



Shade Tree Capital is a mission-driven private equity real estate firm focused on generating strong returns while creating meaningful impact.

Inspired by the proverb, “Blessed is the man who plants a tree under whose shade he will never sit,” we invest to provide financial growth for our investors and lasting benefit to communities. With a founder that has with 15+ years of real estate experience both on the development side and the engineering side of the table, with over \$200M in developments managed, Shade Tree combines hands-on project oversight with disciplined investment strategies.

#### Our 2026 Focus

- Primary Asset Class: Multifamily properties in Upstate South Carolina
- Deal Size: \$500K – \$10M
- Hold Period: 1–2 years for smaller deals, up to 5 years for larger deals; early exits pursued if returns are met or exceeded
- Returns: Target IRR >15%, target equity multiple >1.5x (project specific)
- Strategy: Acquire, reposition, and operate with trusted local partners; early exit opportunities leveraged to maximize total return

#### Capital & Investor Participation

- Structure: Deal-by-deal sponsorship (future fund model planned)
- Minimum Investment: Typically \$50K – \$200K
- Raising: Soft commitments in 2026 with several deals being analyzed for the right opportunity
- Accredited Investors Only: Assistance available to verify qualify

#### Our R.O.O.T.S.

- Resilience: Strategies built to withstand market cycles and protect investors first
- Oversight: Vision from concept to completion with careful planning
- Obedience: Faithful stewardship grounded in integrity and ethical decision-making
- Trust: 33% of project profits donated to charity, creating lasting community impact
- Strength: Long-term, conservative growth providing stability for investors and communities

#### Risk Philosophy

- High-level focus on capital preservation and multiple exit options
- Trusted local operator partnerships with stellar track records to mitigate operational risk
- Conservative, disciplined underwriting - under promise and over deliver

#### Communication & Transparency

- Direct access to the founder for one-on-one questions
- Regular updates to ensure clarity, transparency, and trust

#### Why Partner With Shade Tree

We are relational, mission-driven, and committed to excellence. Investors benefit from:

- Hands-on operator experience
- Targeted, disciplined investment strategies
- Clear alignment with total return goals
- A meaningful giving component that strengthens community impact

Next Steps: We invite you to respond with interest, share your desired allocation, and schedule a call to discuss tailored opportunities.