



2026

DIVERSIFIED REAL-ESTATE
CASH-FLOW FUND

A DIVERSIFIED REAL ESTATE INVESTMENT PLATFORM

MULTI-STRATEGY ALLOCATION | OPERATOR PARTNERSHIPS | INCOME + GROWTH



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In the event of any inconsistency between this presentation and the PPM, the PPM shall govern in all respects.



TRANSPARENCY

Securities & Exchange Commission

Registered 506(C), Reg D Exempt Offering

https://www.sec.gov/Archives/edgar/data/1925969/000192596922000003/xslFormDX01/primary_doc.xml



UP | **URISH**
POPECK
accountants and consultants



OUR FOUNDERS TRACK RECORD



Founder & Managing Partner

Mathew Simmons is the Founder and Managing Partner of SIMM Capital, where he leads the firm's investment strategy and capital allocation across a diversified real estate platform.

With nearly two decades of entrepreneurial experience, Mathew has built and scaled multiple businesses across retail, manufacturing, and real estate. His background as both an operator and investor informs a disciplined, execution-focused approach to deploying capital.

After building a substantial real estate portfolio, Mathew evolved SIMM Capital from an owner-operator model into a scalable investment platform that partners with best-in-class operators across multiple real estate strategies.

Today, he focuses on identifying high-quality opportunities, aligning with experienced operators, and allocating capital to generate consistent income and long-term growth.

“Today, SIMM Capital operates as a capital allocation platform across multiple real estate strategies.”



SIMM CAPITAL

THE TEAM



Tim Moulton

CFO

Fund Finance &
Investor Reporting



Jason Emerick

Investor Relations Dir.

Investor Communications



Christian Delligatti

Dir Capital Markets

Fund Strategy &
Institutional Capital



Ashley Toussaint

COO/Dir Acquisitions

Director of Operations

PARTNERS





WE FOCUS ON DIVERSIFICATION WHEN OTHERS DON'T

SIMM CAPITAL IS AN ALTERNATIVE INVESTMENT FIRM PURPOSE-BUILT TO DELIVER DIVERSIFIED, CASH-FLOW-FOCUSED REAL ESTATE INVESTMENTS.

SIMM Capital operates as a diversified real estate investment platform, allocating capital across multiple strategies through partnerships with best-in-class operators.

This approach expands our opportunity set, enhances capital efficiency, and allows us to generate consistent income across varying market conditions.



SINGLE-STRATEGY REAL ESTATE INVESTING IS INCREASINGLY INEFFICIENT IN TODAY'S MARKET.



MARKET CONTEXT

This is an income-focused fund designed to generate predictable, durable cash flow with minimal reliance on appreciation. We intentionally avoid strategies that depend on speculative exits, aggressive leverage, or market timing.

WHY THIS MAKES SENSE RIGHT NOW

01 MARKETS ARE MORE VOLATILE, DEBT IS MORE EXPENSIVE

02 SINGLE STRATEGY BETS CARRY MORE RISK

03 THIS FUND EXISTS TO SMOOTH OUT THAT EXPERIENCE

04 IN THIS CURRENT MARKET, CONCENTRATION RISK IS PUNISHED.

05 DESIGNED TO KEEP INVESTORS PAID WHEN MARKETS ARE UNEVEN

07 DIVERSIFICATION PROVIDES DOWNSIDE PROTECTION

08 STEADY INCOME ACROSS NON-CORRELATED ASSET CLASSES

09 TAX BENEFITS VIA DEPRECIATION



WHY THIS MODEL WORKS

AN OPPORTUNITY DESIGNED FOR RESILIENCE, RETURNS, AND REAL IMPACT.

1

INCOME

- Uncorrelated cash flow
- Tax efficiency

2

RISK MANAGEMENT

- Diversification
- Defensive positioning

3

SCALABILITY

- Built-in scalability
- Institutional diversification



MULTI-STRATEGY REAL ESTATE ALLOCATION MODEL



Capital is allocated across real estate verticals through partnerships with specialized operators.

