



Bighorn Capital Fund

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

July 30th, 2026



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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

Capex Completed:

- *Asphalt patch*
- *Outdoor steps and railing replaced/repared*
- *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



CATHEDRAL GROUP EQUITY OFFERING
SPONSOR: CASEY GREGERSEN

• Off Market Deals • Multi-family Buy and Hold • Fix and Flip

Highlights:

- **Key Strategic Advantage:** Combining Casey Gregersen's affiliated companies with vertically integrated deal sourcing, construction, and property management, this offering provides a hands-free real estate investment experience with risk mitigation benefits and value add potential due to this vertical integration.
- **Investment is Focused on Diversified Portfolio:** Includes single-family, multi-family, and fix-and-flip properties to spread out risk and exposure, all of which are managed in-house for efficiency and control.
- **Tax Benefits:** Investors gain access to depreciation and cost segregation strategies to reduce taxable income.
- **Flexible Exit Strategies:** Properties may be sold, refinanced, or held long-term for optimized returns.

Current offering:

- **Projected IRR:** 20.45%
- **Duration:** ~5-year hold
- **Distributions:** Quarterly
- **Cash on Cash Return:** 8 - 17%
- **Minimum Investment:** \$50,000
- **Initial Target Raise:** \$5MM

Preferred Return & Waterfall

Investment amount: \$250k+
80/20 Split
50/50 Split

2% Investment amount: \$250k+
8-14% Pref

Class	Pref	Investment amount	Early Investment
A	14.00%	\$250k+	\$250k+
B	12.00%	\$250k+	\$150-250k
C	10.00%	\$150-250k	\$50-150k
D	8.00%	\$50-150k	\$50-150k

TEARLY INVESTMENT PROGRAM WILL BE EFFECTIVE FOR INVESTMENTS UP TO \$250,000. THE FUND REACHES AN ADDITIONAL \$2,500,000 IN INVESTMENT CAPITAL.

CONTACT US FOR THE FULL UNDERWRITING VIDEO

***NUMBERS AND PROPERTIES USED FOR PROJECTIONS ARE SUBJECT TO CHANGE

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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

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Strategy:

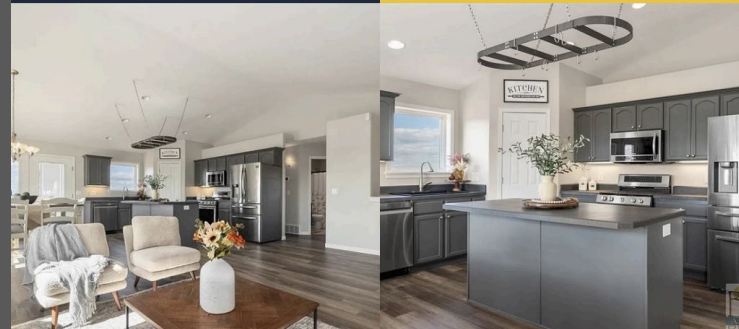
- Allow investors to keep investment accruing interest and eliminate gaps in between deals while having flexibility to request withdraw funds within 90 days.
 - **Lock-up period:** There will be a 6-month lock-up period before Unit Holders may withdraw funds.
- **Property Types for Loans:** Residential and Multifamily real estate in markets that Fund Manager sees as an opportunity to fix and flip or hold for cashflow and appreciation.

Security:

- Bighorn Capital Fund will make loans to lower-tier entities owned or vetted by Fund Manager to be secured by 1st and 2nd position mortgages and accompanied with a promissory note.
- Bighorn Capital Fund will be listed as lender on all loans and have foreclosure rights
- **Property values** will be verified by licensed real estate agents used for LTV calculations

Current offering.

