Sarmaya
Capital Corp.
Live Better

sarmayacapital.com

Live Better
at Flint River

Atlanta Multifamily Real Estate Opportunity

Sarmaya Capital Real Estate Fund IV Limited Partnership

Live Better At Flint River
Investment Summary

Sarmaya Capital Corp., (www.sarmayacapital.com) an experienced manager with a proven track record of success in the Greater Atlanta area, including over 450 existing units and two successful exits in the last 24 months, is pleased to announce the next addition to its growing portfolio of multifamily apartments, Flint River Apartments.

Located in one of the highest rent growth sub-markets in Atlanta, Flint River presents a unique value-add opportunity in Jonesboro. The 200-unit community is located fifteen minutes away from Hartsfield-Jackson International Airport, I-285, and Atlanta's central business district, and within a 45 minute commute of 570,000 jobs. The property is less then three miles away from our Sarmaya Group Tara Hill asset and six miles from our Stonegate property, thereby providing great economies of scale and efficient management and oversight.

Home to over 6 million people and more than 150,000 businesses, metro Atlanta continues to be an attractive place for Fortune 500 and 1000 companies because of the region's low cost of doing business, ease of travel around the world through Hartsfield-Jackson Atlanta International Airport, a thriving innovative ecosystem, a business-friendly environment and its reputation as a logistics hub.

Sarmaya Capital Real Estate Fund IV Limited Partnership (the "Canadian Fund") and Sarmaya Capital Real Estate Fund IV (US), LP (the "US Fund", and together with the Canadian Fund, the "Fund") intend to present select investors with information regarding an opportunity to invest in a unique asset in Atlanta, Georgia, Flint River Apartments.

The offering consists of Class A Units in the Canadian Fund, offered to qualified investors resident in the Provinces of British Columbia, Alberta ,Ontario and Quebec and Class A Units in the US Fund, offered to qualified investors resident in the United States. The business of the Fund will be to acquire and operate Flint River Apartments, a multi-family residential apartment complex portfolio in Atlanta, Georgia. The Fund will invest in SCC Flint River Holdings, LP (the "Property Partnership"), which has a contract to purchase Flint River Apartments, subject to customary conditions of closing. Sarmaya Capital Corp ("Sarmaya") has been retained to act as asset manager for the Funds.

Live Better At Flint River
Value Creation Summary

	Gross Annual Income Increase	Gross Value Increase[1]
Unit Upgrades	$503,331	$9,155,101

[1] Gross value increase at a 5.5% cap rate

Proven Value Add Strategy

The Funds have acquired Flint River with 80 of the 200 units fully renovated and already exceeding our underwritten rents on these units by $61, or 4%. In addition, renovated units at the property's competitive set are achieving rents in excess of our proforma rents. The average in place rent for the property is $210 per unit, or 14% below market rents, providing an excellent mark to market opportunity, which has already been proven out with the existing renovated units. With strong demand in the marketplace for upgraded, well maintained and well amenitized assets, Flint River is positioned to capture this upside post renovation and stabilization.

Unit Upgrades

Prior to acquisition, capital had already been spent on maintaining the exteriors including vinyl siding, window replacements, some roofs, parking lot seal and stripe and amenity additions. On renovated units, all the mechanicals were replaced, so HVAC and water heaters in 40% of the units are less than two-years old. In addition, most of the roofs look good and are in good condition, with only a few buildings needing repair and/or replacement within the next ten years. This allows us to allocate the majority (80%) of our $2.7M capital budget to enhance the interiors to compete with the newer communities in the market that are achieving considerably higher rents. There are five competing properties in Fllint River's comp set with an average occupancy of 92%. However, when excluding Arrowhead Townhomes, which is at 75%, the comp set averages 96.3%. Rents for these comps average $1,495 for 2 bed / 1 bath, $1,457 for 2 bed / 1.5 bath and $1,589 for 3 bed / 2 bath, representing a 19.7%, 10.5% and 4.6% premium over in place rents at Flint River, respectively. Our underwritten rent post renovation is $1,522, more than $61, or 4% below the rents being achieved within Flint River for renovated units. Our underwritten rents exceed the average in place rents by $210 per unit, equating to $503,331 in additional gross revenue per annum.

Sarmaya Green Program

Goal to have Net Zero Assets by 2030.

Future plans include solar panels on rooftops to allow for 10% reduction in energy cost to tenants as well as lease revenue for LPs as well as a renewable source of energy. The targets are summarized below.

Recycling program:

» Keep America Beautiful

Reduce water consumption by 25%:

» Low flow toilets
» Energy efficient dishwashers/ washing machines

Reduce electricity consumption by 20%-40%:

» LED lighting
» HE appliances

Community Betterment

As the cornerstone of Sarmaya Capital Corp's investment mandate, we believe Doing Well while Doing Good also increases the bottom line. With approximately $100,000 initially budgeted for improvements to the resident community and education center, pool upgrades and repairs, plus the addition of an outdoor amenity area complete with seating and grilling stations, we're improving the day to day lives of the tenants, which is also expected to drive up occupancy rates and increase brand loyalty, as detailed below.

Community Betterment

with Sarmaya Capital

The cornerstone of Sarmaya Capital Corp.'s investment strategy is that of Community Betterment. This concept, of creating additional amenities, structures or services for the communities of people living in Sarmaya buildings, is based on the notion of doing well while doing good.