\$50
MILLION
RAISE

\$200M
VALUE
PORTFOLIO
GOAL

**LIQUIDITY
EVENTS****

- **TARGETED ASSET CLASSES**

- **Workforce Housing**
- **Multifamily / Mixed-Use**
- **Development**
- **Triple-Net**
- **Credit / Debt**

- **CRITERIA**

- **In-place or near term cash-flow**
- **Conservative leverage**
- **Predictable demand drivers**
- **Low cost basis relative to replacement cost or Intrinsic value**

*If a deal or opportunity violates any of these, we do not pursue it.

**Liquidity provided opportunistically based on capital inflows and portfolio management

OPERATOR PARTNERSHIP

Deploying Capital Through Strategic Co-Investments for Superior Risk-Adjusted Returns

JDS

Development Group

- **Deal Structure:** Structured real estate investment in partnership with JDS Development Group, a leading national developer known for innovative urban projects in New York and Miami and Backed by a \$10B Track Record
- **Investment Horizon:** ~3 years, allowing for timely capital recycling and liquidity.
- **Distributions:** Contracted for consistent, reliable cash flow to investors.
- **Target Return:** ~18% Target Returns, driven by strategic development and market positioning.

Illustrative of our approach to partnering with experienced operators to access institutional-quality opportunities.



FUND ECONOMICS

DIVERSIFIED REAL ESTATE CASH FLOW FUND

Designed to deliver consistent income through disciplined capital allocation

10%

PREFERRED

65/35%

PROFIT SPLIT

\$50K

MINIMUM INVESTMENT

24 mo.

