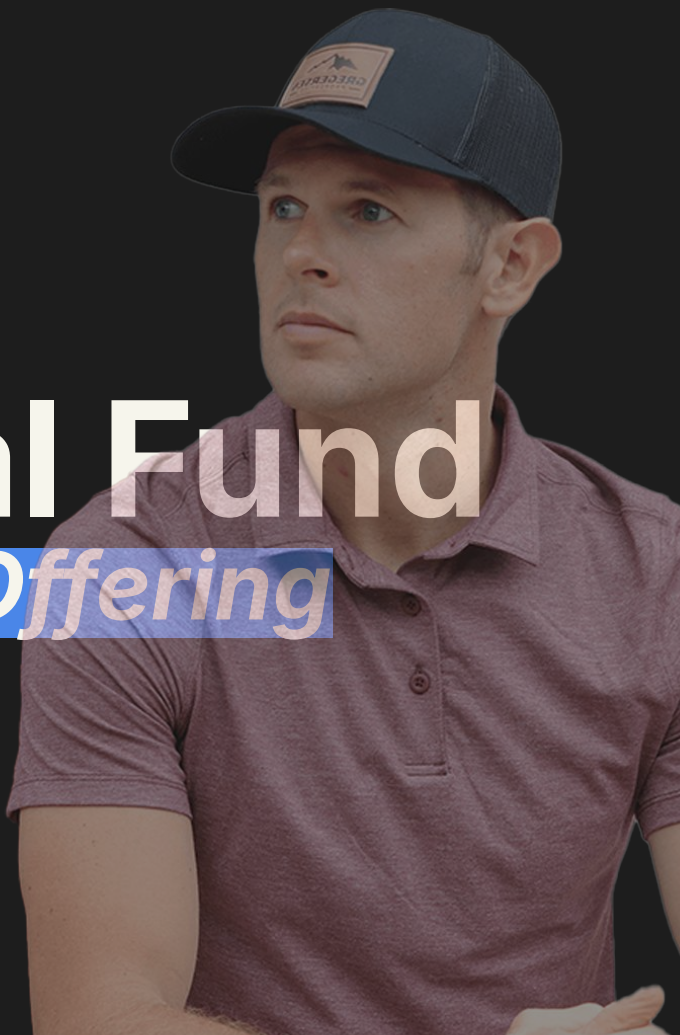




Bighorn Capital Fund

Cathedral Group Equity Offering

October 2025



Worked:
Petroleum Engineer
→2011-2022

Built:

Wyohouses.com
→(direct to seller)

Revive Constr.:

→4 in house crews

Property Management:

→420+ Doors, \$50MM AUM

2026 Goal:
100 Deals/yr



REVIVE
by wyohouse



PROBLEMS
PROFITS

What's Your Why?

