

"The Fund has been built to last indefinitely, removing any artificial hurdles while providing the flexibility to capitalize on changing market dynamics."

QUARTERLY REPORT

1st Quarter 2024

It was another successful quarter for the Fund, demonstrating strong performance despite the ongoing economic headwinds. We are fortunate to have a strong foundation consisting of partners like yourselves, engaged team members, and properties located in diverse and growing markets. We remain focused on continually improving this foundation through consistent and deliberate effort. This not only allows us to maintain good performance in difficult times, but also positions us to take advantage of opportunities to grow and enhance our team, partnerships and, ultimately, our investment portfolio.

Total returns for the quarter were 12.78% and realized returns were 12.74%. We sold the Take 5 Caldwell property and its adjacent excess land, which was a great outcome for the project and provided a small increase to fund-level total returns.

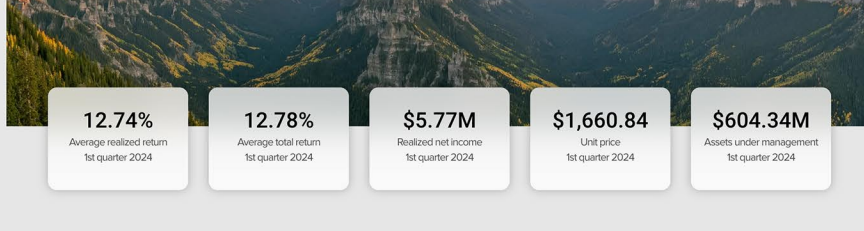
While the current interest rate environment makes new acquisitions more difficult, we do have several properties under contract which, if they pass due diligence, will make for exciting new additions to the portfolio. These include a retail center in Tucson, AZ, a small bay industrial property in Idaho Falls, ID, and additional Take 5 locations in Idaho.

Our diversified investment strategy continues to serve us well, allowing us to be nimble and capitalize on emerging opportunities. While we wish there were more buying opportunities today, we are excited about the projects our team and broker partners have uncovered. We anticipate these projects will not only enhance the portfolio's diversification, but also deliver favorable returns.

Our expanding portfolio and strong reputation for execution and problem-solving, supported by our growing broker network, grants us access to a wide spectrum of investments. Additionally, our steady market presence, through our dedicated team members and partners, further enhances our ability to evaluate these opportunities. This makes us a preferred dealmaker and positions us to confidently seize unique opportunities as they arise.

We are not forced sellers or buyers; we are long-term investors and operators. This is made possible due to the structure of the Fund and most importantly, our alignment with great investor partners. The Fund has been built to last indefinitely, removing any artificial hurdles while providing the flexibility to capitalize on changing market dynamics. The current market conditions are opening new opportunities. Our focus now lies in prioritizing the projects that we believe will lead to great long-term outcomes for the Fund and our partners.

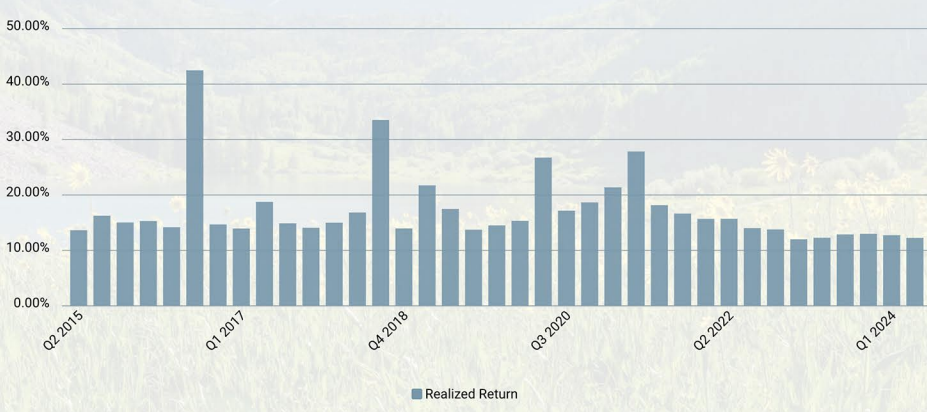
Navigating these challenges demands resilience, but we are confident the foundation that we've built together will pay dividends in the future. We are just getting started and are excited to continue building together for many years to come.



*Stated returns are average annualized investor returns. Individual investor returns may vary based on the unit pricing at the time of investment. Realized net income includes realized gains and losses and excludes unrealized gains and losses recorded during the period. Financial information herein related to the quarters ended in 2023 are unaudited as of the date of this report.

Photo: Cimarron Mountains, Colorado

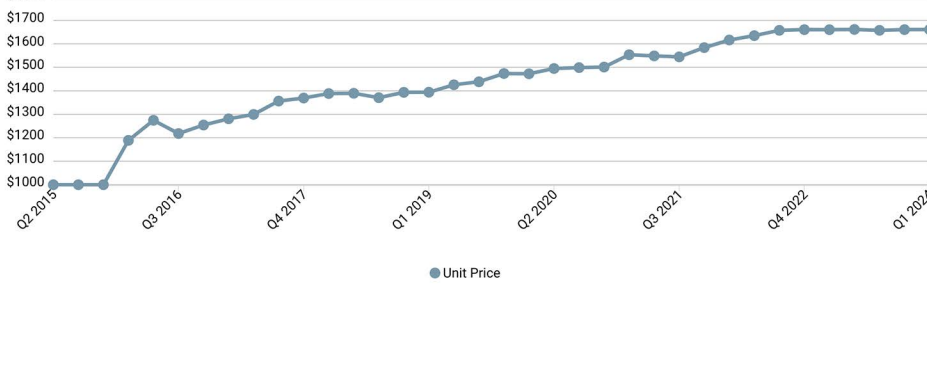
Realized Returns



*Average annualized return since inception as of respective year-period end.