LOCK-UP PERIOD



THE HISTORY

43 months

OF CONSISTENT 10% PEF PAID

3 years

OF PROFIT SHARE

5.4%

AVG YEARLY
PROFIT SHARE PAID

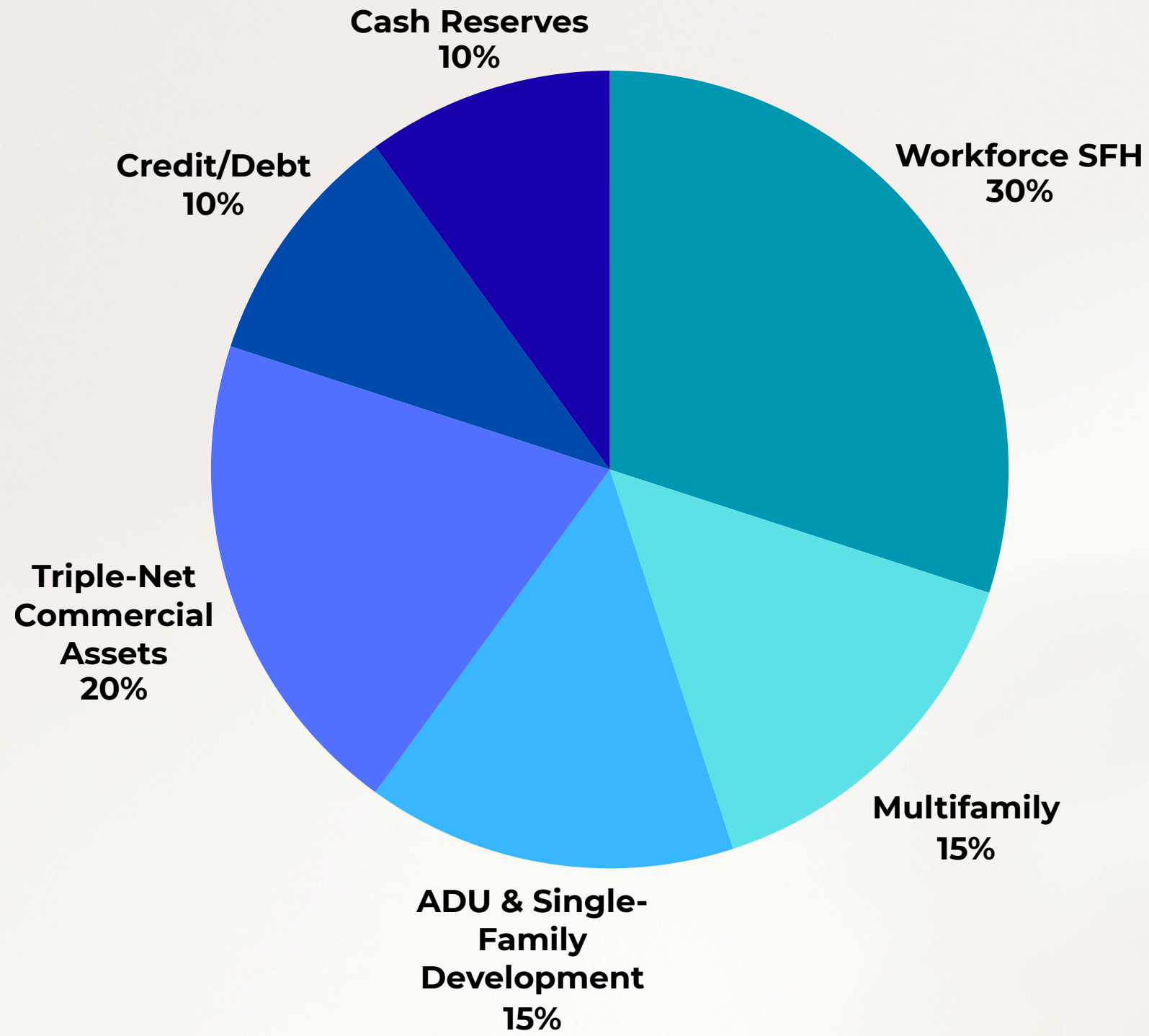
*Valid as of 1/1/2026

*Past performance is not indicative of future results. Any historical returns, expected returns, or financial projections contained in this pitch deck are for informational purposes only and are not a guarantee of future performance. The ultimate outcome of this investment is uncertain



