

YIELD

Significant Quarterly
Distributions

PARTICIPATION

Capital Appreciation from
Equity at Exit

DIVERSIFICATION

Multiple Investments in
Operating Companies and
High Yield Real Estate

Strong Cash Flow = Current Yield

Participation = Capital Appreciation



SMART ROOTS • STRONG GROWTH™

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PILLARS & GOALS | CYWP VII



- Three Pillars
 - Pillar 1 - Capital Preservation
 - Pillar 2 - Quarterly Distributions first quarter after investing
 - Pillar 3 - Capital Appreciation
- Goals
 - 15% - 16% projected annual distributions paid quarterly
 - 22% - 28% projected net IRR

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UNIQUE VALUE PROPOSITION | CYWP VII



- Smaller Check Sizes (\$1 to 3 million)
 - Fly below PE and above retail investors
- All interest paid current (no PIK interest)
 - 15-16% vs 11-13%
- No Warrants equity day one
 - In cap stack immediately so receive prorated distributions
 - Cap Gains vs Ordinary Income

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FUND TERMS | CYWP VII



Target Size	• \$40,000,000
Investment Focus	• Primarily operating companies and some commercial real estate
Geographic Focus	• Continental United States
Targeted Gross IRR	• 25% - 30%
Target Annual Cash Distribution	• 15% - 16% after management fees to investors, paid quarterly
Preferred Return	• 8%
Manager Promote	• 20% after return of capital and 8% preferred return with no catch up (saves LPs 1.6% IRR)
Fund Managers' Commitment	• \$1,750,000 minimum
Managing Principal	• Ethan Assal
Partners	• David Brink, Sarah Cody
Management Fee	• 1.50% of the capital commitment plus 0.50% of invested amounts
Credit Facility	• The Fund has obtained a \$3,000,000 revolving credit facility secured by investor commitments
Distributions of Cash Flow	<ul style="list-style-type: none"> • First, 100% to members until return of capital • Second, to the members in proportion and to the extent of their respective unpaid preferred returns • Third, 80% to members and 20% to the Manager
Unit Size	• \$250,000 commitment per unit with dollars called as investments are made
Reporting	• Annual audited financial statements

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CYWP FUND VII RETURNS SINCE INCEPTION



From Inception to March 31, 2025 – Performance Summary:

Current Yield with Participation Fund VII Performance:

Annualized weighted average (@) return on invested capital for the quarter ended March 31, 2025 after management fees:

18.77%^{@+}

Specific Investment Performance:

Investment:	Ion International Training Center EXITED	Reisterstown Road Plaza	MosquitoNix	Bennett Group	The Beck	Apricus Generation
Date of investment:	9/13/2023	9/22/2023	11/27/2023	12/29/2023	1/17/2024	1/17/2024
Capital invested since inception (after Funds' expenses, before current period capital return):	\$2,638,143	\$1,636,059	\$1,279,935	\$2,147,991	\$754,106	\$1,785,306
Date of Exit:	4/11/2025					
Capital returned since inception (includes Funds' expenses):	(\$2,638,143)	-	-	-	-	-
Investment returns since inception:	\$422,819	\$385,918	\$290,125	\$459,526	\$128,543	\$401,014
Annualized return on invested capital since inception:	14.40% **	18.38%	21.53%	20.72%	16.35%	24.49%

Investment:	BroadOak Income Fund	Lynchburg Multifamily
Date of investment:	5/16/2024	6/6/2024
Capital invested since inception (after Funds' expenses, before current period capital return):	\$263,717	\$1,775,618
Date of Exit:		
Capital returned since inception (includes Funds' expenses):	-	-
Investment returns since inception:	\$47,438	\$208,716
Annualized return on invested capital since inception:	20.70%	17.00%

Return calculations do not include incentive fees due to the manager for clearing certain hurdles until the Companies' investment has been completely disposed.

@ Weight of each investment is calculated by dividing the capital invested for each investment by the total capital invested.

+ The returns shown include the effects of leverage from the Fund's line of credit.

** The Manager's 20% carried interest is taken into account over the 8% hurdle as a reduction of income in the quarter in which the company has exited its investment.