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Annual	15.34%	21.69%	15.41%	19.86%	16.83%	19.46%	20.99%	14.79%	12.53%	12.50%
Since Inception*	15.34%	19.33%	17.82%	18.39%	18.05%	18.30%	18.71%	18.19%	17.53%	17.30%

Unit Price



Additional Fund Metrics



San Juan Mountains, Colorado

*Distributions since inception includes Q1-2024 distributions paid on 4/30/2024.



Disposition

Take 5 - Caldwell and Adjacent Land

Caldwell, ID | Retail (Build-to-Suit) | 1,400 SF

This quarter, the Fund completed the sale of Take 5 - Caldwell, along with its adjacent excess land. When the land was purchased in April 2022, the intention was to develop a Take 5 location and because the site was large enough, we also developed an additional retail pad.

The Caldwell location, developed in partnership with Saranac Holdings, was sold to an individual real estate investor. Additionally, the 0.8 acre parcel of adjacent land was sold to a local credit union. The sale of the Take 5 and excess land led to an excellent project-level return and is another successful investment from our build-to-suit tenant-partnership program.



Acquisition Pipeline



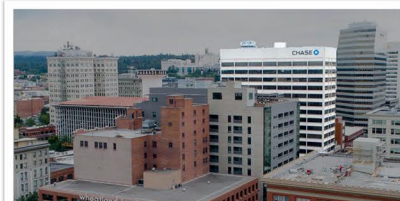
Heritage Plaza Shopping Center
Tucson, AZ
Retail
112,394 SF



Teton Business Park
Idaho Falls, ID
Industrial
31,506 SF



Take 5
Idaho Falls, ID
Retail (Build-to-Suit)
1,400 SF



601 Main
Spokane, WA
Office
173,238

Portfolio at a Glance

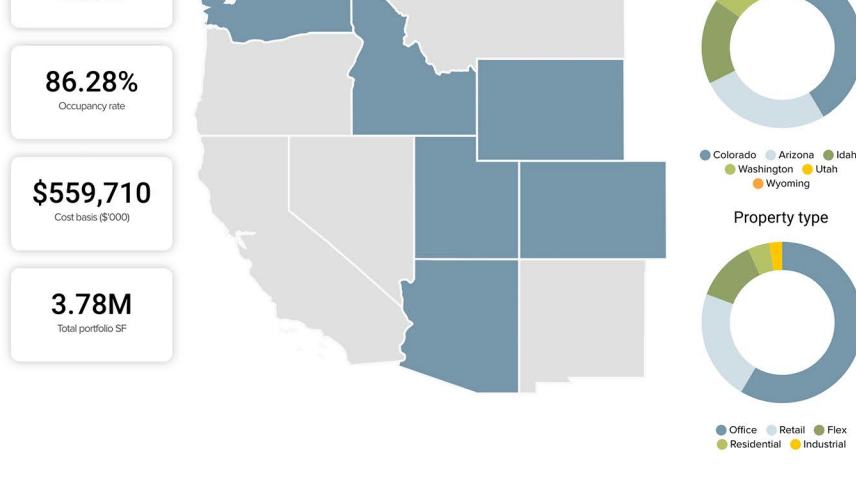
Portfolio

12 months ago, the Fund had 10 development projects in various stages of construction. Many of those projects have now been completed and/or sold, with the Take 5 - Caldwell location the most recent example. All four of the Take 5 locations are now open, and three of the four have been sold. Similarly, two of the three Brightstar homes have been completed, and the third is on track for completion in July. Our two-tenant retail project in Star was completed in December and both tenants are now open for business. Meanwhile, the entitlement process continues to move forward positively for the townhome project we are doing in Meridian and the single-family home project we are doing in Caldwell. For the latter, we recently received full comprehensive plan/preliminary plat approval.

As these projects are completed, they are accretive to returns as new revenue is added to the portfolio. Further, especially for the single-tenant projects, as we periodically sell those, we enhance returns through realized gains on those sales. All of this illustrates the flexibility that the Fund structure provides, allowing us to diversify across geographies and product types but also investment horizons.

Photo: Big Thompson River, CO

Current Investments



Fund Description

Learn More

The Alturas Real Estate Fund, LLC was formed by Alturas Capital Partners to provide accredited investors access to professionally managed real estate investments. The Fund is a \$500 million equity offering created to make commercial and residential real estate investments. It targets middle-market properties frequently ignored by larger funds. These properties can be profitable as a diverse portfolio.

The Fund was created in May 2015 and owns properties in the Intermountain West and Inland Northwest. Managers of the Fund are continually searching for new properties to add to the Fund that meet strict underwriting criteria including a margin of safety, with a focus on cash flows.

Photo: Sedona, Arizona

Long-Term Note Offering

Interest rate	7-9% paid quarterly
Investment type	Secured notes
Security	Subordinate to property debt; senior to equity
Term	24-60 months
Minimum investment	\$100,000
Investor eligibility	Accredited investors
Provisions	Terms dependent on duration and amount

Equity Offering

Targeted returns	9-14%
Preferred return	8% paid quarterly
Profit split	70% investors, 30% manager after preferred return
Fees	1.5% asset management fee
Minimum investment	\$250,000
Investor eligibility	Accredited investors
Lockup period	24 months

All projections are hypothetical and predicated upon various assumptions that may or may not be identified as such. The Fund's operating and financial performance information contained herein is for illustrative purposes and is not intended to portray any sort of targeted or anticipated returns. There can be no assurance that the Fund will achieve its investment objectives and actual performance may vary significantly.

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