BIGHORN
CAPITAL FUND

Bighorn Capital Fund

Cathedral Group Equity
Lilac Way- 45 Unit Multifamily
Ponderosa Debt Offering

July 30th, 2026

Disclaimer

This presentation and strategy announcement does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation of any security or any other product or service by Bighorn Capital Fund, LLC, or any other third party regardless of whether such security, product or service is referenced herein. Furthermore, nothing in this presentation is intended to provide tax, legal, or investment advice and nothing in this presentation should be construed as a recommendation to buy, sell, or hold any investment or security or to engage in any investment strategy or transaction. Bighorn Capital Fund, LLC does not represent that the securities, products, or services discussed in this website are suitable for any particular investor. You are solely responsible for determining whether any investment, investment strategy, security or related transaction is appropriate for you based on your personal investment objectives, financial circumstances and risk tolerance. You should consult your business advisor, attorney, or tax and accounting advisor regarding your specific business, legal or tax situation. Only such persons who receive a Private Placement Memorandum, Company Operating Agreements or Authority Documents, and a subscription Agreement shall have received the documents necessary to constitute an offering from Bighorn Capital Fund, LLC.

BIGHORN
CAPITAL FUND

Cathedral Group Equity

Current Fund Projects

2170 N 8th: (8 unit) Laramie, WY

- *5 units rented out*
- *3 units completed and listed*

Wheatland 29 multifamily

<u>*Capex Completed:*</u>

- *Asphalt patch*
- *Outdoor steps and railing replaced/repaired*
- *New water heater*
- *Roof repairs (Gutter system WIP)*
- *Office conversion WIP*

- *Looking to possibly sell this asset turnkey in Q4 2026*

Cathedral Group Equity

Returns

Preferred Returns distributed 7/31/2026 for Q1 2026

Still Early Investment shares available (2% bonus pref)

- *14% pref "A" class investors*
- *12% pref "B" class investors*
- *10% pref "C" class investors*

Ponderosa Debt Offering

Summary

Under contract:

- *828 6th St, Rock Springs, WY 82901*

Lending on Buy and Holds:

- *621 S 2nd St, Laramie, WY*
- *619 S 2nd St, , Laramie, WY*

- *Completed both units within 10% delta projection*
- *Listing live and active applicant*
- *Selling as turnkey rental*

Ponderosa Debt Offering

Returns

- *Preferred Returns distributed 7/31/2026 for Q1 2026*
- *12% APR distributed in Q1 to all investors*
- *Plans to expand capital raised for debt fund in 2026*

- *Still 12% debt shares available*
  - *May request withdraw within 90 days**

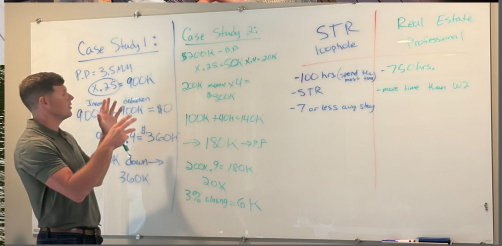
Confidential

Lilac Way: Summary

1. Refinance completed 6/1/2026
2. Majority of investors kept funds going
   a. New Deal Disclosure Addendum signed by all investors