- Ion International Training Center, LLC, Virginia
- Two-sheet ice rink arena serving world-class athletes
- Recreational skater and general public home to the only Tier 1 Travel Hockey Club in Virginia
- Largest youth hockey travel program in the Mid-Atlantic
- 3,500 seat capacity
- Can be converted into a 5,500-seat venue for concerts & events





- Commercial loan up to \$2.5 million
- \$24,000 commitment fee
- September 13, 2023
- Revenue streams including:
 - Quarterly interest payment generating a 16% annualized return on the loan
 - 7% of all Borrower's concert revenue
 - Personal Guarantees
 - Lien on Home
 - Stock Pledge
 - Deposit account control agreement (DACA)



- Reisterstown Road Plaza, outside of Baltimore
- One of the largest land parcels (50 acres) along the Reisterstown Road corridor, inside the Baltimore Beltway
- Features a diverse set of retail and flex-retail/office tenants





- Fund invested \$1.5 million
- \$20,000 commitment fee
- September 22, 2023
- Projected gross IRR of 23.0% and net annual return of 18.2%
- Additional quarterly subsidies sufficient to cause the Fund to receive a 16% annualized return on a quarterly basis for the first 18 months post-closing



- MosquitoNix, pest control solutions for residential and commercial applications
- Southwest with territories throughout the South and along the East Coast
- Non-toxic solutions derived from organic, environmentally friendly sources
- Long track record of impressive financial performance
- Exit for inactive business partners and enable the company to begin to employ a franchise strategy with franchise expansion expert
- Principal owner will continue to run the pest control business



- Fund invested \$1.2 million with a 15% current pay across entire investment
 - \$1 million loan and a \$200,000 equity investment
 - Put with a \$200,000 floor plus pro rata share of EBITDA at an 8x multiple
 - \$35,000 commitment fee
 - November 7, 2023
- Fund will be entitled to receive a 5% share of the current owner's distribution payments, which will be paid until the company is sold
- Projected gross IRR of 26.6% over a 5-year period and net annual return of 21.1%





- Bennett Group, commercial and government construction contractor, Washington, DC area Over 40 years of real estate experience
- Decades within the Washington, DC real estate market developing strategic partnerships
- Historic projects and landmark complexes throughout the metro area
- Mix of projects in public parks, schools (public and private), universities, and multi-family





- Fund invested \$2 million
- \$25,000 commitment fee
- December 29, 2023
- Projected gross IRR of 42.4% and net annual return of 33.8%
- 15% annual current payment
- Fund equity ownership of 19%





- The Beck, Haverhill, MA
- Apartments, restaurants & retail
- 6.8-acre site; 1,350 feet of waterfront along the Merrimack River
- 290 upscale apartments; 6,334 SF of ground floor restaurant and retail space; 357 parking spaces
- Amenities including an outdoor lounge with a pool and private work-from-home spaces; public waterfront park featuring a playground, splash pad, dog park, and amphitheater
- Adjacent to the Bradford MBTA Commuter Rail station
- Close proximity to major thoroughfares I-495 and I-93

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CYWP FUND VII INVESTMENT | THE BECK



- Fund invested \$712,500
- January 17, 2024
- 15% current pay as well as equity participation
- 15% pref with a net 21.6% projected IRR



16 CYWP FUND VII INVESTMENT | APRICUS GENERATION



- Apricus Generation, building a national Distributed Solar Energy development platform and Independent Power Producer (IPP) through a roll up, scale and exit strategy
- Development platform, anchored by the Nexus Renewables acquisition and now the second acquisition of Aurora Renewables, Inc., is progressing well.
- Initially had 508 MW of projects in development, which has now expanded to 750 MW, with an additional 600 MW in the early stages of development.
- Goal to have 2,000 MW in late-stage development and operation by year five is on track.



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CYWP FUND VII INVESTMENT | APRICUS GENERATION



- Fund invested \$2 million
 - Only \$1.4 million was funded at closing and \$600,000 was held back for a two-year interest reserve
- January 17, 2024
- Fund received a \$30,000 commitment fee
- Provides for a 15% current pay as well as equity participation
- The investment opportunity is an enhanced application of the strategy previously deployed by its founders.
- Apricus leadership team previously built, scaled and exited a national solar development platform that delivered a 71.5% IRR to CYwP Fund IV investors over a 3-year investment period, net of fund fees and expenses.