Clean, safe, well managed communities should not be a privilege, but a right and are not mutually exclusive to investor returns.

The Sarmaya Community Betterment platform is based on 6 key metrics:

Affordability

- Sarmaya Capital will not exceed **96% of current market rents** in order to keep units affordable.
- **Internally audited and reviewed annually** to ensure Sarmaya stays within its mandate.

Charity

- **1.5% of NOI** will be allocated to local charities, food banks and community projects

Events

- **Back to School BBQ** – a resident's BBQ at the end of the summer to introduce the Backpack Program annually
- **Christmas Meal Program**

Amenities

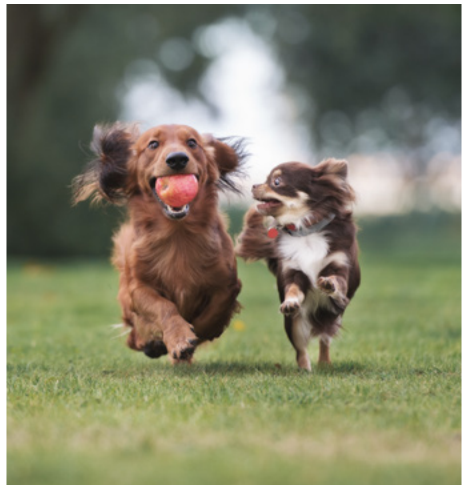
- **Pool** and pool areas (where applicable) are renovated and made safe for use
- **Playgrounds** are built, cleaned, and made safe for use
- **Grilling Stations** will be built and made accessible for all tenants to use
- **Computer Stations** - See below
- **Dog Parks**

Education

- Up to 1/3 of Leasing Offices will be dedicated "**Education Zones**" with computer stations and work areas focusing on allowing youth residents to use them for educational purposes
- 1.5% of NOI will be allocated to an annual **Residents Scholarship Program.** Residents will be able to apply annually for a scholarship to fund Post-secondary Education
- **Backpack Program –** at the beginning of every school year, residents enrolled in school (K-12) will be provided with Backpacks and school supplies

Safety

- **Gates** will be installed at property entrance
- **Security Cameras** are installed on the properties
- **Security Lighting** is installed on the properties
- **On-site Security** will begin all rehabilitation projects, followed by a **Community Police Unit** – 1 unit will be provided at no cost to a member of the local police where possible and desired by local City Hall



Current NOI:
$1,784,939

Building Size:
176,608 SF

Number of Units:
200

Lot Size:
16 Acres

Occupancy:
91.0%

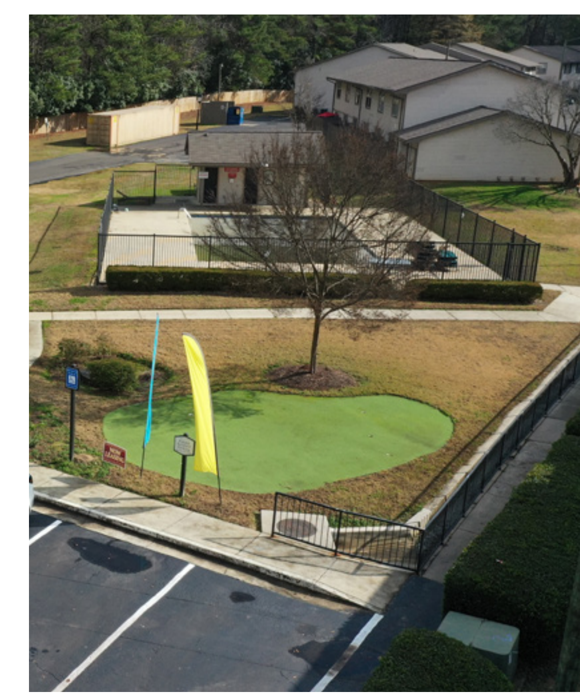
Flint River Apartments were built in 1971 and represent an opportunity for to acquire an attractive and well maintained community in a thriving submarket at a basis well below replacement cost. The property is situated on just under 16.0 acres and has spacious two- and three-bedroom floor plans including 20 townhome style units.

Asset Summary

Flint River is a 200 unit, 1971 built apartment community located in the Jonesboro community within Atlanta, GA. The Property's location proximate to Tara Blvd (62,000 vpd) provides easy access to all of Atlanta's major hubs. Additionally, Flint River is 15-mintues away from the Southeast's largest jobs driver, Hartsfield Jackson International Airport. Flint River is surrounded by existing and new industrial developments due to its proximity to the airport. The current owner of Flint River has spent approximately $5.12 million in capital improvements to fully renovate 80 of the 200 units, proving out the value add strategy. In addion to the renovated units, capital has been spent on roof, window, HVAC, gating, new vinyl siding, parking lot seal and stripe, landscaping, plumbing and amenity additions. The property shows like a newer asset than its age as a result and little deferred maintenance is present allowing us to spend approximately 80% of our budgeted capital to unit upgrades.

