

RED  OAK

CAPITAL HOLDINGS

Red Oak Capital Fund VI, LLC

Red Oak Capital Fund VI, LLC
Regulation A+, Tier II Offering

DIRECT LENDING FOR COMMERCIAL REAL ESTATE





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- Prior performance of Red Oak Capital or any of its affiliates is not indicative of future results for Red Oak Capital Fund V, LLC. There is no assurance that future investments will achieve comparable results. Alternative investment performance can be volatile and real estate-related investments may involve additional risks. An investor could lose all or a substantial amount of their investment. There is no assurance that the Company objectives will be achieved.
- The offering statement of the company and the most recent offering circular can be found at: <https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001957571&owner=include&count=40&hidefilings=0>
- Securities are offered through Crescent Securities Group, Inc., member FINRA/SIPC, 4975 Preston Park Blvd, Suite 820, Plano TX 75093



- **An investment in the Bonds of Red Oak Capital Fund V, LLC (the "Company") is considered speculative. There are no guarantees of distributions or returns. Investors may lose all or part of their investment.** There are various risks related to an investment in the Bonds which are described in the respective offering circular. These risks include, but are not limited to:
 - The Bonds may not be suitable for certain investors. Bonds are suitable for investors that have no need for liquidity in this investment.
 - The Bonds will be highly illiquid, non trading market exists or will ever develop. Bonds are suitable for investors who have no need for liquidity in this investment.
 - The offering is a "Best Efforts" offerings, and if the Company is unable to raise substantial capital, the Company may be limited in the number and types of investments it is able to make, which could have a negative effect on diversification and investment results.
 - The Company is recently formed with no operating history and no assurance of success.
 - Success is dependent on the performance of Red Oak Capital GP, LLC (the "GP"), which is the sole member of the Company, as well as individuals that are employees of Red Oak Capital.
 - The Company depends on key personnel and its affiliates, the loss of any of whom could be detrimental to the Company's business.
 - The Company will pay substantial fees and expenses to the GP or its affiliates and broker-dealers. These fees will increase Investors' risk of loss.
- The Company is a blind pool offering. Investors will not have an opportunity to evaluate investments before they are made.
- The Company will be subject to conflicts of interest arising out of relationships among Red Oak Capital, the GP, and their affiliates and employees.
- Real estate-related investments, including joint ventures, senior leverage and real estate-related securities, involve substantial risks.
- There are substantial risks associated with making loans secured by real estate, and real estate investments may involve additional risks. Commercial real estate related investments that are secured by real property are subject to delinquency, foreclosure and loss which could negatively impact investors. The ability of a borrower to repay a loan secured by income producing property is dependent on the successful operation of the property.
- Economic, market and regulatory changes that impact the real estate market generally may decrease the value of the Company's investments and weaken operating results.
- Properties that have vacancies could be difficult to sell, which could negatively impact investors.
- The Company will likely obtain debt financing, which may increase costs, and may limit the Company's ability to pay interest and or principal to investors.
- The Company indirectly depends on tenants in properties securing its loans for revenue; therefore, non-renewals, lease terminations, or lease defaults could reduce revenue and limit the Company's ability to pay to pay interest or principal to investors.

ABOUT RED OAK





Red Oak Capital provides short-term, senior-secured stabilization loans* on income-producing commercial real estate properties located in major geographic markets nationwide.

