



STRATEGIC HOLDINGS

Estimated income Fund I Equity:

March 2019

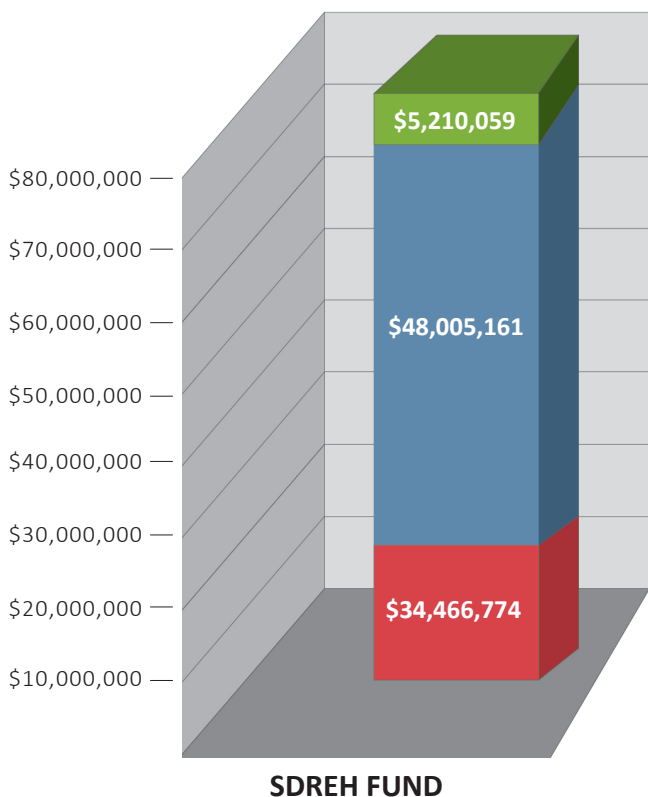
Month/Year	February 2019	March 2019
Est. Value of Fund	\$ 225,033,470	\$ 227,061,120
Third Party Debt	\$ 139,399,222	\$ 139,379,126
Est. Total Equity of Fund	\$ 85,634,248	\$ 87,681,994
Series 1 M (Equity Cushion)	\$ 4,594,677	\$ 5,210,059
Series 1D	\$ 3,693,639	\$ 3,712,029
Series 1C	\$ 22,220,719	\$ 22,406,155
Series 1B	\$ 22,442,449	\$ 21,886,977
Series 1A	\$ 32,682,765	\$ 34,466,774
Total Member Invested Capital	\$ 81,039,571	\$ 82,471,935

“As of March 26, 2019 our fund is estimated to be valued at \$227,061,120”

** Currently Open: Series 1A **

Strategic Diversified Real Estate Fund was originally designed as a tiered risk structure. The manager believes that this makes the LLC unique among real estate funds by its equity choices. We designed a 4 tiered series, (Series 1A, 1B, 1C and 1D) that pay a different targeted preferred rate based on the equity member’s position in the fund.

■ Series 1M ■ Series 1B, 1C, 1D ■ Series 1A



Our fund has a tiered risk structure. We have raised \$34,466,774 in Series 1A investor capital as of March 26, 2019. There is approximately \$48,005,161 of Series 1B, 1C, and 1D investor capital subordinate to Series 1A. Series 1M which is owned by Management currently has approximately \$5,210,059 of equity cushion and sits in the first loss position.

Series 1D Membership Interests have priority over the Series 1M Manager Interest owned by the Manager both in terms of liquidation and preferred return. Series 1D currently has \$3,712,029 of investor/member capital.

Series 1C membership interest has priority over the Series 1D and Series 1M Manager Interest both in terms of liquidation and preferred return. Series 1C currently has \$22,406,155 of investor/ member capital.

Series 1B membership interest has priority over the Series 1C, Series 1D, and Series 1M Manager Interest both in terms of liquidation and preferred return. Series 1B currently has \$21,886,977 of investor/member capital.