Flint River is a well-maintained asset that will benefit from local and active management. Where the biggest opportunity for Sarmaya lie is with modernizing the unit interiors, as well as enhancing a few amenities (currently the pool and gates are down) and continuing to clean up the rent roll by renovating units to attract a higher quality tenant. Renovated units within Flint River are achieving a $271 per unit, or 21% premium over the existing average in place rent. In addition, there is further opportunity in improving some operational inefficiencies such as below market occupancy (91% vs. market occupancy of 95%) and boosting other income such as water reimbursement income and parking revenue. We see a tremendous opportunity to implement our community betterment program and continue to push rents, which can potentially increase the gross income by over $500,000 annually, representing a $9.2 million gross valuation increase.

Flint River is an opportunity for Sarmaya Capital and its investors to expand our footprint in the thriving Jonesboro submarket. Located withing Clayton County or Atlanta's "Southern Crescent" where demand for housing is far outpacing supply. Only 8,334 units have been delivered south of I-20 since 2010, with no units currently under construction or proposed. As a result, rents have increased 49% since 2015, making Clayton County one of the highest rent growth submarkets in Atlanta. Flint River's proximity to Tara Blvd (62,000 VPD) offers residents convenient access to shopping, dining, and entertainment venues. Flint River is located only eleven miles south of Atlanta's Hartsfield-Jackson International Airport, the nation's busiest airports, with an economic impact of more than $60 billion. Clayton County's largest employers include Clayton State University, Delta Air Lines, Fresh Express, J.C. Penny Co., The U.S. Army at Fort Gillem and Southern Regional Medical Center.



A 20 year, $6 Billion expansion of Atlanta's greatest asset – the world's busiest and most efficient airport

Aerotropolis Atlanta

Transformation of the surrounding airport area into a work-class model for people to live, work and play.

Created in 2014, the Aerotropolis Atlanta Alliance is a public-private partnership working to improve the regional economic competitiveness of the area around metro Atlanta's greatest asset – the world's busiest and most efficient airport. As a major driver of the State's economy, Hartsfield-Jackson Atlanta International Airport (ATL) generates over $50 billion economic impact for metro Atlanta and provides more than 63,000 jobs on-site, making it the State's largest employer.

Camp Creek Business Center

Camp Creek business center consists of six buildings totaling ±298,433 SF, developed between 1988 and 2008. It is situated on ±36.3 acres within Duke Realty's Camp Creek Business Park, a 400-acre campus with 2.9 million square feet of existing industrial and office buildings and an additional 2.0 million square feet for development. The business park is positioned just west of Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world.

The Camp Creek Corridor has become a prime target for developers, investors, and users with ±2,500 multifamily units, ±1,500 hotel rooms, and ±800 acres of mixed-use development recently completed, under construction, or planned. The area's abundance of retail, dining, and entertainment venues and a multitude of premium residential communities along the Camp Creek Corridor, have attracted a vibrant, highly-educated workforce. The building hosts a diverse mix of national and regional accredited tenants.

Clayton State University

Flint River Apartments are in close proximity to Clayton State University. Founded in 1969, Clayton State has just over 7,000 students enrolled and employs roughly 300 full time faculty. Given the steadily growing student body the property is ideally situated to appeal to students and faculty. The campus is set on 163 acres and while it offers some student housing, a majority of the students live off campus. Currently only 14% of the students live in college owned housing and 84% percent live off campus. There are high barriers to entry for new development and minimal student furnished "rent by the bedroom" housing facilities in the vicinity of the school.

Sales Comparables

	Property Name	# Units	Year Built	Sale Price	Price / Unit	$ / ST
	Flint River Crossing	200	1971	$24,800,000	$124,000	$140
1	Avery Townhomes	220	1970	$32,000,000	$145,455	$100
2	Bridgewater at Mt. Zion	200	1994	$40,500,000	$202,500	$175
3	Morrowood Townhouses	264	1968	$36,250,000	$137,311	$113
4	Maplewood Pointe	218	1972	$29,800,000	$136,697	$107
5	The Village at Wesley Chapel	218	1970	$32,000,000	$146,789	$126
6	Vesta Camp Creek	220	1975	$31,250,000	$142,045	$52
7	Chelsea Place	174	1973	$24,175,000	$138,937	$145
8	The Summit Apartments	260	1974	$40,700,000	$156,538	$123
9	Sutter Lake	160	1990	$30,800,000	$192,500	$178
	Comp Set Averages	**215**	**1976**	**$33,052,778**	**$155,419**	**$124**

Atlanta, Georgia

- Atlanta grew by 67,398 for a 1.1% expansion which is three times the US average of .4%
- Metro Atlanta's unemployment rate stands at 4%, outperforming the national average by 180 basis points
- Atlanta is home to 15 Fortune 500 companies including; The Home Depot, Coca-Cola, and Turner Broadcasting Systems
- Due to the more than 30 colleges and universities located in the city, Atlanta is considered a centre for higher education

Location Summary

Hartsfield-Jackson Atlanta International Airport

The northern part of Clayton County is dominated by Hartsfield- Jackson Atlanta International, the world's busiest passenger airport (110 million passengers in 2019). More than 64,000 people are employed by various entities on its 4,700-acre campus, making it Georgia's largest employment hub. Its annual national economic impact in 2020 was estimated at $82 billion. "Hartsfield" recently completed a $9 billion expansion of its passenger and cargo capacity. This five-year project added a $1.5 billion international terminal, North America's tallest control tower, and a 9,000-foot fifth runway, among many other upgrades. A new $6 billion master plan calls for a sixth runway, new parking decks, and new or renovated terminals and concourses. Delta Airlines is headquartered near the airport, its primary hub, and employs 30,000+ Atlantans. In 2008, the merger of Delta with Northwest created the one of the world's largest airlines. Other prominent employers near the airport include a major FedEx air cargo hub, Wells Fargo's Operations Center, the Georgia International Convention Center, and large facilities for Sysco Food Services and Coca-Cola Bottling.

