

**Track Record Summary
of Capview Partners, LLC***
As of October, 18 2025

Equity Funds:	Period	Max Equity Invested	Debt	Total Invested	Transactions	Yield on Equity	IRR
USAA - Total Program	2010-2014	38,682,831	78,215,764	157,389,302	331,922,838	8.72%	23.53%
Capview Short-Term Net Lease Retail	2012-2013	375,000	1,440,000	1,815,000	3,713,188	14.63%	61.18%
Capview Investment Grade Strategy I	2012-2015	5,250,000	7,304,000	12,554,000	25,106,879	7.91%	8.47%
Capview Investment Grade Strategy II ¹	2012-2015	10,000,000	16,652,521	26,652,521	52,441,444	7.77%	8.48%
First Trinity ²	2013-2015	6,693,044	-	6,693,044	13,611,917	8.02%	12.75%
Eagle Equity - Bridge Equity (CIVF)	2014-2015	7,275,000	-	7,275,000	7,275,000	18.17%	29.01%
CIVF IV ³	2013-2018	126,228,648	226,575,499	352,804,147	698,754,659	8.39%	10.76%
Capview Equities VI, LP	2020-2021	1,000,000	-	1,000,000	31,189,071	12.00%	12.29%
Total - Weighted Average		195,504,523	330,187,784	566,183,013	1,164,014,996	8.79%	13.96%

Total Investments:	Period	Total Equity	Total Debt	Total Invested	Total Transactions	Yield on Equity**	IRR on Equity***
All Closed Funds	2010-2021	195,504,523	330,187,784	566,183,013	1,164,014,996	8.79%	13.96%

*Capview Partners was originally formed in 2010 and sold in 2018 to an institutional investor. A new company was spun-off in 2019 named Capview Partners and retained ownership of the track record of the original company.

¹ CIGS II - Maximum Equity Invested includes unused equity of \$140,000 that was returned to investors.

² The First Trinity portfolio was initially unlevered, reducing the returns as compared to a levered portfolio. Debt was secured & used as refinance to pay back equity investors early on.

³ CIVF IV was founded in October 2013 and its manager was sold to an institutional investor in May of 2018. The fund was not liquidated but was valued by a third party at a value of 103.99% of the par value of the sale price of the equity units at the time of sale.

** The Total Funds Distribution Yield is the average yield for all Closed Funds weighted by the Maximum Equity Invested of each individual fund to the Total Maximum Equity Invested of all Closed Funds

*** The Total IRR is the average IRR for all Closed Funds weighted by the Maximum Equity Invested of each individual fund to the Total Maximum Equity Invested of all Closed Funds