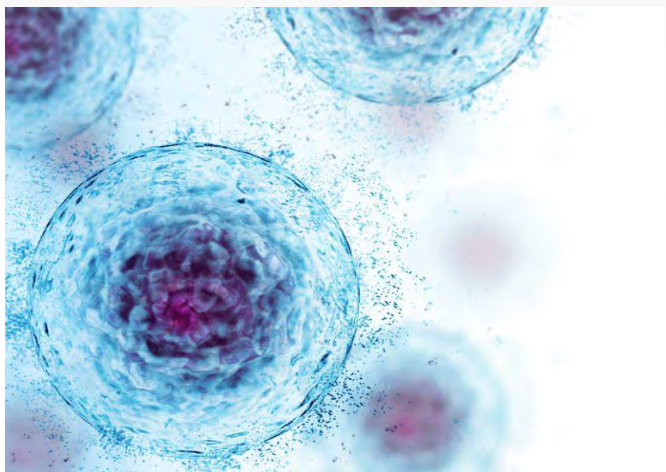


- BroadOak Income Fund, invests in life sciences companies such as:
 - Active Motif, a leading provider of epigenetic research assays, reagents, and services
 - Hudson, provider of laboratory automation instrumentation with a broad range of applications including plate handling, liquid handling, and automated analytics
 - Rockland, provider of consumables for basic, applied, and clinical research in functional genomics, gene therapy, and drug discovery markets
 - RoosterBio, a leading provider of mesenchymal stem cell (MSC) and exosome products and services

19 CYWP FUND VII INVESTMENT | BROADOAK INCOME FUND



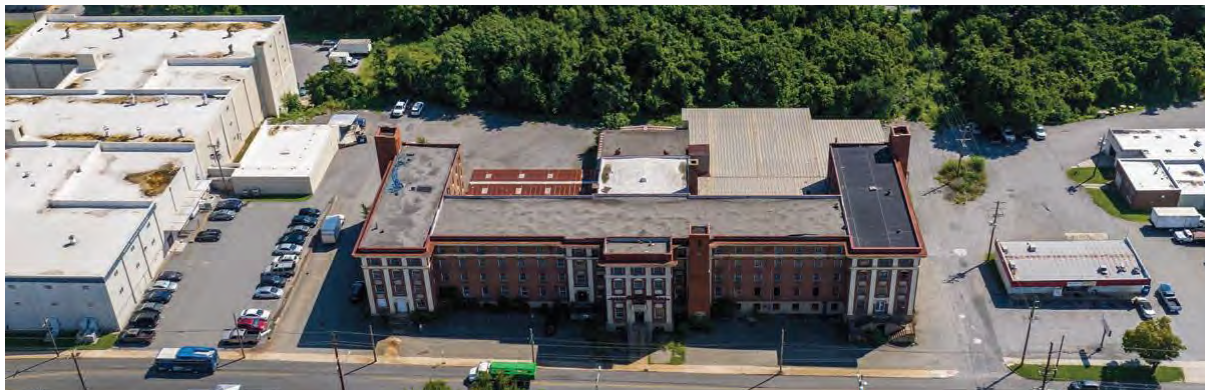
- Fund invested \$1 million
- May 16, 2024
- Fund received a \$40,000 fee at the time of the initial investment that the Fund will use to supplement the distributions over the first six quarters
- 10% current pay
- Projected Gross IRR of 17 to 22%



20 CYWP FUND VII INVESTMENT | LYNCHBURG MULTIFAMILY



- Lynchburg Multifamily, located in the Kemper Street Industrial Historic District of Lynchburg, VA
- Transforming a beautiful industrial building into 105 loft style apartments
- Built in 1919 and known locally as the Barker Jennings Building, the property sits on 2.25 acres at the crossroads between Lynchburg's historic downtown and the fast-growing Liberty University.
- Population count within 10 miles is 150,000.
- 137,810 square feet and 108 parking spaces





- Fund invested \$1.7 million
- June 6, 2024
- Fund received a personal guarantee from one of the sponsors who has a substantial personal balance sheet for both the Fund's invested principal and 15% quarterly interest payments.
- Investment has a projected 25% gross IRR at exit.



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Annualized return on invested capital since inception:

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Current Yield with Participation

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