Confidential

Copyright ©

**WHY I WALKED AWAY
FROM MY W-2
FOR MY KIDS**



Cathedral Group Equity Offering

Projected IRR: 20.45%

Duration: 5 Year Hold

Distributions: Quarterly

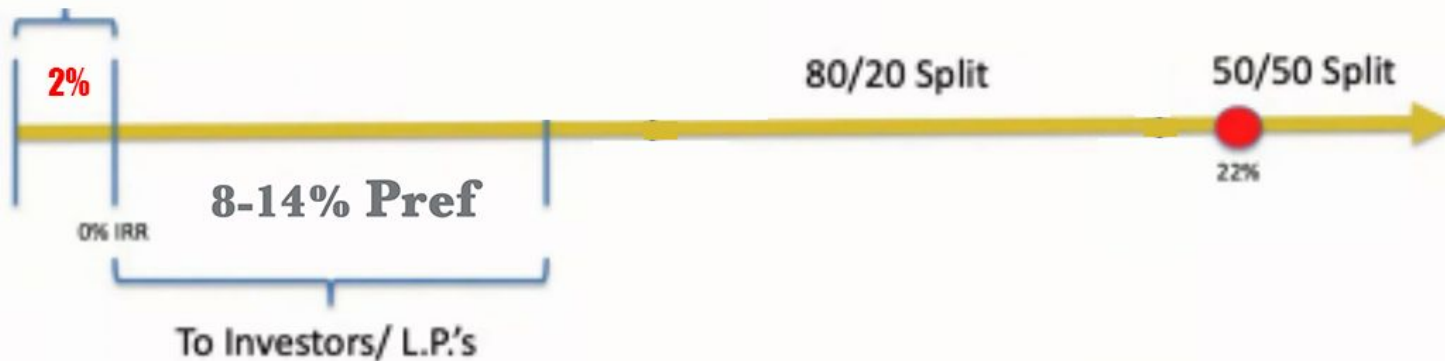
Cash on Cash Return: 8 - 17%

Minimum Investment: \$50,000

Initial Target Raise: \$5MM

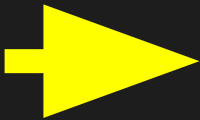
Preferred Return & Waterfall

**Management Fee
to Investment Advisor**



Class	Investment amount	Base Pref	FIRST \$2.5MM Bonus Pref on Early Investment		
A	250k+	12	14		
B	150-250k	10	12		
C	50-150k	8	10		

Example of Estimating Bonus Depreciation



	Total Basis for Depreciation	LP Investment Amount	Basis/cash invested	Est Write Off Based on \$100k	Savings based on 35% tax bracket
Total	\$5,315,000	\$1,928,620.00			
Bonus Depreciation Est 20%	\$1,063,000	\$1,928,620.00	55.12%	\$55,117.13	\$19,291.00
Bonus Depreciation Est 9.6%	\$510,240	\$1,928,620.00	26.46%	\$26,456.22	\$9,259.68



***Consult your CPA to confirm how this impacts your tax return

Case(y) Studies

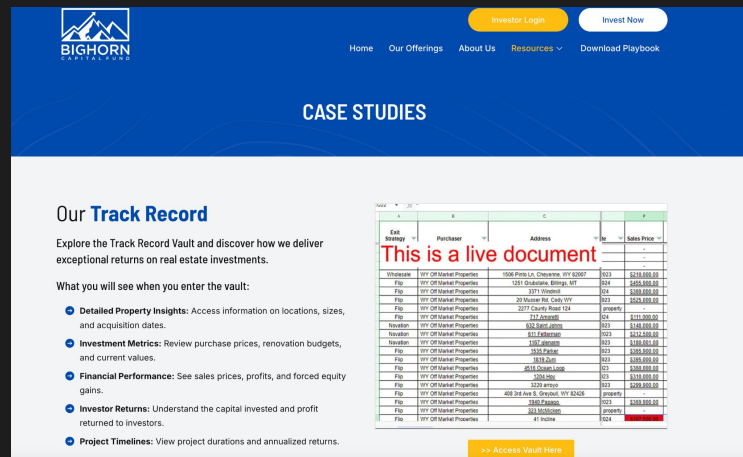


Track Record Vault (150+ past deals)

Hillside Casper - Equity (66 unit MF)

Lilac Way - Debt (45 unit MF)

