

SSCP GROWTH FUND, LLC

TERM SHEET

1218 N 2550 W
LEHI, UT 84043



Our Business. SSCP Growth Fund LLC (the “Company”), a Utah limited liability company, was formed for the purpose of acquiring single-family residences (SFRs) and other residential real assets including townhouses and for the purpose of renovating (if necessary) and then either operating for cash flow and eventually selling for a profit or positioning for quick resale (i.e., flipping). Silicon Slopes Capital Partners, LLC, our Sponsor, will serve as our Manager. The Company’s overriding objective is to provide investors with consistent income and growth participation in the profitable single-family residence (SFR) asset class backed by a hard asset and insulated from market volatility and economic downturns.



INVESTMENT OBJECTIVE

To provide investors with recession-resistant and inflation-insulated passive income and growth participation while minimizing overall investment risk.



USE OF PROCEEDS

Acquire the Property with the goal of improving, operating and selling for a profit.

Securities Offered	Class A Limited Liability Company Interests (“Units”)
Target Raise	\$10,000,000
Holding Period	Sale after 5-7 years
Price	\$1,000/Unit

INVESTMENT HIGHLIGHTS

- Low risk because unleveraged
- Inflation and Recession Insulated
- Value-Add Opportunity
- Consistent, Insulated Cash Flow
- Reliable Appreciation
- Asset-Backed
- Tax Benefits

\$50,000

50 Units
Minimum Subscription

6.0%

Preferred
Return

PROJECTED RETURNS (PREFERRED RETURNS + 50% OF CASH FLOW)

Cash Balance		Exit	
Investment	\$250,000	Return from Sale	\$50,000
Year 1	\$15,000	Total Returns from Operations (Years 1-5)	\$75,000
Year 2	\$15,000	TOTAL RETURNS	\$125,000
Year 3	\$15,000	AAR	10%
Year 4	\$15,000	Total Cash incl. Return of Capital	\$375,000
Year 5	\$15,000	Equity Multiple	1.5

WHY SSCP GROWTH FUND LLC?



ABOVE-MARKET RISK-ADJUSTED RETURNS

Our private alternative investments offer above-market insulated from market volatility and recession.



SAVE TIME

With our established infrastructure and processes, our experienced team does all the legwork while investors reap the benefits.



EXPERIENCE

Our Principals have extensive experience in the real estate investment industry.

This one-sheet is for informational purposes and to gauge potential investor interest. This summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Company’s Private Placement Memorandum. The information contained herein is from sources believed to be reliable, however, no representation by SSCP Growth Fund LLC, either expressed or implied, is made as to the accuracy of any information in this document and all investors should conduct their own research to determine the accuracy of any statements made. **FOR ADDITIONAL INFORMATION OR TO REQUEST A COPY OF THE OFFERING DOCUMENTS, PLEASE CALL 435-699-3016 OR EMAIL US AT JORDYCLARKRE@GMAIL.COM.**