- **10-12% APR** continuous debt offering
- **Ultimate Flexibility:** 90 Day Redemption.
- **Distributions:** Quarterly (can reinvest earnings).
- **Security:** 1st and 2nd position liens on existing rentals or fix/flips.
- **Minimum Investment:** \$25,000.
- **Initial Target Raise:** \$4MM.
- **No management fee**
- **Timing:** Soft commitments already coming in. Launching in Q1, Target \$4MM raise.
- **Accredited Investors Only.**



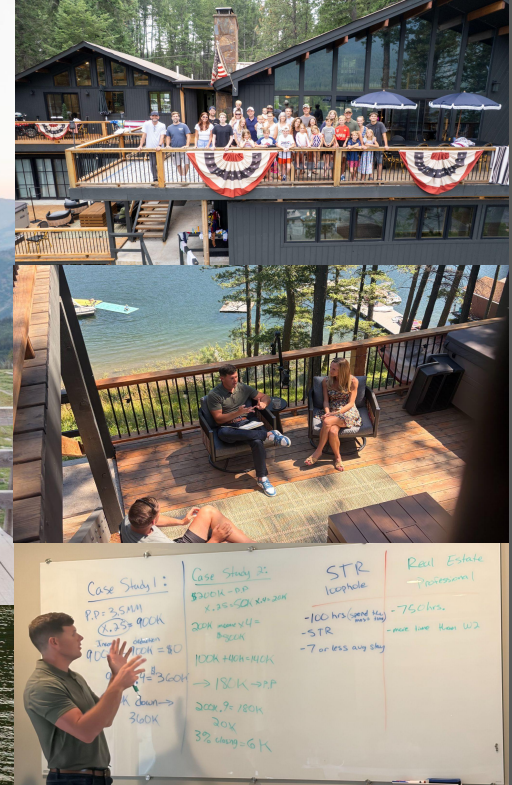
Lilac Way: Summary

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





Revive Retreat July 2026



Revive Retreat Save the Date: July 2027



REVIVE TURNKEY



docs.google.com/spreadsheets/d/1ATCQTgfnH4ZnRkyW3p6JuluMs_v74R5YHbrZcFcpqVE/edit?gid=1369792992&gid=1369792992

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	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	Rx
1	1901 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		
2	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				\$45.52	\$90.00	\$
3	3017 4th St + 323	4 plex	600000	600000	100.00%		12000	6075		140	3891.586579	6.75%	6.75%	\$197.47	\$303.75	\$4
4	822 22nd St W Billings, M		405000	364500	90.00%		7200	2500	4900	54.63	2244.289196	6.25%		54.37166667		
5	1911 N 19th	scoter living	495000	396000	80.00%		7920	2700	4900	75	2464.053394	6.35%		145.8333333		
6	38 Lewis Billings, MT	single family w/it	450000	405000	90.00%		8100	2995	4900	75	2520.054607	6.35%		194.3941667		
7	323 S 31st	scoter living	600000	540000	90.00%		10800	4200	6000	150	3413.167327	6.50%		140.3183333		
8	20 Lewis	STRs	\$1,200,000.00	\$960,000.00	80.00%	\$19,200.00	7500	10592	300	6548.892289	7.25%			318.8141667		
9	1137 Main Street	co-living	425000	392000	92.24%		33000	3000		150	2680.51	7.15%		136.6641667		
10																
11																
12		\$250,000.00	Salary													
13																
14		\$411,764.71	Purchase													
15		\$102,941.18	deduction Y1													
16																
17		\$147,058.82	Reduction in taxable income			\$61,764.71	credit									
18																
19		\$87,500.00	0.35 tax bracket													
20		\$51,470.59	0.35			\$102,941.18	depreciation									
21						\$36,029.41										
22		\$36,029.41	tax savings													
23																
24																
25																
26																
27		\$102,941.18	downpayment													
28		\$66,911.76	downpayment													
29																
30																

Convert to table

all dispo 2026 Portfolio Reposition dispo portfolio bu riverside.com is sharing your screen. Stop sharing Hide For Ayesha raw property data - Active Properties All

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



THE THREE PATHS

	PATH ONE Capital Partner	PATH TWO Turnkey Buyer	PATH THREE Active Operator
TIME	Lowest	Medium	Highest
CONTROL	Lowest	Medium	Highest
RETURNS	Steady, compounding, tax-advantaged	Cashflow plus appreciation	Highest potential
FITS	Busy high earners with capital ready	People who want to own, not operate	

A small video feed in the bottom right corner of the table shows a man wearing a white baseball cap and a dark jacket, speaking from a room with framed pictures on the wall.

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.