**Excluding Land, Entitlement and New Ground-Up Construction*



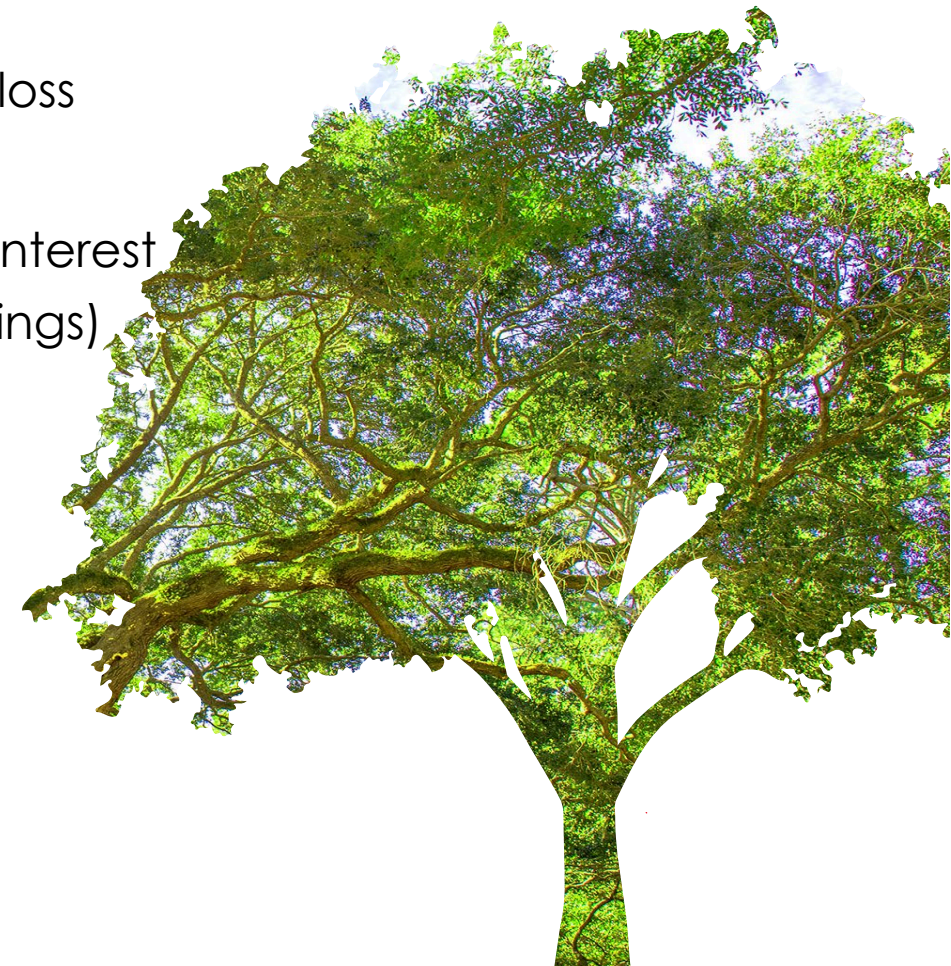


Completed 30 full-cycle real estate investments with no principal loss

COVID: Red Oak has not delayed, discounted or missed a single interest payment since inception (including all historical and current offerings)

\$300M+ in AUM which represent 30 active loans

Red Oak and Sr. Management have originated, underwritten, closed and serviced over \$5B in loans in the past 10 years





DIVERSIFIED LOAN PORTFOLIO	<ul style="list-style-type: none"> • Focused on the top 200 U.S. MSAs • Short-term bridge loans • Multiple property types and geographies • Senior-secured position
EXCEPTIONAL SOURCING CAPABILITIES	<ul style="list-style-type: none"> • CRE Tier I, II, & III commercial real estate brokers and bank referrals • 2022: Over \$5 billion in new loan originations requested and growing
EXPERIENCED TEAM	<ul style="list-style-type: none"> • Managed through eight down-market cycles • Red Oak and senior management* have originated, underwritten and closed more than \$5 billion in the past 10 years • Red Oak employees originate, analyze, underwrite, close and service loans
DISCIPLINED UNDERWRITING	<ul style="list-style-type: none"> • Red Oak utilizes Institutional-quality credit analysis and underwriting standards • Loan documentation consistent with bank, CMBS and life insurance company guidelines • Disciplined approach to transaction selection and portfolio management
TRANSPARENCY	<ul style="list-style-type: none"> • SEC Regulation A (+) reporting with additional quarterly report updates

*Not necessarily as management of Red Oak Capital Holdings or its affiliated entities.



PARTNERS & LEADERSHIP

Red Oak's team is comprised of real estate operators and investors with backgrounds in origination, capital allocation & lending, servicing, and commercial property development & management.