Series 1A membership interest has priority over the all the series: Series 1B, Series 1C, Series 1D, and Series 1M both in terms of liquidation and preferred return. Series 1A currently has \$34,466,774 of investor/ member capital.

The total investor/membership invested capital as of March 26, 2019 is \$82,471,935. In the event of liquidation, after all taxes and debt are paid, the Series 1A investors would be first in line to get paid their principal and interest. After the Series 1A members are made whole, Series 1B members would be next in line to get paid their principal and interest, and so forth.



STRATEGIC HOLDINGS

Recent Acquisition -

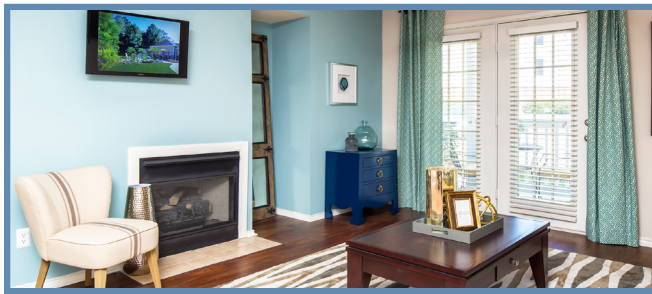
9009 University Parkway, Pensacola FL - 240 Units

Park on the Square, a 240-unit apartment complex built in 1999 is located in Pensacola, Florida. It was acquired by Strategic Holdings on February 27, 2019.

We believe the property is in excellent condition and Strategic is planning some minor renovations. Renovations include new backsplashes, granite countertops and possibly some exterior enhancements. With those upgrades, we believe we'll be able to increase rents which would potentially translate to an overall property value increase.

The local economy is strong with outstanding job and rent growth. Naval Air Station Pensacola employs 16,000 military and 7,400 civilian personnel. Navy Federal Credit Union (the world's largest credit union with 6.8 million members) is expanding their Pensacola headquarters to 1.5 million square feet and expected to employ 10,000 people by 2020. We believe evidence of the Pensacola apartment market's strength can be seen in Park on the Square's average rents. Average rents were \$966 when Strategic signed the purchase contract, and rents were \$1,010 when we closed about 3 months later (that's entirely due to the strength of the local economy, not renovations).

Park on the Square



Investor Relations Phone numbers

Main Office: (805) 410-4622
Kevin Barrett: (805) 367-8819
Diane Rangel: (805) 367-8835

The contents of this communication: (i) do not constitute an offer of securities or a solicitation of an offer to buy securities, (ii) offers can be made only by the confidential Private Placement Memorandum (the "PPM") which is available upon request, (iii) do not and cannot replace the PPM and is qualified in its entirety by the PPM, and (iv) may not be relied upon in making an investment decision related to any investment offering by the issuing company, or any affiliate, or partner thereof ("Strategic Holdings"). All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. With respect to the "targeted" goals and performance levels outlined herein, these do not constitute a promise of performance, nor is there any assurance that the investment objectives of any program will be attained. These "targeted" factors are based upon reasonable assumptions more fully outlined in the Offering Documents/ PPM. Consult the PPM for investment conditions, risk factors, minimum requirements, fees and expenses and other pertinent information with respect to any investment. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. Past performance and statements regarding current occupancy and earnings are no guarantee of future results. All information is subject to change. You should always consult a tax professional prior to investing. Investment offerings and investment decisions may only be made on the basis of a confidential private placement memorandum issued by Strategic Holdings, or one of its partner/issuers. Strategic Holdings does not warrant the accuracy or completeness of the information contained herein. Thank you for your cooperation.

Securities offered through Emerson Equity LLC Member: FINRA/SIPC. Only available in states where Emerson Equity LLC is registered. Emerson Equity LLC does not have a control or ownership affiliation with Strategic Holdings or Strategic Diversified Real Estate Holdings, LLC.