

Addicus Tax-Advantaged Investment Opportunities



Exclusive access to private equity strategies seeking to generate durable returns and deliver meaningful tax advantages. Focused on real, asset-backed opportunities – from convenience retail and solar infrastructure to equipment leasing – each investment is structured to help reduce current tax liabilities and keep more of what you earn.

With a track record of sourcing and underwriting durable, tax-efficient investments, we offer entrepreneurial wealth creators an intentional path to wealth preservation and growth.

Product or Fund	Description	Structure	Target Tax Profile	2025 Depreciation per \$1 Invested	Capital Invested per \$1 of 2025 Tax Owed	Holding Period	Projected Overall Holding Period Return	Minimum Investment or Capital Required
Main Street Solar Fund*	Main Street Solar Fund (MSSF) offers a unique opportunity to invest in federally-incentivized solar projects, which create substantial tax benefits that offset taxable passive income for most individuals. The fund returns a tax benefit to investors in the same year of the investment that is greater than the amount invested, primarily through deductible bonus depreciation.	Fund Membership Interest	Passive Income This investment is for taxpayers with <u>passive taxable income</u> from K-1s or other sources and can substantially reduce or even eliminate 2025 federal income taxes on their income. Tax savings are greatest for investors with passive income that would otherwise be taxed at the highest marginal tax rates, 37% for 2025.	3.33X	\$0.75	Minimum 5 Years (Mandatory hold period, all investors exit simultaneously)	1.40X	\$50,000

* Return based on a jointly-filed tax return, tax deductions realized at the highest marginal federal tax rate, 100% federal bonus depreciation and 5% state tax rate. See the Company's Confidential Private Placement Memorandum for a detailed discussion of the various risk factors applicable to the company, and details on fees and expenses applicable to the Fund. Accredited Investors only.

Disclaimer: Projected overall holdings period returns, as shown, are net of fees and expenses. As with any investment or purchase, consult with your tax professional to understand how these opportunities may impact you based on your personal facts and circumstances. Addicus or its affiliates do not provide tax advice. Performance mentioned is hypothetical. There is no guarantee that any of the returns, projections, tax benefits, or outcomes shown will be achieved in actual investing. Actual performance may vary significantly. Full disclaimer: <https://addicusadvisors.com/advisory-disclaimer/>.

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<u>"C" Stores**</u>	Established income-generating convenience store or "C Stores" real estate with existing cash flow, offered through a streamlined, deal-by-deal purchase structure. Each location is sourced through proprietary relationships, thoroughly underwritten, and structured for direct ownership—free from fund constraints, carried interest, or long-term capital lockups. Pre-arranged financing terms available for qualified individuals.	NNN (Absolute Net) Motor Fuel Station Purchase	Real Estate Professionals This investment is for taxpayers who are who are considered real estate professionals who want to offset real estate income with the tax benefits generated through the C Store(s) ownership.	3.16X	\$0.77	Investors' Discretion	1.45X	\$450,000
<u>Equipment Program***</u>	The equipment program offers an innovative approach for wealth creation through tax deferral by purchasing construction equipment from Equipment Share and making it available for short term rentals on their national rental platform. This exclusive 6-year program allows individuals to diversify their portfolio with a tangible asset class, offering financial gains and upfront tax advantages. The program is designed to allow Equipment Share to reacquire the equipment at the end of Year 6.	Buyers purchase construction equipment from Equipment Share	Tax Deferral Equipment owners can benefit from significant 2025 tax depreciation, using the associated deductions to meaningfully reduce or defer taxable income. Taxpayers who can make a grouping election may be able to offset other active income based on their facts and circumstances.	6.67X	\$0.60	Anticipated 6 Years (72 Months)	1.34X	\$45,000

** Return based on a jointly-filed tax return, 70% loan-to-value leverage, 42% effective tax rate, depreciation deduction based on 95% of the purchase price and 100% federal bonus depreciation.

*** Return estimates based on a jointly filed return with 100% federal bonus depreciation, state tax rate of 5% and 20% first-year state tax depreciation. Individual limitations may apply that are not illustrated, including I.R.C. § 163(j) business interest deduction limitations. Assumes deferred taxes are invested in a market portfolio earning 6% annually.

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