GARY BECHTEL
Chief Executive Officer



RAYMOND DAVIS
Chief Strategy Officer



KEVIN KENNEDY, CIMA
Founding Partner,
Chief Sales & Distribution Officer

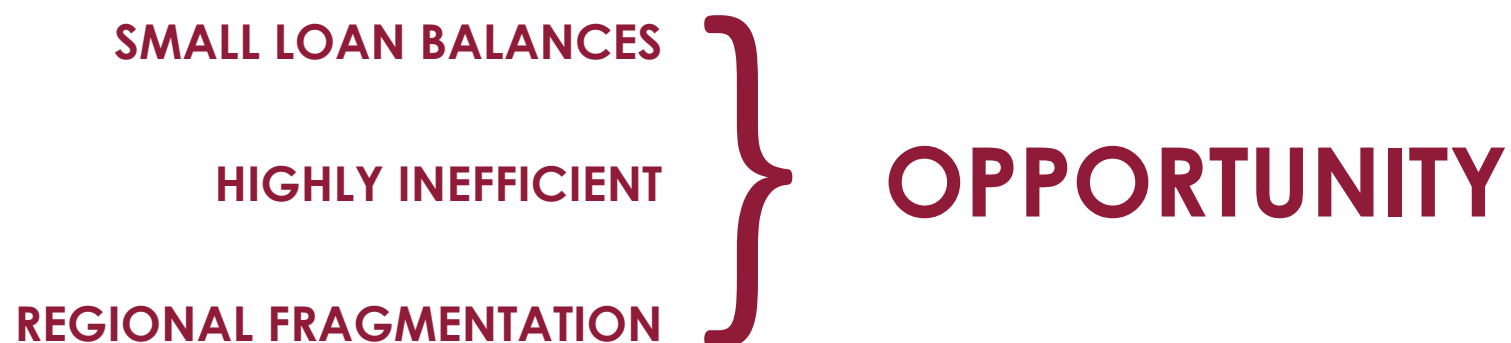
THE MARKET





One way to hedge against inflation is to invest in commercial real estate.

The small-balance CRE lending market in the U.S. presents a vast, growing and underpenetrated market opportunity.



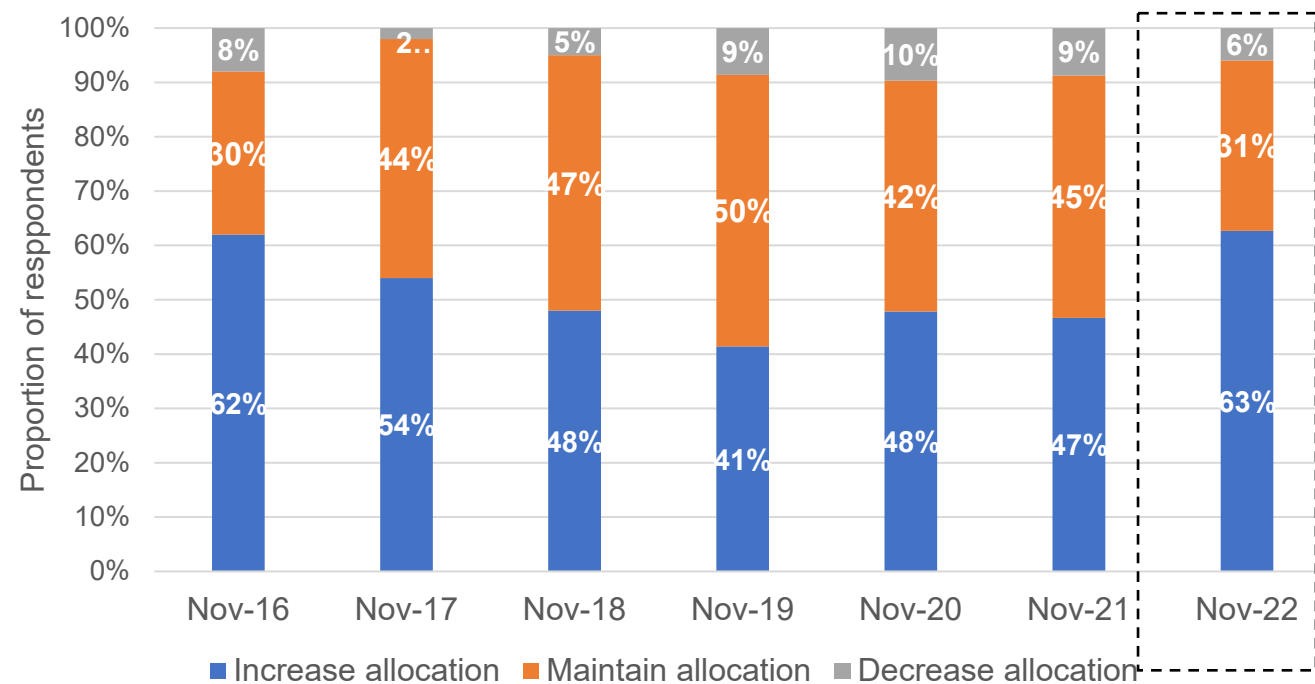


- The current market environment attractively positions private investments and senior secured debt
- Enhances performance and diversification with low market correlation
- Direct/Indirect exposure to hard assets can serve as an effective inflation hedge
- Capital preservation and down-side protection matters in optimizing performance
- There are significant structural advantages of smaller versus large/mega investment managers