Industrial Powerhouse

The large number of industrial and commercial parks located near the airport and/or interstates are major economic drivers for the south side. In south Fulton County near Hartsfield Airport, Majestic Airport Centre III is a 600-acre industrial park that contains distribution centres for Costco, Kellogg's, General Electric, Newell Rubbermaid, Del Monte, and Caterpillar. The nearby Majestic Airport Centre IV is anchored by a 1.2 million SF Walmart distribution centre.

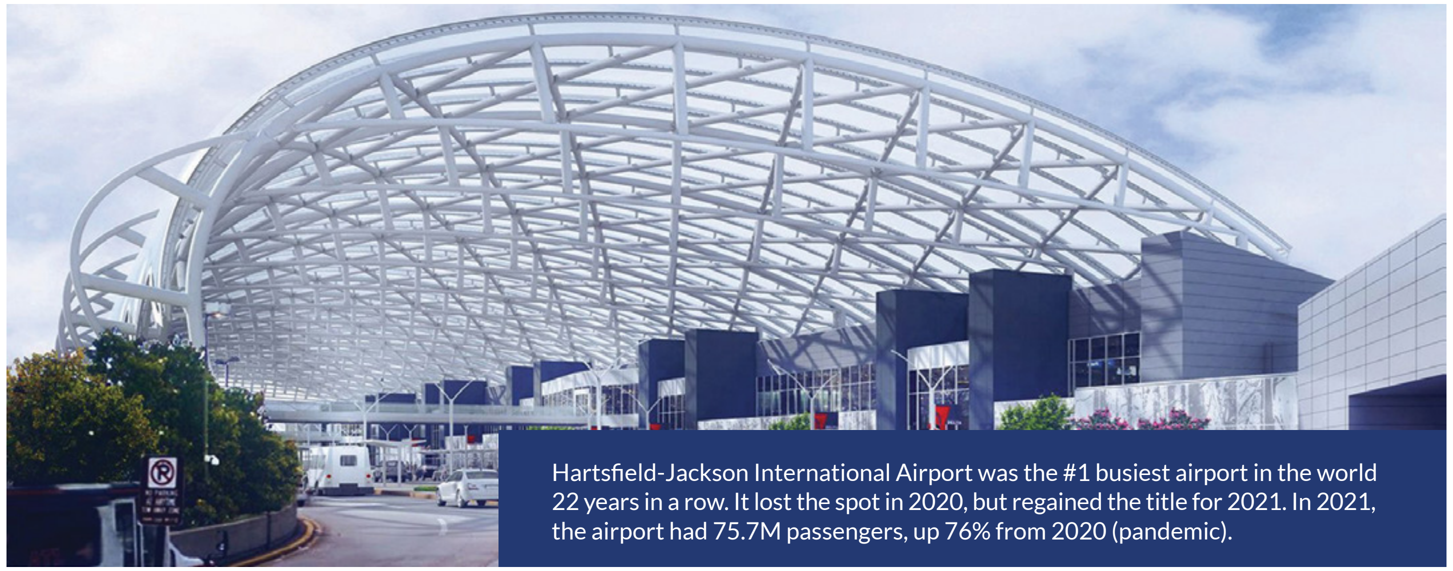
In southwest Fulton County, the Fulton Industrial District is the largest industrial corridor in the eastern United States. Stretching for nine miles along Fulton Industrial Boulevard near Interstate 20, the district boasts 48 million SF of warehouse space, 522 industrial buildings, 20,000 workers and close to $1 billion in payroll. First developed in the 1960s, this area attracts industry due to its ease of access and close proximity to I-20, I-285, downtown Atlanta, two intermodal rail yards, and Hartsfield Airport's cargo facilities.

The Team

The principals of Sarmaya are experienced in the execution of a "bought right" and financed correctly approach which leads to:

- Return of Initial Capital
- Maintain Equity in Each of the Properties
- Enjoy the Free Cashflow Produced by the Properties
- Improve the Properties and thereby Increasing the Value of the Investments and Bettering their Tenants' Lives

With the Head Office in Vancouver, BC and an office in Atlanta, GA, Sarmaya Capital Corp. is comprised of a team of experienced managers and operators. The team has transacted over $96,000,000 in successful Multifamily Real Estate Deals in the last three years.



Hartsfield-Jackson International Airport was the #1 busiest airport in the world 22 years in a row. It lost the spot in 2020, but regained the title for 2021. In 2021, the airport had 75.7M passengers, up 76% from 2020 (pandemic).

Pro Forma Financial Summary†

†In considering the financial information contained in this document, prospective investors should bear in mind that targeted or projected results are not necessarily indicative of actual results, and there can be no assurance that the targeted or projected results will be achieved by the Fund. Figures include Return of Capital. This is not an offer to purchase or transact in any securities.

