



FUND INFORMATION AND PERFORMANCE

THE FUND

Sortis Income Fund is an evergreen real estate loan fund offered through private placement to accredited investors. The fund is managed by Sortis Holdings, Inc. and its wholly-owned subsidiary, Sortis Financial, Inc. The fund conservatively focuses on holding real estate loans. Loans are originated and serviced by Sortis Financial, Inc., a nationally licensed servicer, originator and debt collector. Sortis has developed a broad network over years in banking and finance with deep roots in the Northwest and has earned a reputation as a high quality private lender that can execute efficiently.

RETURNS

2017, the fund returned 12.24% to investors on an annualized basis, and 11.13% on an annualized basis for the first two quarters of 2018, exceeding the fund's 10%-11% target return for investors. These positive returns are due to an environment of strong loan demand coupled with a regulatory environment that makes traditional bank financing increasingly difficult for borrowers to navigate. We assess real estate collateral quickly and fund loans in as little as one week, whereas a bank may take 3-4 months. With strong demand for financing comes the ability to choose loans that provide strong collateral and mitigate risk; A typical loan is 70% real estate loan-to-value, 2% origination fee, 12% annual interest rate, 12-month maturity and interest only. While we hope to never have a default, we believe our returns may potentially be higher should we find ourselves in that position, given the conservative positions we take.

Features

In addition to remarkable returns on conservative lending practices, fully collateralized by real estate, the fund offers diversification from exposure to the stock market in a time where volatility and significant corrections are valid concerns. After a six-month investment period, funds are available for withdrawal on a quarterly basis, subject to availability. Given the short-term nature of the loans in the fund, past cash flows have been consistently available to meet the liquidity needs of our investors. We offer a quarterly distribution of earnings to investors, or they may elect to reinvest those earnings in the fund. Self-directed IRA funds may invest in the Sortis Income Fund and we are able to assist with the set-up of self-directed IRA accounts.

FUND HIGHLIGHTS

Annual Net Return 2018 YTD	11.13%
Maximum Fund Size	\$100 million
Target Gross Loan Yields	12%-14%
Target Loan Fee	2%
Target Net Return to Investors	10%-11%
Fund Duration	Open ended with 6-month lock out, exceptions on funds availability
Management Fee	1.75% AUM and 15% net profit annually
Targeted Leverage Ratio	Up to 70% LTV creating high protective equity
Lien Position	1st Liens

QUARTERLY YIELD

2018 Q1	11.01%
2018 Q2	11.23%

ANNUAL NET RETURN

2018 YTD	11.13%
2017	12.24%

The information set forth in this Performance Report contains confidential information not intended for public use or distribution. The recipient of this Performance Report agrees that it will not divulge any such information to any other party and will not reproduce or distribute it or any related materials in whole or in part, without the prior written consent of Sortis Income Fund, LLC. The financial information included in this Performance Report is subject to adjustment and audit.

This Performance Report does not constitute an offer to sell or solicitation of an offer to buy any securities. Any offering will only be made pursuant to the relevant information within a private placement memorandum and subscription documents prepared by Sortis Income Fund, LLC, all of which must be read in their entirety. No offer to make an investment will be made prior to receipt by a potential investor of these documents and the completion of all the appropriate documents. No information contained in this Performance Report, or any oral or written communication with an interested party should be relied upon as a representation or warranty as to any matter from any person, and no liability shall attach to any person or entity as a result of such information.

The information contained in this Performance Report may contain forward looking statements which are subject to substantial risks and uncertainties. Actual results will differ and could be materially different from those discussed or implied herein as a result of various factors, including future economic, competitive, and regulatory or market conditions or future business decisions. Before investing, investors should be aware that the occurrence of the risks, uncertainties and events described in the "Risk Factors" section of the private placement memorandum, to which investors will receive access subsequent to the execution by each such investor of a confidentiality agreement, could have a material adverse effect on the business, results of operations and financial conditions.