Based on industry surveys, institutional investors are strategically increasing their asset allocation to private debt in 2023.

INSTITUTIONAL ASSET ALLOCATION TO PRIVATE DEBT (NEXT 12 MONTHS)

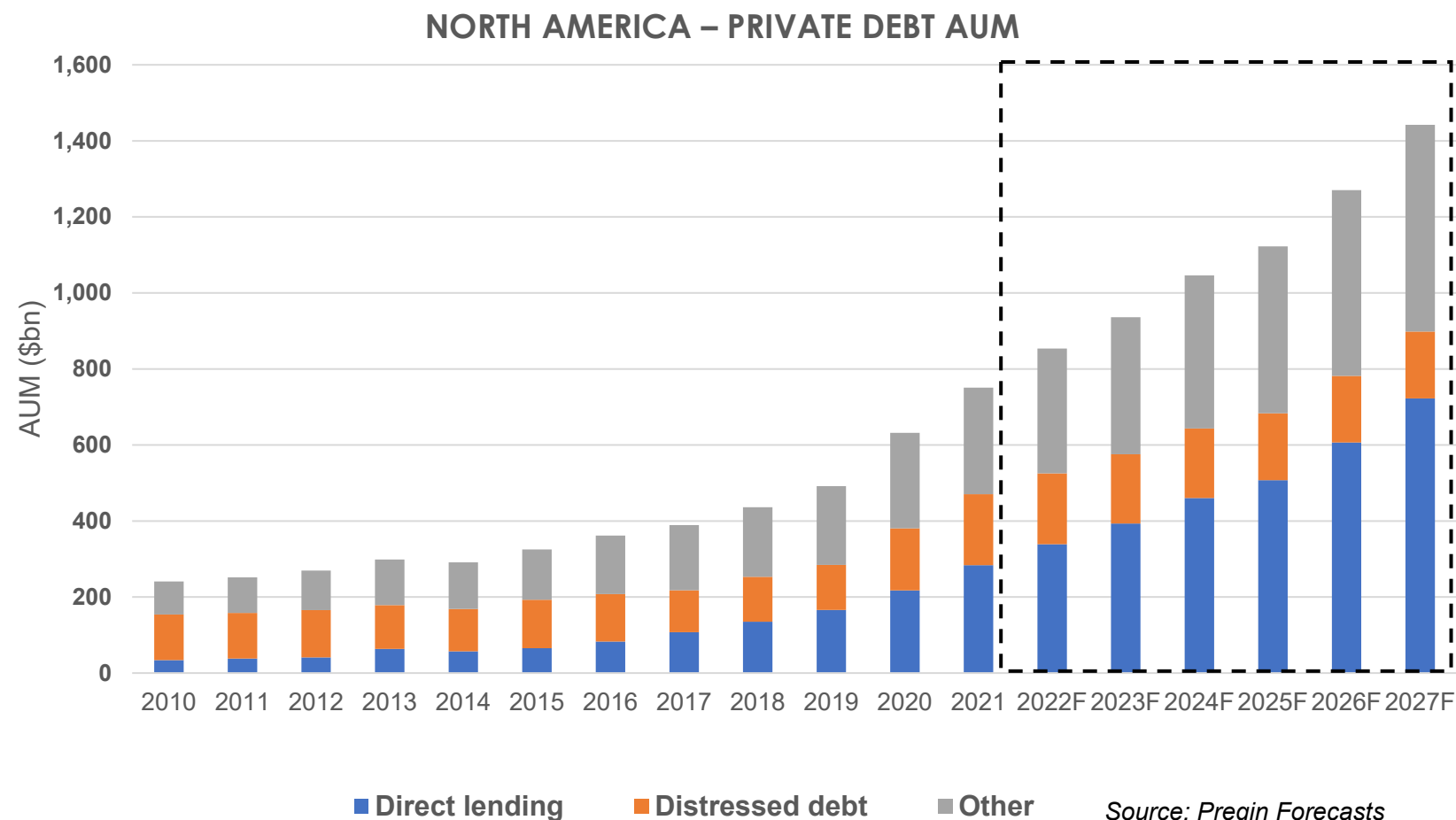


Source: Preqin investor surveys. November 2016-2022