Flint River – 240 Flint River Road, Jonesboro, GA 30238

Investment Breakdown		
Purchase Price	$	24,842,000
Capital Improvements & Reserves	$	3,050,000
Closing Costs	$	535,000
Marketing	$	54,000
Manager Fees	$	496,000
Mortgage	$	(16,377,000)
Total Equity Required	**$**	**12,600,000**

Limited Partner Net Cash Flows		Year 1	Year 2	Year 3	Year 4	Year 5
Property Net Cash Flows	($12,600,000)	$774,000	$778,000	$12,912,000	$891,000	$865,000
Cash Out		$0	$0	$8,991,000	$0	$0
Net Cash Flow		$774,000	$778,000	$923,350	$891,000	$649,000
Investor Net Cash Flow	**$12,600,000**	**$774,000**	**$778,000**	**$9,915,000**	**$891,000**	**$649,000**
At Risk Capital		**($11,843,000)**	**($11,066,000)**	**($1,151,000)**	**($260,000)**	**$0**
Cash on Cash		6.1%	7.0%	80.2%	342.5%	0.0%
Return of Original Capital		6.1%	6.2%	78.6%	7.1%	5.1%
Cumulative ROC		6.1%	12.3%	90.9%	97.9%	100.0%

LP Levered IRR	16.3%
Average Cash on Cash	31.1%
WDP	$19,043,356
Multiple	2.51x

** General Partner intends to distribute 100% of annual net cashflow attributable to the Class A Limited Partners 75% interest in the asset ‡ Asset value at time of refinancing is at least $40,200,131 USD

Targeted Investment Returns

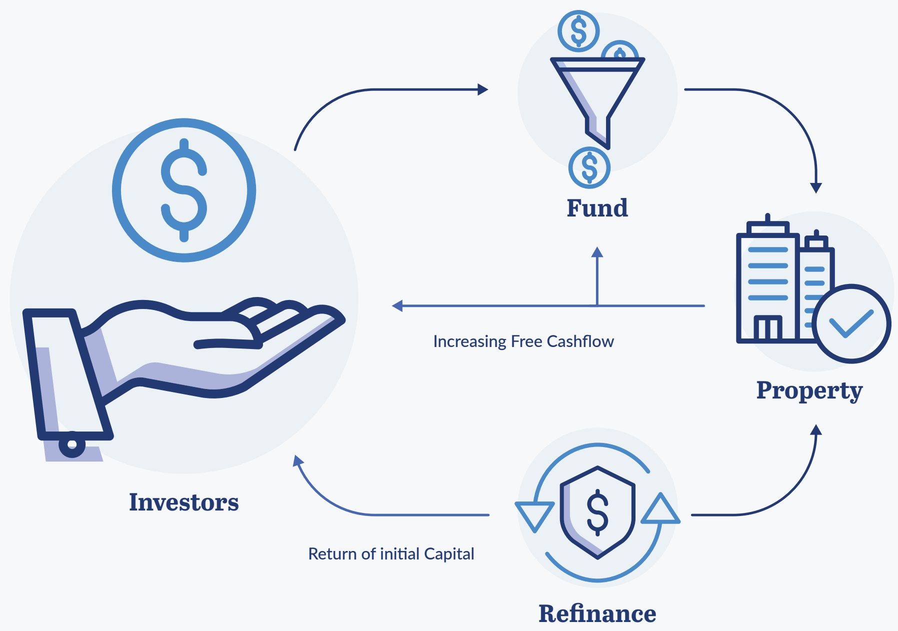
90.9% Projected return of Capital after 3 years*	**100%** Projected return of Capital within 5 years*	**16.3%** Projected annualised return (including return of capital)**

* The financial information presented herein pertains to both the Canadian resident Class A limited partners of the Canadian Fund, who will participate indirectly in the Fund through the Canadian Fund, and the US resident Class A limited partners of the US Fund, who will participate indirectly in the Fund through the US Fund. Class A limited partners in each of the Canadian Fund and the US Fund will participate on a pro-rata basis, based on the amount invested by that Class A limited partner compared to the aggregate amounts invested by Class A limited partners of the Fund on a combined basis

How It Works

The investment allows an investor to participate in the following cycle:

Furthermore, investors can enjoy the ability to maintain their ownership position in the property, should the assets remain within the fund.



Purpose of this Document

This document is being furnished to you solely for informational purposes in considering an investment in Sarmaya Capital Real Estate Fund IV Limited Partnership (the "Canadian Fund"), if you are resident in the Provinces of British Columbia, Alberta, Ontario and Quebec, or Sarmaya Capital Real Estate Fund IV (US), LP (the "US Fund", and together with the Canadian Fund, the "Fund"), if you are resident in the United States. All information included in this document is current as of the date hereof and is subject to change, completion or amendment without notice.

This document does not purport to contain all the information necessary to evaluate an investment in the Fund, and it is understood that you will make your own independent investigation of the merits and risks of the proposed investment.

No representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Fund, SCC Flint River Holdings, LP (the "Property Partnership"), Sarmaya Capital GP 4 Inc.(the "Canadian General Partner"), Sarmaya Capital GP 4 (US), Inc. (the "US General Partner"), SCC Flint River GP, Inc. (the "Property General Partner", and collectively with the Canadian General Partner and the US General Partner, the "General Partners") or Sarmaya Capital Corp. (the "Manager") or Maple & Oak Management LLC (the "Property Manager"), as to the accuracy or completeness of the information contained herein. There are certain risks inherent in an investment in the securities of the Fund that prospective investors should carefully consider before investing in the securities of the Fund. An investment in the Fund is highly speculative and involves significant risks, including the possible loss of the entire amount invested.

