



Bighorn Capital Fund

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

October, 23rd 2025



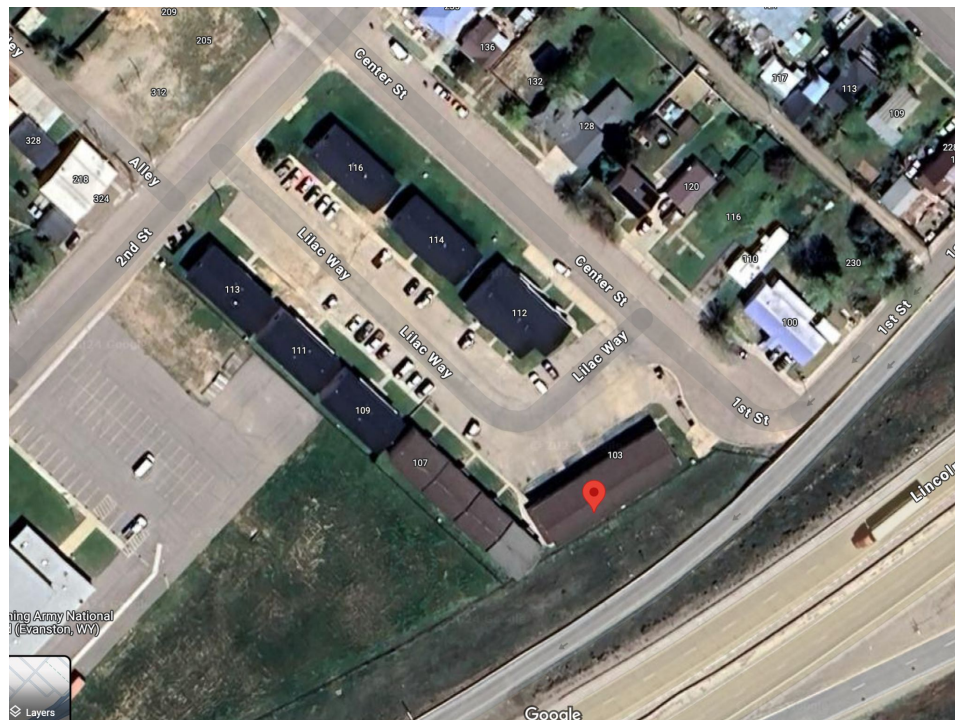
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Lilac Way: Summary

1. *Engaged Lenders for Refinance*
 - a. *Morgan Stanley*
 - b. *Greystone Broker*
 - c. *3rd Broker*
2. *Occupancy over 95%*
3. *Planning for Exit in Q1 of 2025*
 - a. *Pending financing*



Furnished Rentals still performing great

Property Addr	Unit #	Current Rent	Market Rent	Target	STR Mix	Bed	Bath
1.61 acres	8 lots		Base Case				
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