Comprised of Family offices, Foundations and Endowments and Public Pension Plans

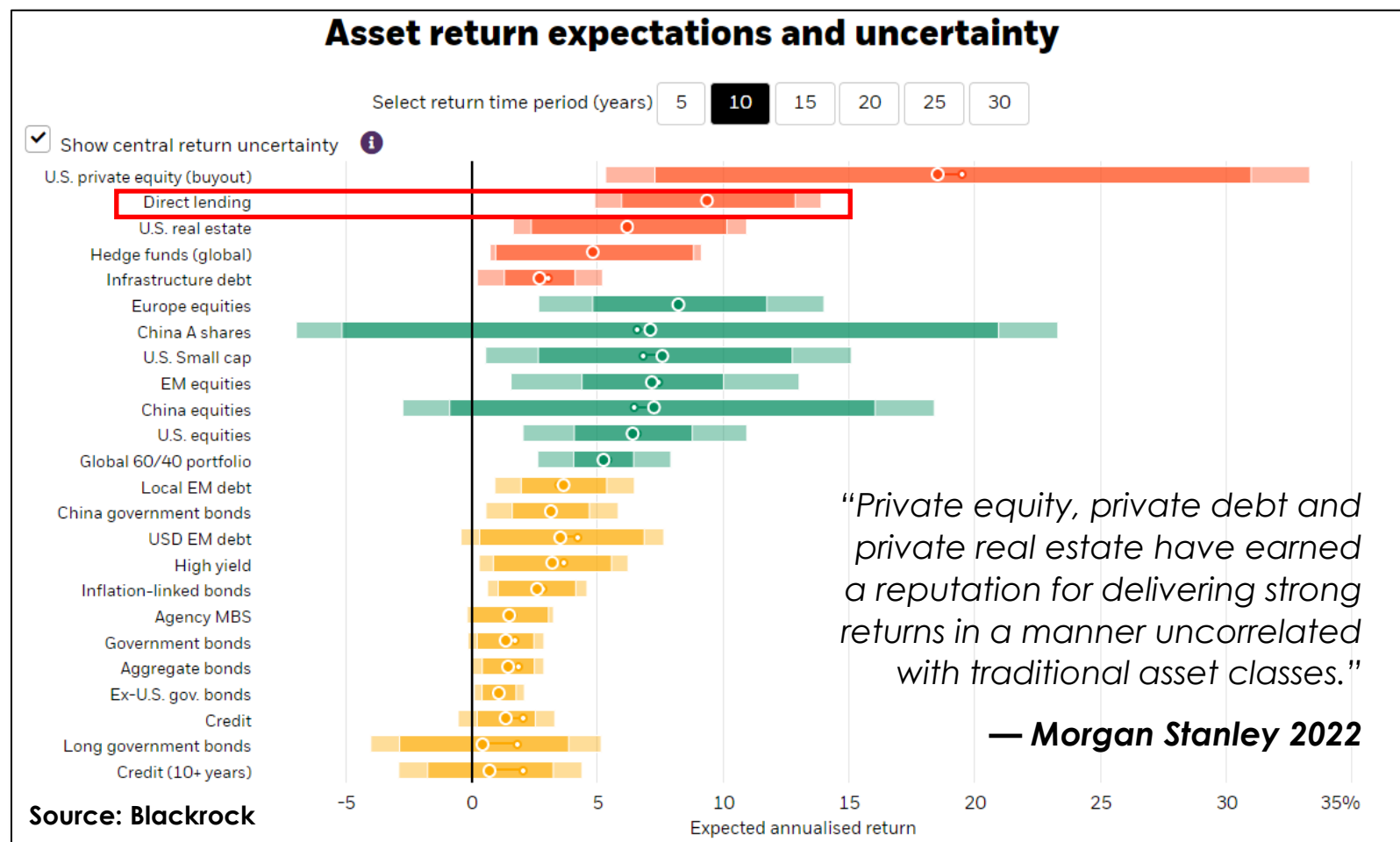


Given performance expectations across asset classes, direct lending is forecasted to receive a larger allocation from institutional investors in order to enhance diversification and portfolio performance.