This document does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Fund. This document is not, and under no circumstances is to be construed as, an advertisement or a public offering of the securities of the Fund. No securities commission or similar authority in Canada or the United States has reviewed or in any way passed upon this document or the merits of an investment in the Fund and any representation to the contrary is an offence.

Certain information contained herein includes market and industry data that has been obtained from or is based upon estimates derived from third party sources, including industry publications, reports and websites. Third party sources generally state that the information contained therein has been obtained from sources believed to be reliable, but there is no assurance or guarantee as to the accuracy or completeness of included data. Although the data is believed to be reliable, none of the Fund, the Property Partnership, the General Partners, the Manager, the Property Manager, or any of their respective agents have independently verified the accuracy, currency or completeness of any of the information from third party sources referred to in this document or ascertained from the underlying economic assumptions relied upon by such sources. The Fund, the Property Partnership, the General Partners, the Manager, the Property Manager and their respective agents hereby disclaim any responsibility or liability whatsoever in respect of any third party sources of market and industry data or information. This information obtained from third-party sources in this document has not been independently verified and any liability with respect to such information is expressly disclaimed by the Fund, the Property Partnership, the General Partners, the Manager and the Property Manager.

All references to $ or USD$ in this document are to US dollars.

Confidentiality

Your receipt of this document constitutes your agreement with the Fund: (a) to maintain the confidentiality of this document, as well as any supplemental information provided to you by the Fund, the Property Partnership, the General Partners, the Manager, the Property Manager, or their respective representatives, either orally or in written form; (b) that any reproduction or distribution of this document, in whole or in part, or disclosure of any of its contents to any other person or its use for any purpose other than to evaluate the Fund is strictly prohibited; and (c) to return promptly to a General Partner this document, as well as other materials that subsequently may be provided to you by and on behalf of the Fund, the Property Partnership, the General Partners, the Manager, the Property Manager, or their respective agents if you decide not to proceed with an investment in the Fund.

Forward-Looking Statements

This document includes "forward-looking information", "future-oriented financial information" and "financial outlooks" (collectively, "forward-looking information") within the meaning of applicable securities laws. All statements other than statements of historical facts included in this document, including, without limitation, statements regarding the future financial position, targeted or projected investment returns, business strategy, budgets and projected costs and plans and objectives of the Fund, the Property Partnership, the General Partners or the Manager or Property Manager for further operations, are forward-looking statements or financial outlook. In addition, forward-looking information generally can be identified by the use of forward-looking terminology such as "may," "will," "expect," "intend," "forecasted," "projected," "estimate," "anticipate," "believe," or "continue" or the negative usages thereof or variations thereon or similar terms, although not all forward-looking information contain these identifying words. The forward looking information contained in this document is based on certain assumptions of the General Partner and the Manager including, without limitation, those assumptions listed under heading "Assumptions" below and other assumptions regarding market trends and conditions, results of operations, performance and business prospects and opportunities (collectively, the "Assumptions"). While the General Partners and the Manager consider these assumptions to be reasonable, based on information currently available, they may prove to be incorrect. Forward-looking information is subject to a number of risks, uncertainties and other factors that could cause actual results to differ materially from what the General Partner and the Manager currently expect. These risks, uncertainties and other factors include, but are not limited to: competition, interest rate fluctuations, availability of debt financing and refinancing, restrictive covenants, credit, environmental matters, litigation, capital expenditures, general economic, market or business conditions, uninsured losses, reliance on key personnel, operational matters, changes in legislation and administrative policies, and other factors that are beyond the control of the General Partners, the Manager, the Property Manager or the Fund (collectively, the "Risks"). The Risks may cause actual results, performance or achievements to be materially different from any anticipated future results, performance or achievements expressed or implied by the forward-looking statements. Given these uncertainties, readers are cautioned that forward- looking information contained herein are not guarantees of future performance; accordingly, readers should not place undue reliance on forward-looking information. To the extent any forward-looking statements in this document constitute "future-oriented financial information" or "financial outlooks" within the meaning of applicable securities laws, such information is being provided to demonstrate the potential of the Fund and the reader should not place undue reliance on such future-oriented financial information and financial outlooks. Future-oriented financial information and financial outlooks, as with forward-looking information generally, are based on the Assumptions and subject to the Risks. Actual results may differ materially from what the General Partner and the Manager currently expect and what is projected in this document. Such information is presented for illustrative purposes only. Prospective investors are therefore cautioned not to place undue reliance on any such forward-looking information as of any date and are advised that none of the General Partner, the Manager, the Property Manager or the Fund is under any obligation to update such information. All forward-looking information contained in this document, and all subsequent written and oral forward-looking information attributable to the Fund, the General Partner or the Manager or Property Manager, or persons acting on behalf or any of them, are is expressly qualified in its entirety by this cautionary statement.

In considering the performance information contained in this document, prospective investors should bear in mind that targeted or projected performance is not necessarily indicative of future results, and there can be no assurance that the targeted or projected results will be achieved by the Fund.

Fees and Expenses

Prospective investors are solely responsible for their own fees, costs, and expenses incurred in their investigation of the Fund, regardless of whether or not a transaction is consummated including without limitation: travel; accounting fees; due diligence costs; legal fees; disbursements; and taxes.

