

# Evergreen Real Income Fund, LP

FACT SHEET

As of 9/30/2021

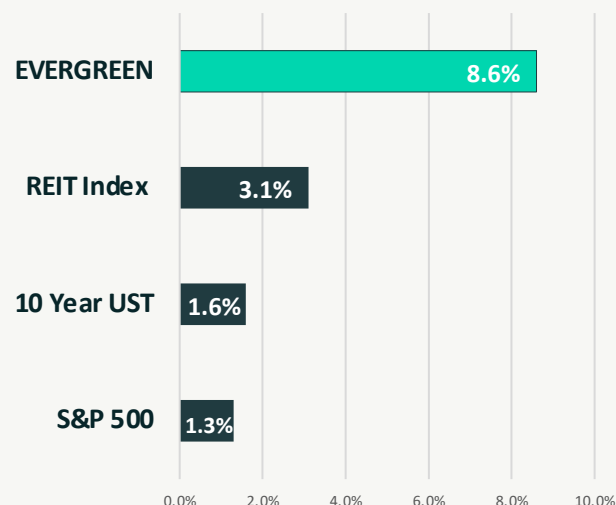
## Objectives / Features

- **High Income Potential** – the Fund seeks to deliver high 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
- **100% Liquid Investments** - can withdraw funds if needed

## Fund Contact Information

Website	www.evergreencap.com
Email	info@evergreencap.com

## Distribution Rate vs. Index Yields<sup>(1)</sup>



1. Distribution yield and total net return (reduced by projected fees for our Series A shares) is from our incubator fund and partner fund, which started accepting outside capital on 8/1/21. The yield is the avg. distribution yield for Q3. Rates and distribution yields fluctuate and are not guaranteed. All income generated for the 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 <i>exceptions at manager's discretion</i>
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 — Since Inception of Strategy (7/2020)

Net Returns	Evergreen <sup>(1)</sup>	REIT Index <sup>(2)</sup>
	43.4%	33.4%

## Fund Support

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

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Evergreen  
530 Technology Drive, STE 100  
Irvine, CA 92618