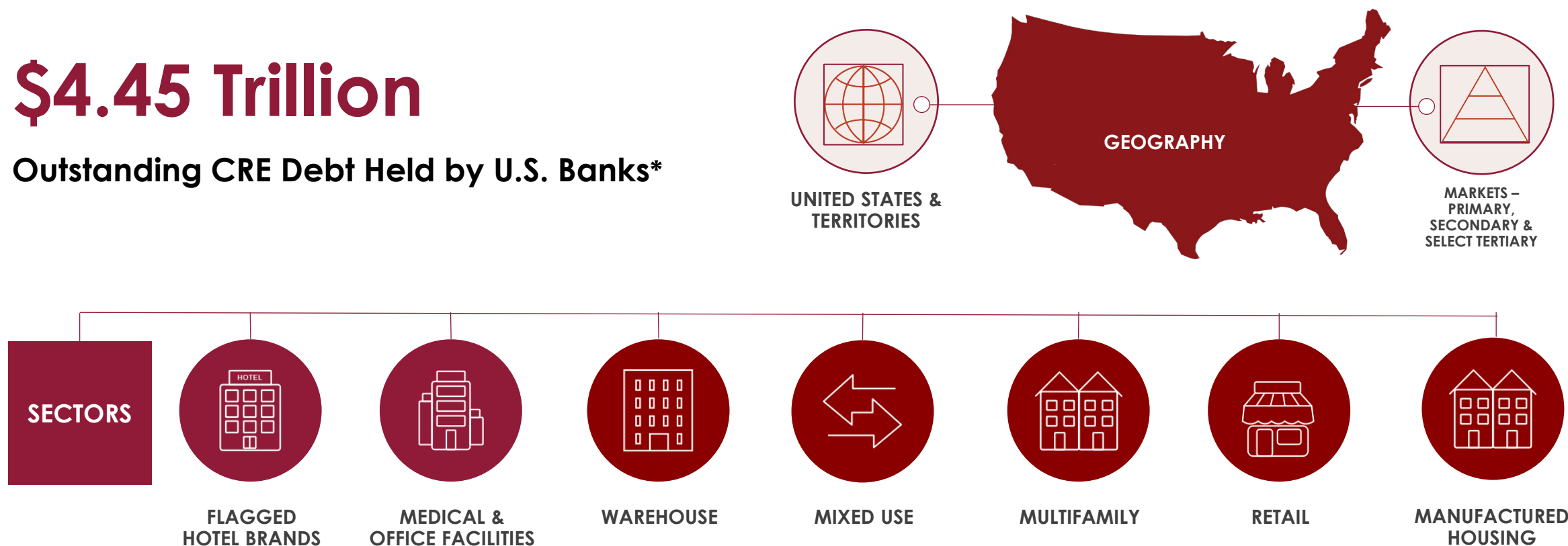
- Consensus reflects lower return expectations across various traditional asset classes.
- It's widely anticipated that private debt /direct lending will be among the best performing asset classes over the next 10 years.
- Alternative assets are expected to enhance diversification while delivering alternative sources of return.





\$4.45 Trillion

Outstanding CRE Debt Held by U.S. Banks*



*US Federal Reserve, MBA Commercial/Multifamily Real Estate Mortgage Debt Outstanding as of Q3 2022

There is no assurance that any strategy will succeed or that this program will meet its investment objectives.