Private Placement Terms

For residents of British Columbia, Alberta, Ontario and Quebec:

Issuer: Sarmaya Capital Real Estate Fund IV Limited Partnership, a limited partnership formed under the laws of British Columbia and governed by the terms of a Limited Partnership Agreement dated August 26, 2022, as amended by a First Amendment dated _____, 2023 between Sarmaya Capital GP 4 Inc.and SCC Property Holdings 4 Inc.

For resident of the United States:

Issuer: Sarmaya Capital Real Estate Fund IV (US), LP, a limited partnership formed under the laws of the State of Delaware and governed by the terms of a Limited Partnership Agreement dated by August 2023 2023 between Sarmaya Capital and the Initial Limited partner.

Offering

The offering consists of an offering of, for residents of British Columbia, Alberta, Ontario and Quebec, Class A Units of Sarmaya Capital Real Estate Fund IV Limited Partnership ("Canadian Fund Units"), and, for residents of the United States, Class A Units of Sarmaya Capital Real Estate Fund IV (US), LP ("US Fund Units", and collectively with the Canadian Fund Units, the "Fund Units").

Property

The Fund intends, indirectly through the Property Partnership, to acquire Flint River Apartments in Atlanta, Georgia (the "Property"). There can be no assurance that the Fund will complete the acquisition of the Property. If the Property has not been acquired by the Fund, whether directly or indirectly, by 30 August 2024, the Fund will be dissolved and all funds remaining after payments of all debts, liabilities and obligations of the Fund will be distributed to the partners of the Fund There can be no assurance that, upon dissolution of the Fund, any investor in the Fund will receive the full return of their investment.

Fees Paid To The Manager And Related Parties

The Manager will be entitled to:

an Acquisition Fee of 2.0% of the total purchase price of the Property, payable by the Fund or the Property Partnership upon the completion of the direct or indirect purchase of the Property;

an Asset Management Fee annually equal to $150USD Per Unit Per Year, subject to an annual increase of 3.0%, such fee to be payable by the Fund or the Property Partnership semi-annually in advance on June 30 and December 31 of each calendar year. The fee is payable until the Fund is dissolved.

a Marketing Fee equal to 0.5% of the subscription price of each Fund Unit issued by the Fund, payable by the Fund or the Property Partnership to the Manager, from time to time, on each date that a subscription for Fund Units closes.

a Divestiture Fee equal to 2.0% of the gross proceeds received by the Property Partnership on a sale of the Property, which is payable by the Fund or the Property Partnership to the Manager a Property Management Fee consistent with industry rates available in the Property's market will also be payable to Maple & Oak Management LLC, a related party of the Manager, pursuant to the terms and conditions of a property management agreement..

Distributions

The Fund may make distributions at any time and from time to time as follows, provided that such reserves as are prudent for the Fund's business are retained.

Class A Limited Partners of the Fund will be paid an aggregate of 75% of the aggregate distributions.

With respect to the US Fund, the remaining 25% of the distributions will be paid to the US General Partner. With respect to the Canadian Fund, 5% of the remaining distributions will be paid to the Canadian General Partner and 20% of the remaining distributions with be paid to the holder of Class B units of the Canadian Fund. As at the date hereof, Sarmaya Property Holdings 4 Inc., an affiliate of the Manager, is the sole holder of Class B units of the Canadian Fund.

Currently, distributions to Class A Limited Partners to Class A Limited Partners of approximately 75% of net cash flows are anticipated to occur annually on November 30 of each calendar year.

Assumptions

Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking statements and financial outlook contained herein include that: building upgrade plans and related expenses will proceed as anticipated; the Fund will remain in good standing with respect to its obligations to any senior lenders; the general economy is stable; local real estate conditions are stable; interest rates are relatively stable; equity and debt markets continue to provide access to capital; and that the Fund's expenses will not be materially greater than anticipated. These factors and assumptions should be considered carefully by readers. Readers are cautioned not to place undue reliance on the forward-looking statements or financial outlook or the assumptions on which the forward-looking statements and financial outlook are based on. Investors are further cautioned that the foregoing list of factors and assumptions is not exhaustive. In addition, information regarding targeted returns is based on the following principles and assumptions: the Fund will maintain a consistent level of cash flow and indebtedness and will not materially incur additional indebtedness, other than with respect to ordinary operating costs or as disclosed herein; the consumer price index, property taxes, operating expense growth, and market rent growth will be as anticipated; existing tenants will fulfil their current contractual lease obligations and remain in occupancy and pay rent for the term of their leases; upon expiry of their leases, the number of retained tenants will meet historical retention experience; and the Fund will maintain cash reserves as anticipated.

Other assumptions used by Sarmaya Capital Corp to model the costs and create the worksheets laid out in this document include:

56% of the purchase price for the initial acquisition of the Property is financed by way of debt

6.8% financing rate for first 3 full calendar years followed by 4.5% thereafter

"Reserves" to be redistributed as Return of Capital

Occupancy remains at an average of 94% per year upon stabilization

Asset value at time of refinancing is at least $40,200,131 USD

Risk Factors

THERE ARE RISKS INVOLVED IN AN INVESTMENT IN THE UNITS AND THE SUBSCRIBER MAY LOSE HIS, HER OR ITS ENTIRE INVESTMENT.