	R Strech g	BASE	January	February	March	April	May	June	July	August	September	October	November	December	Total
LL 112-1	\$2,000.00	\$1,500.00	\$1,800.00	\$964.29	\$0.00	\$182.36	\$1,564.02	\$2,555.85	\$2,113.42	\$2,182.19	\$1,165.55	\$2,441.29	\$537.38	\$0.00	\$15,506.35
LL 112-2	\$2,000.00	\$1,500.00	\$1,647.93	\$673.18	\$597.47	\$1,613.16	\$1,214.73	\$2,086.81	\$1,749.34	\$2,286.06	\$1,844.73	\$2,473.85	\$0.00	\$0.00	\$16,187.26
LL 112-3	\$2,000.00	\$1,500.00	\$921.21	\$1,418.53	\$2,057.17	\$866.31	\$1,684.33	\$2,522.66	\$2,195.90	\$2,184.29	\$2,004.11	\$1,994.72	\$1,794.50	\$0.00	\$19,643.73
LL 112-6	\$2,000.00	\$1,500.00	\$988.14	\$1,048.57	\$2,633.92	\$1,287.79	\$733.90	\$3,308.10	\$2,268.20	\$2,321.63	\$1,591.97	\$2,494.43	\$1,097.73	\$815.77	\$20,590.15
LL 112-7	\$2,000.00	\$1,500.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,662.55	\$2,189.05	\$1,498.70	\$2,316.45	\$2,541.58	\$1,559.89	\$2,042.82	\$0.00	\$0.00	\$19,211.04
LL 116-4	\$2,000.00	\$1,500.00	\$135.22	\$696.46	\$1,337.70	\$2,357.95	\$1,902.43		\$1,888.33	\$2,709.78	\$1,212.32	\$2,323.58	\$0.00	\$0.00	\$14,563.77
LL 105-3		\$1,500.00							\$1,695.00	\$1,695.00	\$1,695.00	\$1,695.00	\$1,695.00	\$1,695.00	
LL 105-4	\$2,000.00	\$1,500.00							\$723.82	\$2,082.68	\$1,910.86	\$2,284.58	\$0.00	\$0.00	
LL 107-2	\$2,200.00	\$2,000.00							\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



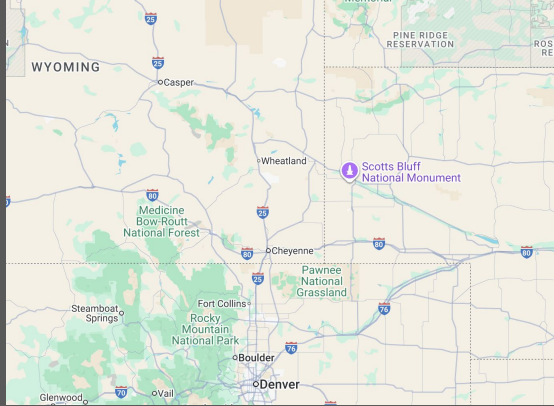
Cathedral Group Equity

Current Fund success



Property	Purchase	Rehab	Sale Price	Projected Profit	ClosingDate
1061 Banock Laramie, WY	\$290,000.00	\$45,000.00	\$430,000.00	\$42,369.98	October 25
237 n 4th St Evanston, WY	\$154,593.22	\$29,856.16	\$216,300.00	\$18,872.62	October 25

Wheatland 29 multifamily



Current: 12 units Finishing up electrical, plumbing and mechanical systems

Next: 12 units Finish work (flooring, paint, cabinets, fixtures, etc)

Later: Renovate office building

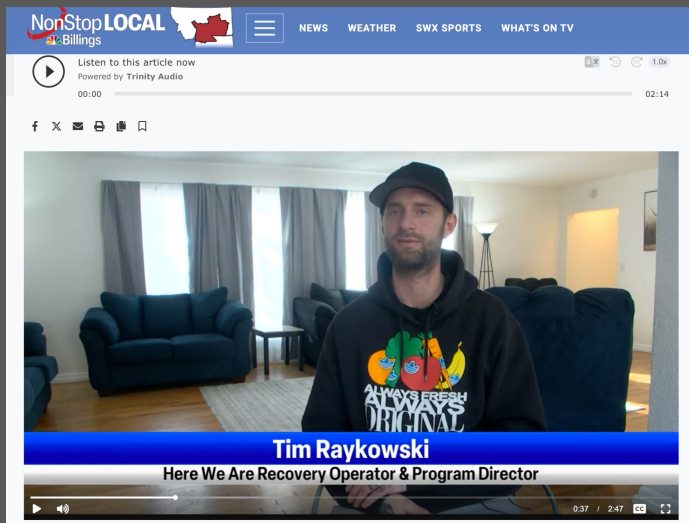


Upcoming projects

Current Job: 911 N 19th St Billings (sober living rental)

Future Flips: Several deals in Pipeline

[Link to KULR 8 News Video](#)



