INSPIRED HEALTHCARE CAPITAL WHOLESALER MAP





IHC SALES DESK

(855) 298 - 2988 | IHCFunds.com

President of Capital Markets | National Sales Manager

Patrick@IHCFunds.com | (650) 862 - 2820

NATIONAL ACCOUNTS

Suzanne Ngo Vice President of Capital Markets & National Accounts

Suzanne@IHCFunds.com | (714) 458 - 2992

Peyton Toledo National Accounts Associate Peyton@IHCFunds.com | (720) 244 - 0008

INVESTOR RELATIONS

(855) 298 - 2988 | Investor@IHCFunds.com

Keri Ohlinger Client Relations - Team Lead Keri@IHCFunds.com

Haily Shigeta Client Relations Associate Haily@IHCFunds.com

SUBSCRIPTION DOCS Subscriptions@IHCFunds.com

BAY AREA CALIFORNIA

Wholesaler: Patrick Lam Patrick@IHCFunds.com (650) 862 - 2820 Internal Wholesaler: Erin Li Erin@IHCFunds.com (415) 815 - 9038

SOUTHWEST

Wholesaler: Sly Pusiri Sly@IHCFunds.com (949) 702 - 0028 Internal Wholesaler: Daniela Chavez Daniela@IHCFunds.com (602) 661 - 3952

NORTHWEST & GREAT LAKES

Wholesaler: Suzanne Ngo Suzanne@IHCFunds.com

(714) 458 - 2992

Internal Wholesaler: Erin Li Erin@IHCFunds.com (415) 815 - 9038

TEXAS & OKLAHOMA

Wholesaler: Robert Brennan Robert@IHCFunds.com (214) 632 - 4412 Internal Wholesaler: Daniela Chavez Daniela@IHCFunds.com (602) 661 - 3952

SOUTHEAST

Wholesaler: Rick Martens Rick@IHCFunds.com (305) 467 - 5983 Internal Wholesaler: Sidney Kilian Sidney@IHCFunds.com (602) 834 - 0513

NORTHEAST

Wholesaler: Joe Maymo Joe@IHCFunds.com (614) 570 - 8546 Internal Wholesaler: Sidney Kilian Sidney@IHCFunds.com (602) 834 - 0513

CONTACT US

Inspired Healthcare Capital - Client Relations Team

Direct: (855) 298-2988 Email: Investor@IHCFunds.com

VISIT OUR WEBSITE

www.IHCFunds.com

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- Potential for property value loss All real estate investments have the potential to lose value during the life of the investments;
- Change of tax status The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure All financed real estate investments have potential for foreclosure;
- Illiquidity These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions Like any investment in real estate, if a property
 unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow
 distributions;
- Impact of fees/expenses Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits
- Stated tax benefits Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