To review the full disclosure go to: <https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001957571&owner=include&count=40&hidefilings=0>

LOAN CRITERIA & DEAL FLOW





LENDING PARAMETERS	<ul style="list-style-type: none">• United States & territories• Loan size: \$1M - \$15M• Maximum loan-to-stabilized-value (LtSV): 75%
LOAN TERMS	<ul style="list-style-type: none">• Term: 1-2 years (no longer than 3 years)• Targeted minimum 15% IRR• Capital reserve account• Debt service reserve account• Generally full recourse to borrower
RED OAK ADVANTAGE	<ul style="list-style-type: none">• Fast closings (30-45 days)• Solving for special situations and unique capital needs• Institutional-quality underwriting; increases exit options• Control of rehabilitation funds; third-party validation & valuations (MAI)• Internal Servicing Personnel

TRANSACTION OVERVIEW





Closed Transaction: Clarendon Hotel – Southwest City



Loan Amount: \$16,250,000

Loan Term: 3 years

Interest Rate: 10%

Loan to Stabilized Value: 77.01%

The pandemic stymied many investors' plans, including those of a successful hotel owner/operator who found himself with a rapidly approaching loan maturity in an increasingly restricted market. Red Oak Capital Holdings came through with a \$16,250,000 bridge loan to refinance and wrap work on the Clarendon Hotel & Spa, a 105-room full-service property in a major Southwest city.



Closed Transaction: 8th Street Apartments – Washington, DC



Loan Amount: \$8,550,000

Loan Term: 2 years

Interest Rate: 10.75%

Loan to Stabilized Value: 43.18%

When the owner of a Northwest DC rehab project ran into financing delays with another lender, it turned to Red Oak Capital Holdings. We stepped in with an \$8,550,000 bridge loan, closing rapidly and allowing the project to get back on track. The funds will be used to take out the previous lender and complete the restoration of 8th Street NW Apartments, a garden-style property that sits within an Opportunity Zone site.



Closed Transaction: Bloomingdale Industrial – Chicago, IL



Loan Amount: \$3,250,000

Loan Term: 2 years

Interest Rate: 10.50%

Loan to Stabilized Value: 53.28%

When a successful Chicago-area investor/developer needed funds to get its project over the finish line, it turned to Red Oak Capital Holdings. The \$3,250,000 bridge loan will be used to refinance and update a multi-tenant industrial facility in North Chicago. It features 10' to 18' clear heights, four dock-high doors and two at-grade drive-in doors. The borrower plans to refinance the bridge loan with permanent financing upon stabilization or sell it to another investor or tenant.

CURRENT OFFERINGS



Bond Offering – Key Terms

Regulation A+, Tier II General Solicitation Offering

Bond Offering Amount Qualified Accounts Only	\$35 million*
Bond Yield	- 8.0% Series A (Broker Dealer Shares) - 8.65% Series Ra (Fee Based)
Maturity	12/31/2028
Managing Member Commitment	Minimum of \$1.5 million of the total equity in the fund
Bond Price	\$1,000
Minimum Commitment	\$10,000
Trade Date	Monthly on the 20th of every month; exceptions for holidays/weekends
Schedule of Interest Payments	Payable quarterly in arrears: January 25, April 25, July 25 and October 25
Management Fee	1% of undeployed capital and principal amount of all loans
Tax	1099-INT
Reporting:	Quarterly Snapshots, Biannual Financials, Annual Audits

*See additional \$40 million in Preferred Unit product

Preferred Unit – Key Terms

Regulation A+, Tier II General Solicitation Offering

Preferred Offering Amount (Taxable Accounts Only)	\$40 million*
Preferred Returns	- 8% Annualized Payment (Paid Quarterly) - 1.5% Paid February 15th for the preceding year**
Term	Evergreen Liquidity Starting Year 4
Managing Member Commitment	Minimum of \$1.5 million of the total equity in the fund
Unit Price	\$1,000 (Broker Dealer) \$947.50 (Fee Based/RIA)
Minimum Commitment	\$30,000
Trade Date	Monthly on the 20th of every month; exceptions for holidays/weekends
Schedule of Distribution	Payable quarterly in arrears: January 25, April 25, July 25 and October 25
Management Fee	1% of undeployed capital and principal amount of all loans.
Tax	K-1
Reporting	Quarterly Snapshots, Biannual Financials, Annual Audits

*See additional \$35 million in Bond Offering | **Must be unit holder of record at 12/31 to be paid | Preferred returns are cumulative, but non-compounded



Sponsor Red Oak Holdings Management, LLC (Red Oak)

Sponsor Contact Kevin Kennedy, CIMA / Mindey Morrison

Sponsor Phone Number (248) 320-5583 (Kevin) / (858) 735-9700 (Mindey)

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Assets Under Management (AUM) \$300M (+) as of December 2022



THANK YOU

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