Current Fund Performance



Track Record



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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Status	Purchaser	Address	One Pager	City	County	State	Acquisition Date	Purchase Price	Renovation Budget	Loan Amount	Current Value	Sale Date	Sales Price		
2	Wholesale	WYOMP	3942 Farthing Rd, Cheyenne		Cheyenne	Laramie County	WY	10-6-2023	\$650,000.00				11-30-2023	\$625,000.00		
3	Rental	WYOMP	618 Fremont Ave, Torrington		Fremont	Goshen County	WY	9-28-2023	\$283,534.23				Still own this property			
4	Wholesale	WYOMP	1506 Pinto Ln, Cheyenne, WY		Cheyenne	Laramie County	WY	9/25/2023	\$190,000.00				11-20-2023	\$210,000.00		
5	Flip	WYOMP	1251 Grubstake, Billings, MT		Billings	Yellowstone Co	MT	9-26-2023	\$178,039.32				4-26-2024	\$455,900.00		
6	Flip	WYOMP	3371 Windmill		Billings	Yellowstone Co	MT	7-8-2023	\$225,000.00				3-5-2024	\$369,000.00		
7	Flip	WYOMP	20 Musser Rd, Cody WY		Cody	Park County	WY	6-13-2023	\$200,000.00				9-30-2023	\$525,000.00		
8	Flip	WYOMP	2277 County Road 124		Cheyenne	Laramie County	WY	11-11-2023	\$180,000.00				Still own this property			
9	Flip	WYOMP	717 Amoretti		Thermopolis	Hot Springs Co	WY	9/28/2023	\$90,000.00				1-3-2024	\$111,000.00		
10	Novation	WYOMP	2008 S poplar		Casper	Natrona County	WY	10/13/2023	-							
11	Novation	WYOMP	632 Saint Johns		Billings	Yellowstone Co	MT	4/8/2023	\$115,000.00				5-30-2023	\$148,000.00		
12	Novation	WYOMP	611 Fetterman		Laramie	Albany County	WY	9/29/2023	\$175,000.00				10-20-2023	\$212,500.00		
13	Novation	WYOMP	1167 glenarm		Casper	Natrona County	WY	6/30/2023	\$125,000.00				8-25-2023	\$180,001.00		
14	Flip	WYOMP	1535 Parker		Sheridan	Sheridan Count	WY	7-15-2022	\$250,000.00				6-30-2023	\$365,900.00		
15	Flip	WYOMP	1819 Zuni		Sheridan	Sheridan Count	WY	6/16/2023	\$305,894.20				9-22-2023	\$395,000.00		
16	Flip	WYOMP	4516 Ocean Loop		Cheyenne	Laramie County	WY	5-28-2021	\$229,900.00				5-8-2023	\$360,000.00		
17	Flip	WYOMP	1204 Hoy		Cheyenne	Laramie County	WY	4/7/2023	\$264,900.00				8-6-2023	\$310,000.00		
18	Novation	WYOMP	16 Gomer Kemmerer WY		Kemmerer	Lincoln County	WY		-							
19	Flip	WYOMP	408 Lincoln Dubois, WY		Dubois	Fremont Count	WY	7-21-2023	\$280,000.00				12-15-2023	\$285,000.00		
20	Flip	WYOMP	3220 arroyo		Casper	Natrona County	WY	8-23-2022	\$150,000.00				5-31-2023	\$299,900.00		
21	Flip	WYOMP	408 3rd Ave S, Greybull, WY		Greybull	Big Horn	WY	1-27-2024	\$80,000.00				Still own this property			

Case Study #1: Hillside Casper 2022



Purchase Price:	\$3.2MM
Rehab Cost:	\$1,025,820
After Repair Value:	\$7MM
Value created:	\$2.77MM
Refi cashout:	30 months
Post Refi Cashflow:	\$40k/month



Total units renovated:

55

Case Study #1: Hillside Casper 2022



DISTRIBUTION ACCOUNT	SEPTEMBER 2024	OCTOBER 2024	NOVEMBER 2024	DECEMBER 2024	JANUARY 2025	FEBRUARY 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025
Income												
Rental Income	50,169.36	66,702.01	53,016.42	60,226.78								
2401 Grandview					21,311.24	17,341.93	22,691.79	18,477.28	21,382.72	18,355.40	22,019.00	20,879.00
2403 Grandview					28,416.54	20,637.47	24,682.11	27,295.50	18,130.00	22,891.27	20,426.35	29,014.87
2405 Grandview					16,824.90	24,300.78	28,254.39	30,403.34	30,507.44	34,744.25	38,286.97	37,346.99
Total for Rental Income	50,169.36	66,702.01	53,016.42	60,226.78	66,552.68	62,280.18	75,628.29	76,176.12	70,020.16	75,990.92	80,732.32	87,240.86
ST Rental Income			2,853.90	1,205.10								
Total for Income	50,169.36	66,702.01	55,870.32	61,431.88	66,552.68	62,280.18	75,628.29	76,176.12	70,020.16	75,990.92	80,732.32	87,240.86
Cost of Goods Sold												
Gross Profit	50,169.36	66,702.01	55,870.32	61,431.88	66,552.68	62,280.18	75,628.29	76,176.12	70,020.16	75,990.92	80,732.32	87,240.86
Expenses												
Advertising & marketing			300.00									
Airbnb Supplies									22.04	758.76		283.24
Contract labor												
General business expenses				93.98								
Bank fees & service charges												
Total for General business expenses	0	0	0	93.98	0	0	0	0	0	0	0	0
Rental Expenses												
Airbnb Hosting Fee			85.61	36.15		78.79	318.97					40.00
Cleaning												
HOA Fees	10,800.00	10,800.00	10,800.00	10,800.00	5,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00
Interest Expense	16,407.94	17,096.16	18,355.59	15,301.26	17,265.96	17,338.30	12,403.96	17,451.15	17,709.13	13,394.20	16,611.05	17,652.31
Management Fee	5,640.72	7,734.78	5,301.65	332.80	3,327.64	3,114.02	3,781.42	3,808.81	3,501.01	3,799.56	4,036.62	3,295.84
Property insurance												
Property taxes				814.88		74.08		156.90	25.00		25,277.29	
Repairs & maintenance	13,986.91	16,648.81	5,852.33	8,892.15	2,943.80	2,006.30	1,159.38	1,256.92	1,985.02	1,220.08	894.92	2,092.77
Utilities	671.38	794.57	9,043.82	6,734.48	-28,343.10	67.63	66.03	43.55	280.59	240.91	1,216.35	1,301.62
Total for Rental Expenses	47,506.95	53,074.32	49,439.10	42,911.72	33,479.12	28,529.76	33,517.33	34,300.75	29,454.75	58,806.23	35,182.54	
Telephone & Internet								633.58				
Total for Expenses	47,506.95	53,074.32	49,739.10	43,005.70	994.30	33,479.12	28,529.76	33,517.33	34,956.37	30,213.51	58,806.23	35,465.78
Net Operating Income	2,662.41	13,627.69	6,131.22	18,426.18	65,558.38	28,801.06	47,098.53	42,658.79	35,063.79	45,777.41	21,926.09	51,775.08
Other Income												
Other Expenses												
Vehicle expenses			143.83									
Vehicle gas & fuel		76.80										
Total for Vehicle expenses	0	76.80	143.83	0	0	0	0	0	0	0	0	0
Total for Other Expenses	0	76.80	143.83	0	0	0	0	0	0	0	0	0
Net Other Income	0	-76.80	-143.83	0	0	0	0	0	0	0	0	0
Net Income	2,662.41	13,550.89	5,987.39	18,426.18	65,558.38	28,801.06	47,098.53	42,658.79	35,063.79	45,777.41	21,926.09	51,775.08

Equity Fund 1: 2022

Address	LLC	Target Amount	Availiable Date	Lease Type	Buildium Lease	Bed	Bath	Sq Ft.
345 Fenway Unit 1	Gregersen Property	\$3,000.00	8/15/2024	STR	Lease agreement	3	1	1200
345 Fenway Unit B	Gregersen Property	\$1,995.00	8/15/2024	STR	Lease agreement	2	1	1200
517 Mitchell Unit D-2	Autumn Forest	\$1,895.00	7/1/2025	12 month	Link	4	2	988
1749 Oxford Unit 1	Autumn Forest	\$1,200.00	1/29/2025	12 month		2	1	1088
1749 Oxford Unit 2	Autumn Forest	\$1,245.00	month-month	month-month	Link	2	1	1872
1749 Oxford Unit 3	Autumn Forest	\$995.00	2/1/2025	12 month	Link	2	1	1088
1749 Oxford Unit 4	Autumn Forest	\$1,195.00	6/1/2025			3	1	1088
4325 Crow Dr	Autumn Forest	\$2,000.00	NA	12 month		4	2.5	1596

