

Evergreen Real Income Fund, LP

FACT SHEET

As of 5/31/2021

Objectives / Features

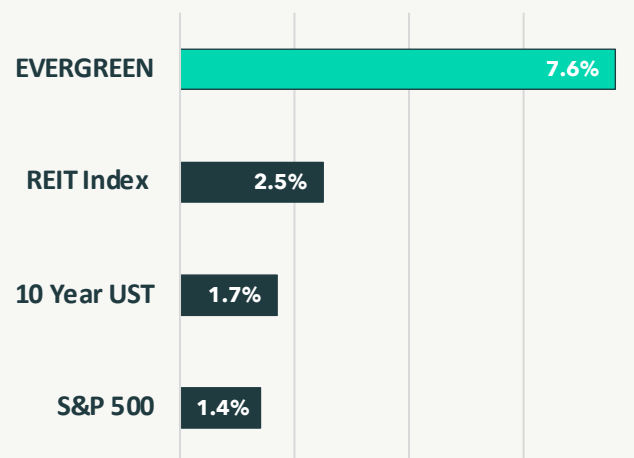
- **High Income Potential** – the Fund seeks to deliver above average distributions by investing in a global portfolio of publicly traded REITs and real estate related securities.
- **Long-Term Appreciation** – by focusing on firms that exhibit pricing power, low turnover and minimal ongoing capital expenses
- **Monthly Distributions** – optional reinvestment program

Fund Contact Information

Website www.evergreencap.com

Email info@evergreencap.com

Distribution Rate vs. Index Yields⁽¹⁾



1. Distribution yield and total 11-month net return (reduced by projected fees for our Series A shares) is from our incubator fund. The yield is an annualized total based on the 11-month dividends and option premiums divided by current NAV for the incubator fund. Rates and distribution yields fluctuate and are not guaranteed. All income generated for this account was reinvested. Past performance is no guarantee of future results.
2. REIT Index: Dow Jones Global Real Estate ETF

Fund Details

Issuer	Evergreen Real Income Fund, LP
Minimum Investment	\$200,000
Lock-Up	None
Eligible Investors	Accredited Investors & Qualified Clients
Accounting Controls	3rd Party Fund Administrator + Yearly Audit + Dual Cash Controls
Distributions	Monthly
Reporting	Monthly Financials Quarterly Reports
IRA Eligibility	Yes

	Series A	Series B
Management Fee	0.75%	1.5%
Performance Fee	10%	0%
High-water Mark	Yes	N/A

Total Returns – Incubator Fund

	Evergreen ⁽¹⁾	REIT Index ⁽²⁾
Net Returns	41.4%	33.7%

Fund Support

Fund Admin	Nav Consulting
Auditor	Spicer Jefferies LLP
Bank	First Republic
Custodian	Fidelity