TC Tracker			
File Edit View Insert Format Data Tools Extensions Help			
Menus			
H14			
	A	B	C
1	Address - link Revive sheet if applicable	Seller	ACQ Drive Folder (Purchase Mett
3	ACQ- NEW CONTRACTS AT TOP		
4	941 N 31st St, Billings, MT 59101 - RT	LVM	941 N 31st... Hybrid (Subjec
5	1331 Custer Ave, Billings, MT - BM	yes	1331 Cust... Revive 2.0
6	325 Ponderosa St, Mountain View, WY - BM	yes	325 Ponde... Revive 2.0
7	8585 Diamond Springs, Helena, MT - MA	yes	8585 Diamond Spr Bank
8	950 Mossman Dr, Billings, MT - BR	n/a	950 Moss... Cash - bank loc
9	538 Harrison Dr, Evanston, WY - MA	yes	538 Harris... Bank/PML? - P
10	4729 Cactus Way, Cheyenne, WY - BM	yes	https://drive.googl PML/Cathedar
11	1801 Alger Avenue, Cody, WY - SW		1801 Algiers Sub-to
12	307 C St, Rock Springs - BM		307 C St Cash
13			
14	UPCOMING CLOSINGS:		
15	6673 Kinzie Creek Pl, Casper, WY - BM	yes	6673 Kinzi... Seller Finance
16	10 Highland Ct, Gillette - MA	yes	10 Highland Ct Revive
17	2316 Pine Ave, Cheyenne - RT	yes	2316 Pine Bank loan - cas
18	3440 Madison Dr, Rock Spring, WY - BM?		3440 Madi... Bank loan
19	5121 S Oak St, Casper, WY - MA		5121 S Oa... PML
20	527 Wyoming Ave, Billings - BM	yes	527 Wyo... Cash - bank loc
21	1272 W Lyon, Laramie - CHECK FOR C		
22	LISTED WITH AGENT:		
23	3520 Partridge, Casper, WY - SW	yes	3520 Partr... Novation
24	602 Dewar, Rock Springs, WY - RT	yes	602 Dewa... Novation

Cathedral Group Equity

Returns

Preferred Returns distributed in Q3 to all Investors Class

- 14% pref “A” class investors
- 12% pref “B” class investors
- 10% pref “C” class investors

Net profit currently over 20%, plan to distribute additional waterfall cashflow Q1 2026

Still Early Investment shares available (2% bonus pref)



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 Management Fee: 2%

8-14% Pref

80/20 Split

50/50 Split

To Investors/ LP's			
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 REFLECTIVE FOR INVESTMENT CAPITAL UP TO THE FUND REACHES AN AGGREGATE OF \$2,500,000 IN INVESTMENT CAPITAL.

CONTACT US FOR THE FULL UNDERWRITING VIDEO

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

bihorncapitalfund.com casey@gregersenproperties.com 307-317-2494

BLD 107 Renovations



Ponderosa Debt Offering

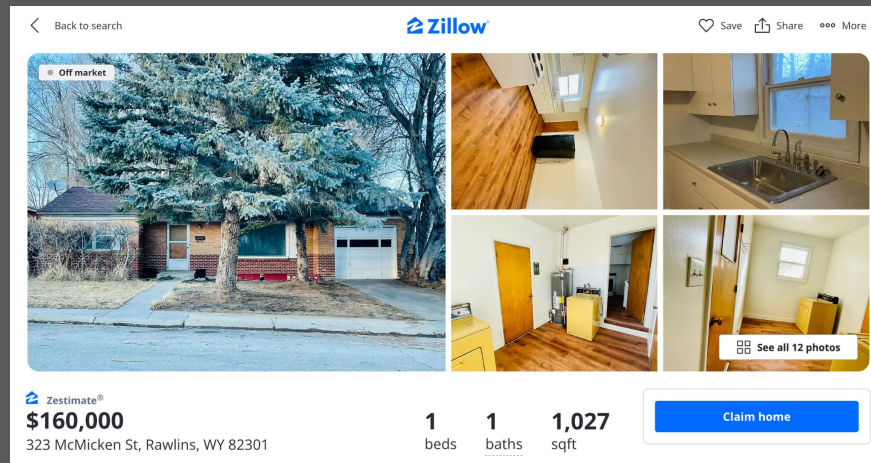
Summary

Completed Fix and Flip:

- 323 McMicken, Rawlins, WY
- 828 6th St, Rock Springs, WY 82901

Lending on Buy and Holds:

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



Ponderosa Debt Offering

Returns

- *12% APR distributed in Q3 to all investors*
- *Plans to expand capital raised for debt fund in Q4 and Q1 2026*
- *Still 12% debt shares available*
 - *May request withdraw within 90 days**

Confidential

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Strategy:

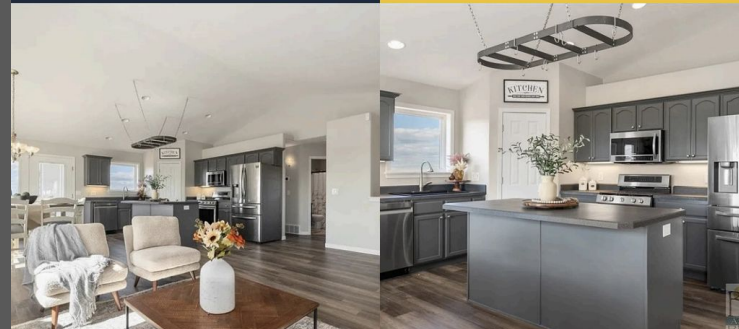
- Allow investors to keep investment accruing interest and eliminate gaps in between deals while having flexibility to request withdraw funds within 90 days.
 - **Lock-up period:** There will be a 6-month lock-up period before Unit Holders may withdraw funds.
- **Property Types for Loans:** Residential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





What's new with Casey



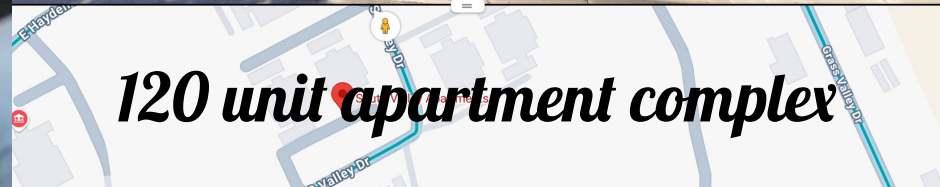
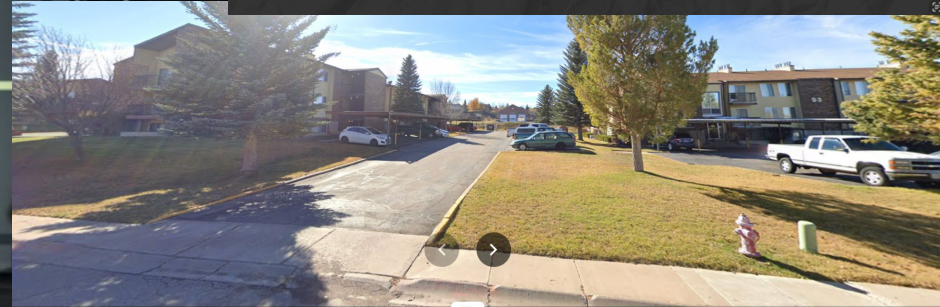
— WANT TO JOIN US —
AT THE REVIVE SUMMIT II?