Investment in the Fund involves a high degree of risk and is suitable only for sophisticated investors who can withstand the loss of their entire investment and requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Fund. No assurance, representation or warranty can be given that the Fund's investment objectives will be achieved or that investors will receive a return of their capital.

An investment in Fund Units is subject to risk. Standard risks applicable to investments of this nature include:

No market for Fund Units: There is currently no resale market for the Fund Units and it is not guaranteed that any market will develop. The Fund Units are not transferable without the approval of the General Partner of the Canadian Fund or the General Partner of the US Fund, as applicable, and in compliance with applicable securities laws and regulations.

There are inherent risks with real estate investments: Equity investments in real estate assets are subject to various inherent risks including, but not limited to, the burdens of ownership of real property, general and local economic conditions, adverse local market conditions, the financial condition of tenants, changes in building, environmental, zoning and other laws, changes in real property tax rates and/or assessed values, change in interest rates and the availability of debt financing, changes in operating costs, negative developments in the local, national or global economy, risks due to dependence on cash flow, environmental liabilities, uninsured casualties, unavailability or increased costs of certain types of insurance coverage, inflation, increases in energy costs, in ability to attract and retain tenants, acts of God, acts of war, hostilities, terrorist acts, strikes and other factors that are beyond the control of the Fund, the General Partners and the Manager or the Property Manager.

The Fund has yet to obtain the Property: The Property has not yet been acquired by the Fund. The purchase and sale agreement under which the Fund expects to acquire the property is subject to the satisfaction or waiver of a number of conditions precedent, some of which are beyond the control of the Fund, the General Partner and the Manager. There can be no assurance that the Fund will acquire the Property.

The Fund has yet to obtain the debt and equity financing that it requires to acquire Property: The pro forma financial information provided in this document assumes that 70% of the purchase price for the initial acquisition of the Property is financed by way of acquisition loan. There can be no assurance that the Fund will obtain an acquisition loan or, if obtained, that it will be obtained on favourable or currently projected terms. In addition, there are currently no binding commitments or agreements with third parties to invest in equity to provide the remainder of the funds required for the acquisition. Further, the Fund intends to significantly leverage the Property. This leverage may subject the Property to various operating covenants and no assurance can be given that these covenants will be met or that they will not limit the Fund's flexibility to respond to changing business and economic conditions. In addition, leverage will increase the Fund's exposure to adverse economic downturns or deteriorations in the condition of the Property or its market. If a default occurs under the debt financing, investors may lose their entire investment.

Vacancy Rates: The apartment building business relies on a steady supply of good quality tenants. A shortage of quality tenants due to an economic downturn or job losses in a given marketplace could result in higher than expected vacancy and lower than expected revenue.

No guaranteed return: The projected returns described in this Investment Summary are not guaranteed. An investment in Fund Units is not suitable for investors who cannot afford to assume significant risks in connection with their investments.

Lack of Diversification: The Fund will be a single portfolio investment.

Competition: The Property will compete with surrounding residential rental properties. The competitive properties may reduce demand for the Property and adversely affect the Fund's business and financial results.

Insurance: The Fund's insurance coverage may not be adequate to cover all possible losses the Fund could suffer. The Fund will attempt to maintain insurance coverage in respect of the property against liability to third parties and property damage as is customary for similarly situated properties. However, there can be no assurance that insurance will be available or sufficient to cover any or all such risks. Insurance against certain risks may be unavailable or available only at a very high costs, available in amounts that are less than the full market value or replacement cost of the Property or subject to a large deductible. In addition, inflation, changes in building costs and ordinances, environmental consideration and other factors may also make it infeasible to use insurance proceeds to replacement the improvements at the Property if they are damaged or destroyed.

Tax matters: Prospective investors are not to construe the contents of this document as investment, financial, business, legal, regulatory, accounting, tax or other advice. Prospective investors should make their own investigation of the merits and risks of an investment in the Fund. The General Partners and the Manager also strongly recommend that each prospective investor consult its own advisors as to legal, business, tax, accounting and other related matters concerning an investment in the Fund.

Reliance on key personnel of the Manager: The success of the Fund is largely dependent upon the continued efforts of certain key personnel of the Manager. The unexpected loss or departure of any of the key personnel of the Manager could adversely affect the Fund and the Property.

Ownership Structure: Each of the Canadian Fund and the US Fund intends to acquire and own units in the Property Partnership, pro rata based on the percentage of funds contributed by Canadian investors and US investors, respectively. In the event of a refinancing of the property, the Partners will be entitled to participate in the net proceeds of the refinancing on a pari passu basis.

Investors are advised to review the limited partnership agreement and the subscription agreements for the Canadian Fund or the US Fund, as applicable, carefully.

About Sarmaya Capital Corp.

Mission And Vision

The Vision of Sarmaya Capital Corp. is to revolutionize the Real Estate Investment and Residential Tenant experience simultaneously, by aligning the interests of investors with those of tenants to do well and to do good at the same time. With the belief that safer, nicer and better managed communities improve lives but also improve returns in the long run, Sarmaya Capital Corp. strives to be on the forefront of active investment and to change the landscape of Residential Real Estate. We are custodians of our clients' investments, while allowing our clients to become custodians of better, safer, thriving communities that will transform neighbourhoods and cities in which they exist. Sarmaya Capital Corp. will set the standard for what the essence of Real Estate investing should be.

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Sarmaya Capital Corp.
Live Better

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