Multiple Asset Classes and Exit Strategies

Lilac Way Offering



Started May 2024:
15% Fixed Debt

Scheduled to refinance and pay all investors back in next 90 days

Why **INVESTORS** are Opting into this Deal for 2024

Secured with 2nd Position Lien (\$2.125MM first position lien with Seller at 5% interest only)

Significant Value opportunity add with 30 vacant units ready for rehab

Targeted 12 Month Return of Capital, Up to 48 months (Remodel started May 2024)

Experienced Operator with fully integrated in-house Construction and Property Management

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

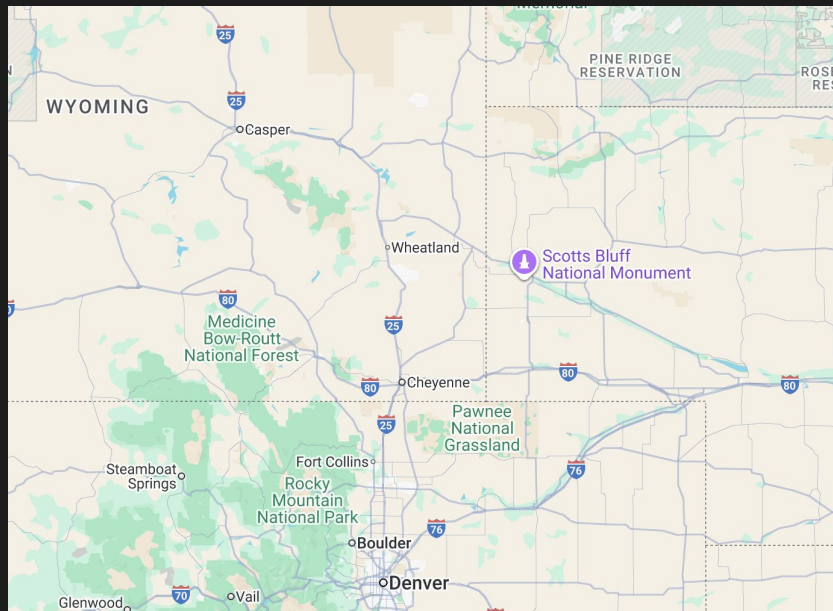


Current Fund success



Property	Purchase	Rehab	Sale Price	Profit	ClosingDate
1061 Banock	\$290,000.00	\$45,000.00	\$430,000.00	\$84,739.96	9/30/2025
237 n 4th St	\$154,593.22	\$29,856.16	\$216,300.00	\$18,872.62	10/10/2025

Wheatland 29 multifamily



Learn more on YouTube



Stunning New Construction Home with Perfect View

13 views • 9 months ago



Invest with Bighorn Capital Fund: Unlock Premier Real Estate Deals

37 views • 10 months ago



Advantage of In House Crews

19 views • 10 months ago



Flip, Rent, or Sell: My Winning Formula

2.3K views • 10 months ago

Questions

Casey Gregersen
307-317-2494
casey@gregersenproperties.com



Casey Gregersen

Revive method, Closer, Fund Manager
250 units, Direct to Seller, Construction,
Prop Mngmt in house
Bighorn Capital Fund

Ask me about how you can fix and flip with ultra
low risk Revive method?



casey@

Share

Potential Exit Strategies:

One off Sale of Properties on MLS or to our cultivated Buyers List

Refinance to Buy & Hold Longer

Sale to larger fund or syndication seeking steady cash flow

Bonus Slides



CATHEDRAL GROUP EQUITY OFFERING

SPONSOR: CASEY GREGERSEN

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

Highlights:

- **Key Strategic Advantage:** Combining Casey Gregeresen'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

8-14% Pref

80/20 Split

50/50 Split

Class	Deal	Investment Amount	Target
A	10.00%	\$250K	\$250K
B	12.00%	\$250K	\$250K
C	10.00%	\$250K	\$250K
D	10.00%	\$250K	\$250K

EARLY INVESTMENT PROCEEDS WILL BE DISTRIBUTED TO EARLY INVESTORS UNTIL THE FUND REACHES



CONTACT US FOR THE FULL UNDERWRITING VIDEO

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

bighorncapitalfund.com casey@gregeresenproperties.com 307-317-2494

Next Steps?

1. Follow Up 1 on 1 call
2. Create account on Investor Portal
3. Soft commitment
4. Sign Fund Documents
5. Wire Funds



SCAN ME

Post Funding



SCAN ME

1. Quarterly Distributions
2. Quarterly Investor Updates
3. K1s distributed through investor portal ~Q1 2026
4. Priority Registration to 2 day May workshop (~May 16-18)

More Resources at Your Fingertips!

Scan QR code or [click link](#) watch video covering:



- Curated Investor-Specific Modules:
- Our Underwriting Process
- Our Due Diligence Process
- Our Value Add Process
- Key Risks of our Strategy
- Risk Mitigation
- The 4 Jobs of Your Investment Portfolio
- Our Unique Investment Strategy
- Why Real Estate is a great Investing alternative
- 5 Reason why Investors work with Bighorn



