

Corsaires High Income Value Equities, LLC

(a Wisconsin limited liability company)

Management's Overview

The Diversified Opportunities in SECTOR 11

On August 31st, 2016, Real Estate was moved out from under the S&P Financials Sector and was promoted to be the 11th GICS Sector. REITs aren't just real estate; REITs are business. Just pick a sector – Health Care, Housing, Lodging & Leisure, Telecommunications & Data, Banking, Natural Resources, Agriculture, Energy, E-commerce & Retail, Logistics & Distribution. Over the last twenty years, REITs have evolved to provide capitalization and operational solutions in ever expanding sectors of the economy. *Corsaires High Income Value Equities, LLC* carries the tools, flexibility, and experienced management to optimize REIT investment across the full economic spectrum.

Fund Objectives

Corsaires High Income Value Equities, LLC will develop a diversified portfolio of Real Estate Investment Trusts (REITs), and other dividend paying securities with the objectives of steadily increasing portfolio income and producing annual total returns in excess of the S&P 500.

With a focus on acquiring interests that are trading below their intrinsic values or are discounted relative to their sector peers, *Corsaires High Income Value Equities, LLC* hopes to realize higher current dividend income and long-term capital appreciation than the REIT sector averages. Conversely, if issues are trading at premiums to historical norms, the Fund can sell the issue, or even the whole sector, short. At times when too few compelling opportunities present themselves, long or short, the portfolio can tactfully hold significant cash positions. Through this active portfolio management and flexible investment strategies, *Corsaires High Income Value Equities, LLC* aims to provide investors with a higher total return than that of conventional real estate funds.

Portfolio Management

2nd Market Capital Advisory Corporation (2MCAC) will serve as the Investment Advisor for *Corsaires High Income Value Equities, LLC*. 2MCAC is an investment advisor specializing in real estate securities analysis, investment, and trading. Since 1991, 2MCAC has served as portfolio manager on 22 different partnerships that invested in REITs and limited partnership secondary markets. Ross Bowler is Chief Executive of *2nd Market Capital Advisory Corporation*.

NOTICE: *This material and content is qualified in its entirety by an offering memorandum (the "Memorandum") which contain more complete information including risk factors. The material contains forward-looking statements and hypothetical economic forecasts that may not be realized. Past performance is not indicative of future results which are difficult to predict. Actual results may materially vary from your expectations. By receiving or viewing this material, you acknowledge and agree not to rely upon it in making an investment decision. Please read the Memorandum. This material does not constitute or form a part of any offer to sell or solicitation to buy securities nor shall it or any part of it form the basis of any contract or commitment whatsoever. Without limiting the foregoing, this material does not constitute an offer or solicitation in any jurisdiction in which such an offer or solicitation is not permitted under applicable law or to any person or entity who is not an "accredited investor" as defined under Rule 501(a) of the U.S. Securities Act of 1933, as amended, or who does not possess the necessary qualifications described in the Memorandum and/or Rule 506(c) under Regulation D of the U.S. Securities Act of 1933, as amended. Please read the Memorandum.*

Fund Features:

- *Asset Diversification** *The Fund will own interests in numerous real estate securities that in turn are diversified by geography, property type, and market type (primary, secondary or tertiary) and economic sector.*

- *Investment Flexibility** *Subject to certain limits on concentration, the Fund is structured with investment flexibility which provides that the Portfolio can be long, short, or uninvested in a broad spectrum of securities and markets.*

- *Current Income** *Management anticipates annual cash distributions will begin in July of 2019.*

- *Finite Life** *Approximately seven years from the close of the Offering, all undistributed cash from operations and sale or liquidation proceeds from portfolio assets will be distributed. The term of the Fund will expire on June 30, 2026, but may be extended for up to three periods of thirty-six months by vote of a majority of the units outstanding. Members voting against continuation may exit at Unit NAV on the termination date or extended termination date.*

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