (72), provides counsel on all Coulton Creek strategic initiatives. Dave began his business career in 1979 at Center Rental as President with one storefront. Within 20 years, Dave built Center Rental into a premier construction equipment rental company. He sold in 1997 to RSC and served on its board, helping it attain unprecedented growth. He left RSC in 2000 to embark on a second career in investing and has guided several companies to increased profitability.

Andy Limes (61), is a Principal with SDR Ventures. Earlier, he was President and partner in a transport refrigeration company that grew from \$9 million to \$30 million in annual sales. Andy was also CFO and shareholder of an engine, generator and transport refrigeration firm with \$60 million in sales. Andy is a WPO member and is on the boards of Denver Seminary and Mission Hills Church. He is a CPA (inactive), starting his career in tax at Deloitte and is a CU graduate.

Jack McClurg (64), has an entrepreneurial spirit and business sense that led Jack to be a wildly successful business owner of HealthTrans, a privately held pharmacy benefit manager, where he concluded with a \$250 million strategic sale in January 2012. Since then, Jack has used his experience to analyze business opportunities and risks as an investor, assimilating information quickly and identifying key details that aid decision-making with a forward vision.

Kori McClurg (45), serves as a Managing Partner of J&K Capital and is active in other McClurg business endeavors. Kori's extensive technical background, her project and business management skills, as well as her military career, make her a valued member of the Coulton Creek team.

Disclosures

This presentation provides an overview of Coulton Creek Capital, LLC (the “Company”) to Accredited Investors only (as such term is defined in Regulation D of the SEC). **This is neither an offer of securities nor solicitation of an offer of securities.** No legally binding obligations will be created unless and until definitive written agreements are executed and delivered by all parties. This summary is not a commitment to purchase or sell any Class B Membership Units, and is conditioned on the completion of due diligence, legal review and final, signed documentation that is satisfactory to the Company and each potential investor.

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The Company’s investment activities involve a significant degree of risk, including but not limited to illiquidity, interest rates, reinvestment, prepayment and default risks.

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