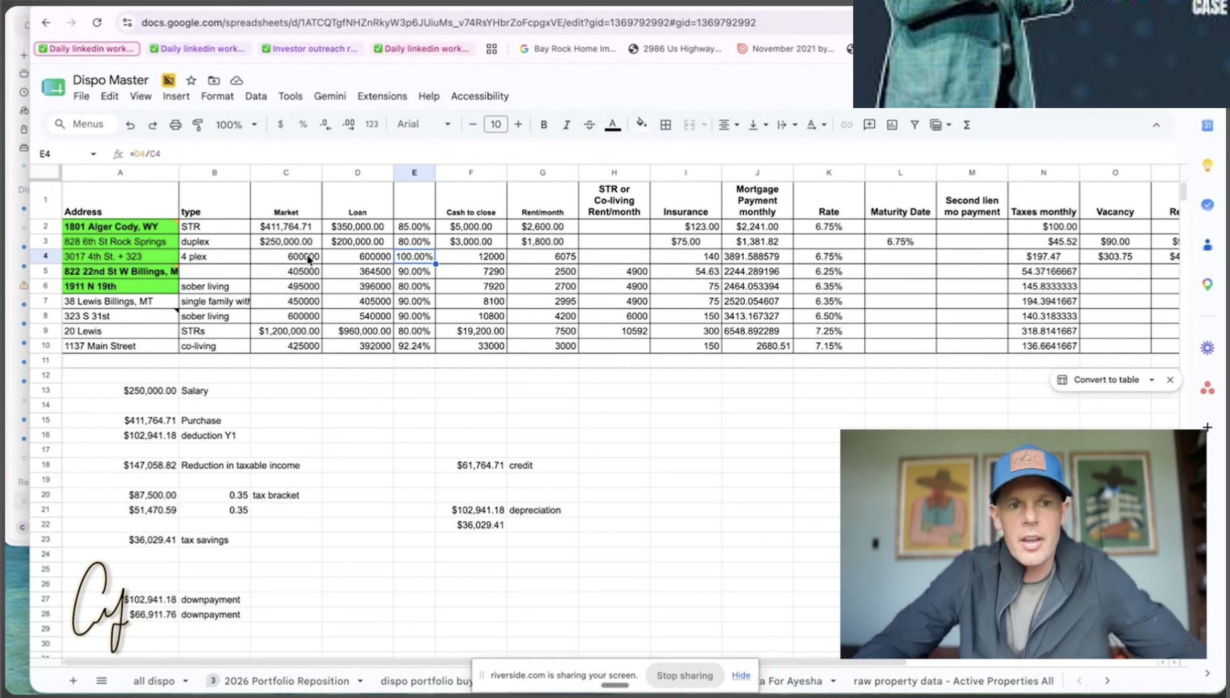
REVIVE
RETREAT

Revive Retreat July 2026



Revive Retreat Save the Date: July 2027

REVIVE TURNKEY



E4 =D4/C4

	Address	type	Market	Loan		Cash to close	Rent/month	STR or Co-living Rent/month	Insurance	Mortgage Payment monthly	Rate	Maturity Date	Second lien mo payment	Taxes monthly	Vacancy	Re
2	1801 Alger Cody, WY	STR	$411,764.71	$350,000.00	85.00%	$5,000.00	$2,600.00		$123.00	$2,241.00	6.75%			$100.00		
3	828 6th St Rock Springs	duplex	$250,000.00	$200,000.00	80.00%	$3,000.00	$1,800.00		$75.00	$1,381.82		6.75%		$45.52	$90.00	$
4	3017 4th St. + 323	4 plex	600000	600000	100.00%	12000	6075		140	3891.588579	6.75%			$197.47	$303.75	$4
5	822 22nd St W Billings, M		405000	364500	90.00%	7290	2500	4900	54.63	2244.289196	6.25%			54.37166667		
6	1911 N 19th	sober living	495000	396000	80.00%	7920	2700	4900	75	2464.053394	6.35%			145.8333333		
7	38 Lewis Billings, MT	single family with	450000	405000	90.00%	8100	2995	4900	75	2520.054607	6.35%			194.3941667		
8	323 S 31st	sober living	600000	540000	90.00%	10800	4200	6000	150	3413.167327	6.50%			140.3183333		
9	20 Lewis	STRs	$1,200,000.00	$960,000.00	80.00%	$19,200.00	7500	10592	300	6548.892289	7.25%			318.8141667		
10	1137 Main Street	co-living	425000	392000	92.24%	33000	3000		150	2680.51	7.15%			136.6641667		

	A	B	C	D	E	F	G
13	$250,000.00	Salary					
15	$411,764.71	Purchase					
16	$102,941.18	deduction Y1					
18	$147,058.82	Reduction in taxable income				$61,764.71	credit
20	$87,500.00		0.35 tax bracket				
21	$51,470.59		0.35			$102,941.18	depreciation
22						$36,029.41	
23	$36,029.41	tax savings					
27	$102,941.18	downpayment					
28	$66,911.76	downpayment					

How to Put $5,000 Into One Rental and Cut Your Taxes by $36,000

If you're trying to decide whether turnkey investing, staying passive, or being more active is the right path for you check out this FREE webinar

12 modules built out as a roadmap to success

Questions?

Reach us at

casey@bighorncapitalfund.com
307-317-2494

Next Investor Quarterly Update October 29th 12 PM CST

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