



BIGHORN
CAPITAL FUND

Lilac Way Investment

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Summary

Completed this Quarter:

107 Roof

107 - 7

105 Laundry/Common Room

105 - 3

105 - 4

105 - 9

105 - 10

Continued this Month:

107 - 1

107 - 4

Started this Month:

Unit 107-5

Unit 107-6

Queued up to start this Month:

Unit 107-8



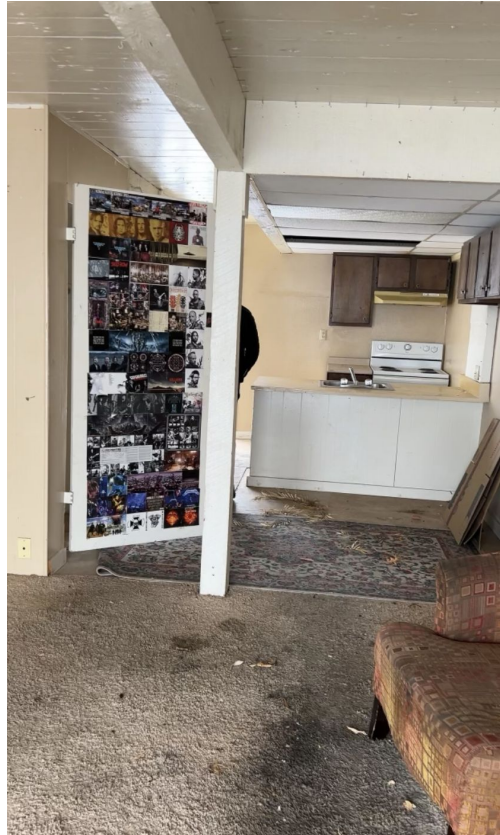
Upcoming 105 - 9/10

**Both completed in December
Leased in January**

105-9 @ \$1195

105-10 @ \$1095

Before



After



105 Building Updates LEASED w/in 30days

105 - 10
2bed/1bath 600 sq.ft.
Base: \$1,195/mo



Property Address	Unit #	Condition Notes
105 Lilac Way	105 Apt 1	MED/HI
105 Lilac Way	105 Apt 2	MED/HI
105 Lilac Way	105 Apt 3	HI
105 Lilac Way	105 Apt 4	HI
105 Lilac Way	105 Apt 5	MED/HI
105 Lilac Way	105 Apt 6	-
105 Lilac Way	105 Apt 7	MED/HI
105 Lilac Way	105 Apt 8	MED/HI
105 Lilac Way	105 Apt 9	HI
105 Lilac Way	105 Apt 10	HI
107 Lilac Way	107 Apt 1	MED/HI
107 Lilac Way	107 Apt 2	HI
107 Lilac Way	107 Apt 3	HI
107 Lilac Way	107 Apt 4	-
107 Lilac Way	107 Apt 5	HI
107 Lilac Way	107 Apt 6	HI
107 Lilac Way	107 Apt 7	HI
107 Lilac Way	107 Apt 8	MED/HI
109 Lilac Way	109 Apt A	-
109 Lilac Way	109 Apt B	-
109 Lilac Way	109 Apt C	LO
109 Lilac Way	109 Apt D	-
111 Lilac Way	111 Apt A	MFD

105 - 10
2bed/1bath 600 sq.ft.
Base: \$1,095/mo



Short Term Rentals

	January	(Projected) February	(Projected) March
LL 112-1	\$1,800.00	\$1,800.00	\$1,800.00
LL 112-2	\$1,647.93	\$673.18	\$504.40
LL 112-3	\$921.21	\$846.81	\$1,845.91
LL 112-6	\$988.14	\$298.76	\$1,915.94
LL 112-7	\$1,800.00	\$1,800.00	\$1,800.00
LL 116-4	\$135.22	\$696.46	\$1,057.98

Property Addr	Unit #	Current Rent	Market Rent	Target	STR Mix	Bed	Bath
1.61 acres	8 lots						
105 Lilac Way	105 Apt 1		1000	1200	1800	2	1
105 Lilac Way	105 Apt 2		1000	1200	1800	2	1
105 Lilac Way	105 Apt 3		1000	1200	1800	2	1
105 Lilac Way	105 Apt 4		1000	1200	1800	2	1
105 Lilac Way	105 Apt 5		1000	1200	1800	2	1
105 Lilac Way	105 Apt 6	\$570.00	1000	1200	1800	2	1
105 Lilac Way	105 Apt 7		1000	1200	1800	2	1
105 Lilac Way	105 Apt 8		1000	1200	1800	2	1
105 Lilac Way	105 Apt 9		1000	1200	1800	2	1
105 Lilac Way	105 Apt 10		1000	1200	1800	2	1
107 Lilac Way	107 Apt 1		1150	1350	1350	3	1
107 Lilac Way	107 Apt 2		1150	1350	1350	3	1
107 Lilac Way	107 Apt 3	\$636.00	1150	1350	1350	3	1
107 Lilac Way	107 Apt 4		1150	1350	1350	3	1
107 Lilac Way	107 Apt 5		1150	1350	1350	3	1
107 Lilac Way	107 Apt 6		1150	1350	1350	3	1
107 Lilac Way	107 Apt 7		1150	1350	1350	3	1
107 Lilac Way	107 Apt 8		1150	1350	1350	3	1

Furnished Rentals

- 6 units online
- Furnishing another 3bed unit for Co-Living



Investor Interest Payments

Interest payments continue every month on 21st

As always, feel free to reach out with any questions you may have!

Total Raise: 50-150k left on \$1.7MM raise

Market Trends



Casey Gregersen

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Curious why I'm so bullish on SW Wyoming Real Estate?

Encourage you to read the entire article but here's why I'm so excited:

The best real estate opportunities come when demand outpaces supply—and that's exactly what's happening in Evanston, WY and the surrounding region. Here's why we're doubling down on this market:

◆ A Major Housing Shortage

Evanston alone needs 500 to 1,100 new housing units by 2031, primarily for workforce housing. Rising rents and home prices are already outpacing wages, making housing even harder to find.

◆ Massive Job Growth Incoming

Major industrial projects are bringing an influx of workers:

- ✔ TerraPower Natrium Demonstration Project (Kemmerer)
- ✔ Project West & Pacific Soda, Dry Creek (Trona mining)
- ✔ 3,000+ construction workers coming to Southwest Wyoming
- ✔ Between July 2026 - July 2030, Evanston alone will need to house 950+ workers and families

◆ The Market is Primed for Investors

With a critical housing gap and thousands of jobs flooding in, this market presents a perfect storm of opportunity. The city is receiving \$3.67M in impact assistance funding, but supply still can't keep up with demand. This is exactly why we're investing here—high demand, limited supply, and a booming workforce. If you want to learn more about how we're capitalizing on this, let's connect!



Q&A



*Numbers above are projections ONLY. Past results do not guarantee future returns and the historic returns cannot be considered.

Leasing

Property Management:

105-10	Leased \$1195
105-9	Leased \$1095
105-3	Showings
105-4	Available
105-7	Leased
107 -2	Showings
116-4	STR