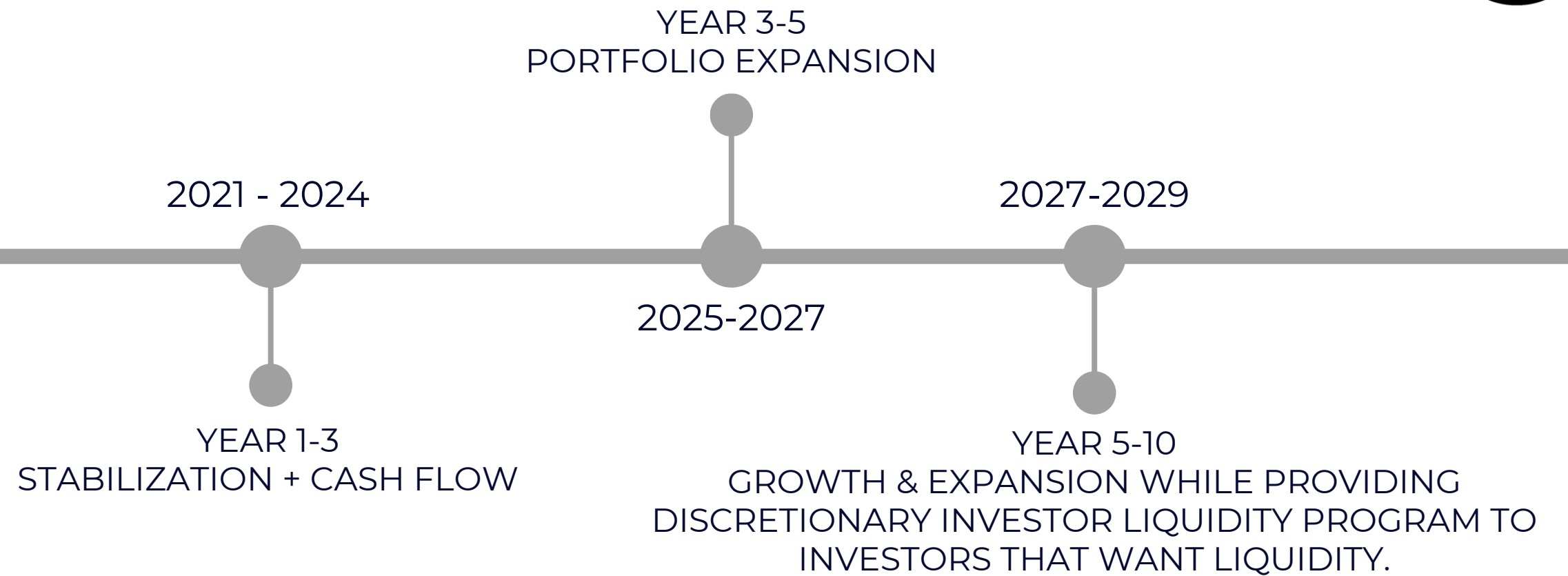
ALLOCATION BY ASSET CLASS

Target Portfolio Allocation





TIMELINE & EXIT STRATEGY



Exit Strategy

PRIMARY EXIT: PRIMARY LIQUIDITY IS PROVIDED THROUGH A DISCRETIONARY INVESTOR LIQUIDITY PROGRAM, SUPPORTED BY CAPITAL INFLOWS AND PORTFOLIO MANAGEMENT.

ALTERNATE EXITS:

- OPPORTUNISTIC ASSET SALES
- REFINANCE AND DISTRIBUTE CAPITAL
- POTENTIAL MERGER OR ROLL-UP

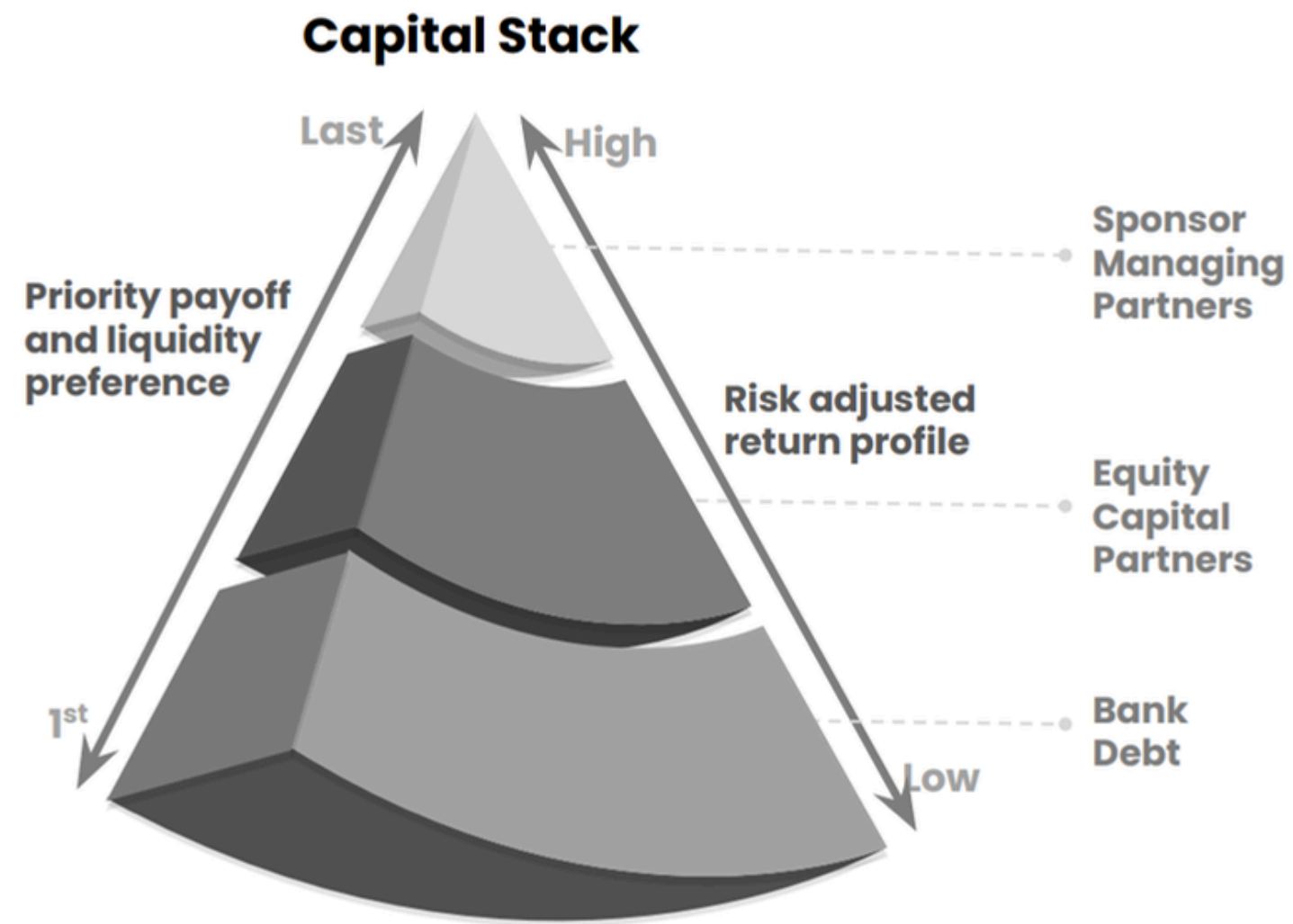
HOLD PERIOD: MINIMUM OF 24 MONTHS

FOCUS: MAXIMIZE VALUE WHILE MAINTAINING CONSISTENT INVESTOR DISTRIBUTIONS.





FEES & WATERFALL STRUCTURE



Sponsor Fees

2% Management Fee on all capital raised.

Distribution Preference

Disposition of Debt



Investors Original Capital



Remaining Profit- 65 / 35%



ILLUSTRATIVE CASH FLOW MECHANICS

*Projections are estimates only and subject to change.
Please see private placement memorandum for full list of investment risks

Investment Examples	Preferred 10%	Yearly	Profit Share Yearly
\$50,000.00	\$416.67	\$5,000.00	\$1,987.95
\$100,000.00	\$833.33	\$10,000.00	\$3,975.90
\$250,000.00	\$2,083.33	\$25,000.00	\$9,939.76
\$1,000,000.00	\$8,333.33	\$100,000.00	\$39,759.03

10%
PREFERRED
RETURN
ANNUALLY

65%
NET PROFIT
SHARE YEARLY

6%
TARGETED
YEARLY PROFIT
SHARE

- Preferred returns are paid prior to profit participation
- Profit sharing occurs after the preferred return, per the PPM
- Distributions are dependent on fund performance and available cash flow
- Timing and amounts may vary based on operations and market conditions
- Accredited Investors Only

*Examples are for illustrative purposes only and demonstrate how distributions are structured, not expected or guaranteed results. All returns are subject to performance, timing, and the terms outlined in the PPM.

TRACK RECORD

PROVEN EXECUTION THROUGH
MARKET CYCLES

\$400M+ IN REAL ASSETS

ACROSS DIRECT OWNERSHIP AND STRATEGIC PARTNERSHIPS

20+ YEARS OF INVESTMENT & OP EXPERIENCE

THROUGH MULTIPLE MARKET CYCLES, INCLUDING 2008
AND RISING RATE ENVIRONMENTS

150+ INVESTORS SERVED

ACROSS MULTIPLE INVESTMENT VEHICLES

MULTI-MARKET EXPOSURE

INVESTMENTS ACROSS DIVERSE GEOGRAPHIES AND ASSET
TYPES

OPERATOR & ALLOCATOR EXP.

DIRECT OPERATING BACKGROUND COMBINED WITH CAPITAL
ALLOCATION ACROSS THIRD-PARTY PARTNERSHIPS

*Experience includes GP, LP, and Co-GP investments across
multiple real estate strategies.



Thank You!

We selectively partner with investors aligned with our long-term strategy and disciplined approach to capital allocation. The next step is a short conversation to determine whether this is a fit on both sides.

We want to understand your goals and make sure you're aligned with what our strategy and approach, just as much as you'll want to evaluate us.

If that sounds appropriate, book a call using the link. Those conversations are where we decide whether it makes sense to move forward.

BOOK CALL

Mat Simmons

mat@simmcapital.com
412-314-2001 Ext. 10

Jason Emerick

jason@simmcapital.com
412-314-2001 Ext. 13



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