REGISTER NOW 

caseygregersen.com/events/

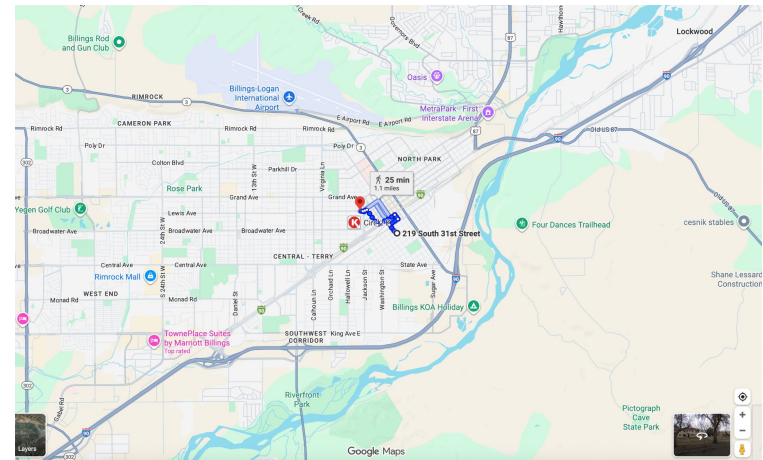
 **24-25 October 2025**

 **LOCATION**
5295 HOLLISTER RD, HOUSTON, TX 77040
TEXAS REAL ESTATE INVESTMENT CENTER



120 unit apartment complex

Rocky Portfolio: Billings, MT



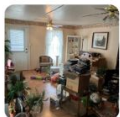
38 Lewis Ave

Billings, MT 59101

Last updated Oct 9, 2025, 10:13 AM

Photos
227

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219 S 31st St

Billings, MT 59101

Last updated Oct 6, 2025, 6:05 PM

Email casey@wyohouses.com to
get access to CompanyCam for
all live project photos



213 S 29th St

Billings, MT 59101

Last updated Oct 6, 2025, 3:50 PM

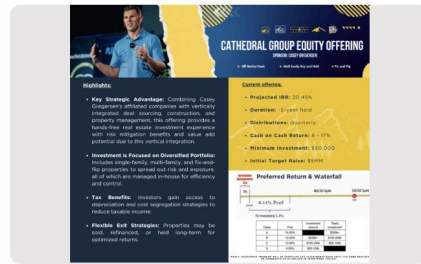
Photos
321

Recent User
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Q&A

Deals List



CATHEDRAL GROUP EQUITY OFFERING
Private Deal Details

Highlights:

- **Key Strategic Advantage:** Conferring Cooley Management's extensive experience with highly leveraged debt financing, construction, and general management. The offering provides a turnkey and fully managed investment opportunity with the potential for significant value and growth over the long-term investment horizon.
- **Investment is Based on Diversified Portfolio:** Includes single-family, multi-family, and fix-and-flip properties to spread risk and exposure to all which are managed in-house for efficiency and control.
- **Tax Benefits:** Investors gain access to leveraged debt and management strategies to reduce taxable income.
- **Flexible Exit Strategies:** Properties may be sold, refinanced, or held long-term for optimized returns.

Current Metrics:

- Projected IRR: 20-45%
- Duration: 12-24 Month
- Real Estate Assets: 10-15%
- Cash on Cash Return: 8-12%
- Minimum Investment: \$100,000
- Similar Target Return: \$100K

Preferred Return & Waterfall

Year	1	2	3	4	5	6	7	8	9	10
Preferred	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Waterfall	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Cathedral Group Equity (Co...

Equity

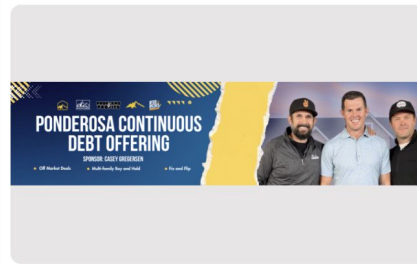
Continuous

Target Return :

20.45

[View Details](#)

[Copy Deal](#)



PONDEROSA CONTINUOUS DEBT OFFERING
Private Deal Details

Key Features:

- 100% Debt
- 12-24 Month
- 10-15%
- 8-12%
- \$100,000
- \$100K

Ponderosa Continuous Debt...

Residential Debt

Continuous

Target Return :

10-12

[View Details](#)

[Copy Deal](#)

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

