

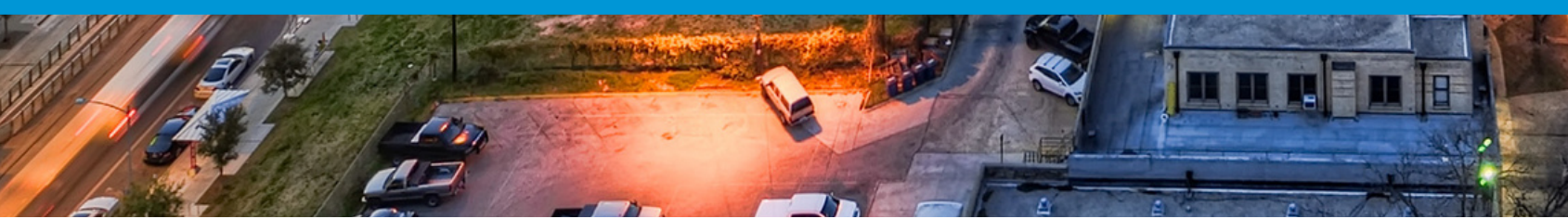


STALLION

GROWTH FUND



A Portfolio of Texas Real Estate
Designed to Deliver Long-Term Growth



12%

Target Net
Return to
Investors

A foundation of cash-flow from short-term rental properties.

THE PHILOSOPHY



The Stallion Growth Fund (SGF) was created to offer investors seeking double-digit returns and long-term growth as a real estate backed alternative to the stock market. Operated from our HQ in Austin TX, our focus is acquiring high-income-producing properties in the major cities along the I-35 corridor where demand is strong, supply is relatively constrained, and appreciation is likely. SGF investors will enjoy the benefits of an actively managed portfolio of Texas Real Estate without the challenges that come along with direct ownership.

Income + Appreciation

The Stallion Growth Fund derives income from the revenue generated by operating high quality short-term rentals in areas that exhibit high demand with promise of future growth and development. With these demographic fundamentals, each property has the potential for future value appreciation on top of the consistent income that is generated.

Real Estate Investment Advantages



Diversify Portfolio



Income



Equity-Building



Tax Breaks



Asset Backed

THE STRATEGY



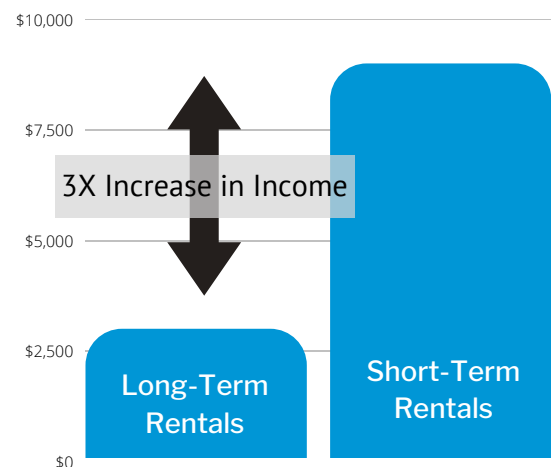
Upsizing Investor Returns with AirBnB Rentals

Short-term rentals, aka "AirBnB," have become their own asset class with demand expected to exceed supply in the coming years.

Travelers are becoming accustomed to lodging options that have increased privacy, are well-appointed with amenities, and curated with a local feel.

Though the operational costs and resources associated with managing a short-term rental strategy are more intensive than a long-term rental strategy, the net income is significantly higher and produces more attractive returns for investors. Our team's expertise and ability to acquire and operate each property removes the barriers for our investors and allows them to participate in a portfolio of properties without the challenges associated with property management.

Monthly Rental Income Comparison



Profit from the Texas hospitality market without the hassle of managing properties.

Rental Platforms

- AirBnB
- VRBO
- PeerSpace
- Direct-to-Renter Websites



BENEFITS OF SHORT-TERM RENTALS

1

Higher Earning Potential

Nightly rates are higher than long-term rental rates, especially in destination and central locations with amenitized accommodations.

2

Inflation Hedge

Rental rates are reset daily based on market conditions and are able to keep up with inflation.

3

High Touch Maintenance

Units are cleaned after each use and maintained to the highest standards preserving the properties and avoiding "nesting" that is typical with long-term rentals.

The Secret Sauce

Sourcing properties with high demand for short-term rentals in the path of growth is where each investment begins.

Market Research

Review area demographics, rental trends, competition and appreciation potential.

Identify Properties

Review condition, quality, amenities, and walkability.

Stallion Score™

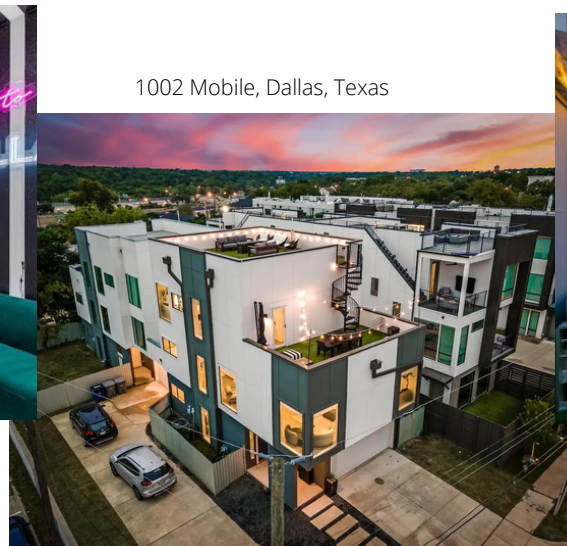
Apply data against a 60-point proprietary analysis to test income and appreciation viability.

Hands-on

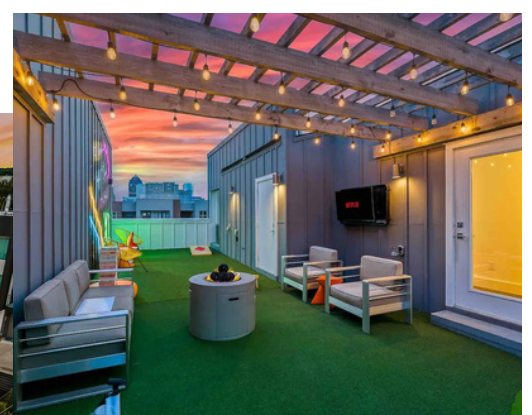
Dispatch internal team to physically inspect property and create the design scheme to maximize revenue.



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About The Firm

Since 2007, **Stallion Capital Management** has specialized in providing our clients with innovative real estate investments via a family of investment funds. Our funds provide access to direct real estate investments typically available to institutional-level investors. Our philosophy is simple, real estate has intrinsic and tangible value with great upside potential and low volatility. These characteristics allow Stallion to provide the best combination of risk and return for our investors.

Vincent Balagia
Founder and Chief Investment Officer



Fund Overview

Manager	Stallion Capital Management
Commitment	36 months
Target Return	12%, Annualized
Preferred Return	8%
Min. Investment	\$100,000
Total Asset Value	21 MM
Duration	Evergreen
Investors	Accredited Investors
Leverage	up to 75%
Qualified Plans	Yes

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