Real Estate Investing Masterclass from **Casey Gregersen**

CAPITAL CLIMB WITH BIGHORN: MASTERING VALUE ADD REAL ESTATE INVESTING

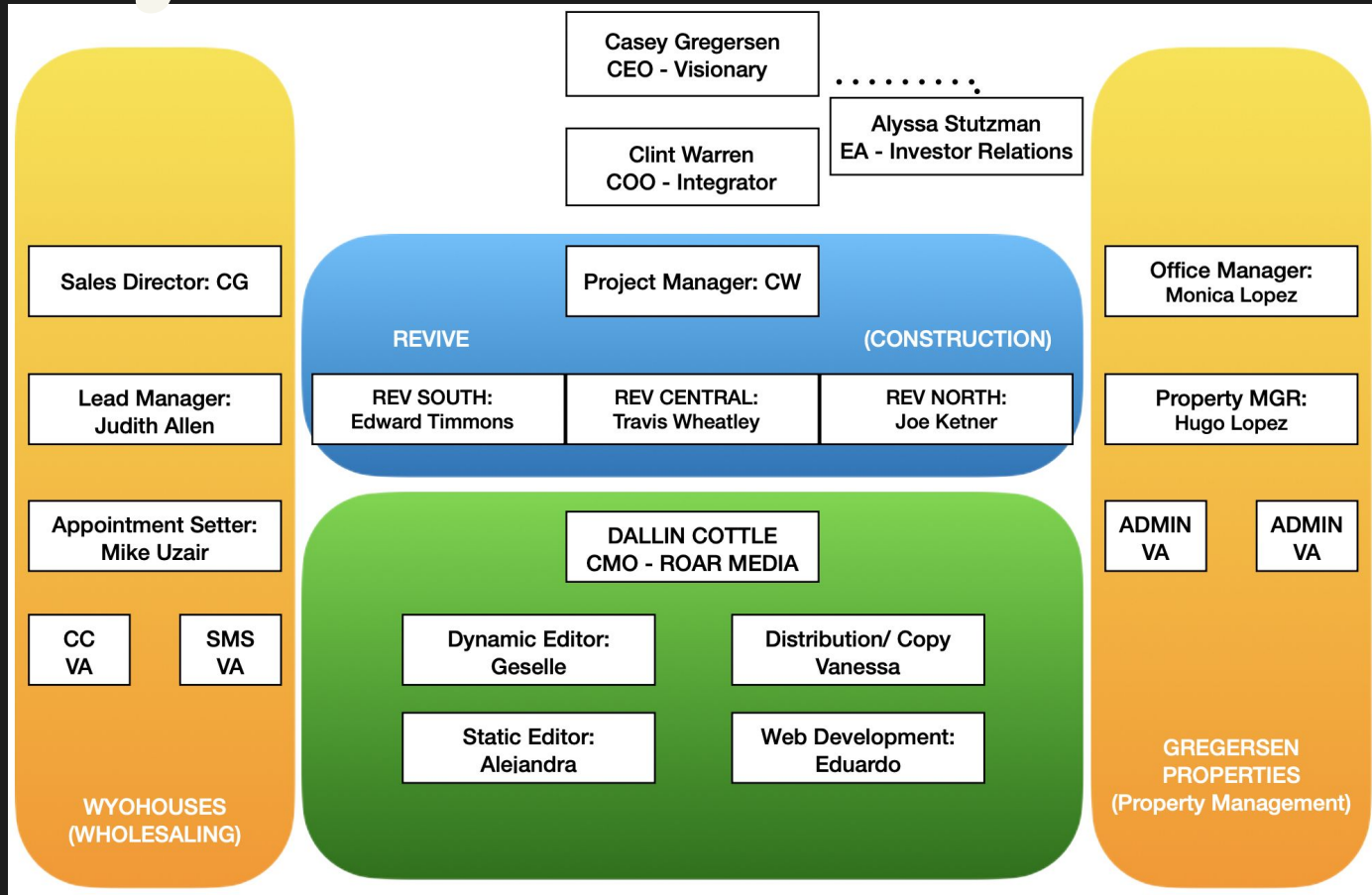


Real Estate Investing Strategies:

- **Alternative Investments:** Discover high-potential real estate opportunities beyond stocks.
- **Mitigate Risk:** Learn strategies to protect your capital and maximize returns.
- **Stock Market Pitfalls:** Understand why real estate offers more stability and growth.

REGISTER FOR THE MASTERCLASS!
FREE TRAINING SIGN UP TODAY

Our Organization Chart



Our Fearless Leaders!

Casey Gregersen - Chief Executive Officer, Visionary

Clint Warren - Chief Operations Officer

Dallin Cottle - Chief Marketing Officer

The Needle Movers...

Judith Allen - Acquisitions, Lead Manager

Alyssa Stutzman - Investor Relations

Ashley Garz - Dispositions, Executive Assistant

Joe Ketner - Team Lead, Construction

Edward Timmons - Team Lead, Maintenance

Our Core Values:

Humility : Though we are some of the most competitive individuals you will ever meet, we take as much pride in other team members' successes as our own. We make this easy by being thoughtful and intentional in recognizing progress and accomplishments and providing positive feedback as often as possible. We also realize that our individual ideas may not get picked up as collective decisions are made for the good of the company, but that isn't a reflection on us personally or even our ideas. We share in the company's success and failures.

Ownership : We put our team members in positions they can take ownership of, and they thrive because they are able to control their own destiny. We collectively hold each other accountable when needed, but ultimately we hold ourselves accountable. Our team members are proactive and self-motivated. We have a relentless work ethic combined with a competitive spirit. Our team does not shy away from long hours and doing what it takes to close the deal and ensure it's complete.

Perseverance : are in this to win, and we don't give up. Of course we encounter ups and downs on the way to achieving our ambitious goals, but we keep coming back. We know we are always just one "Yes" away from closing a deal. Our team members are go-getters who aren't afraid to take risks. It's better to act quickly and learn on the fly than do nothing and have zero impact or growth.

Revive Construction - Team Leads



PROBLEMS
PROFITS

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Freedom through Passive Income

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