

**BURTON W. WIAND, COURT-APPOINTED RECEIVER
FOR EQUIALT LLC ET AL.**

September 23, 2021

[NAME]
[ADDRESS]

Re: EquiAlt Receivership
[POTENTIAL CLAIMANT NAME]

Dear Potential Claimant:

I am writing to you as the Court-appointed Receiver over the assets of the following entities: (1) defendants EquiAlt LLC; EquiAlt Fund, LLC; EquiAlt Fund II, LLC; EquiAlt Fund III, LLC; EA SIP, LLC; (2) relief defendants 128 E. Davis Blvd, LLC; 310 78th Ave, LLC; 551 3rd Ave S, LLC; 604 West Azeele, LLC; 2101 W. Cypress, LLC; 2112 W. Kennedy Blvd, LLC; 5123 E. Broadway Ave, LLC; Blue Waters TI, LLC; BNAZ, LLC; BR Support Services, LLC; Bungalows TI, LLC; Capri Haven, LLC; EA NY, LLC; EquiAlt 519 3rd Ave S., LLC; McDonald Revocable Living Trust; Silver Sands TI, LLC; TB Oldest House Est. 1842, LLC; (3) EquiAlt Qualified Opportunity Zone Fund, EquiAlt QOZ Fund GP, LLC, EquiAlt Secured Income Portfolio REIT, Inc., EquiAlt Holdings LLC, EquiAlt Property Management LLC, and EquiAlt Capital Advisors, LLC; and (4) EquiAlt Fund I LLC (all of the foregoing are collectively, the “**Receivership Entities**”). To distribute assets of the Receivership Entities to investors and other creditors, the Court has established a claims process, approved a Proof of Claim Form, and set a claim bar date. Enclosed are the Claims Process Instructions (the “**Instructions**”) and a Proof of Claim Form. These documents also may be found on the Receivership website at www.equialtreceivership.com and on the Receiver’s claims administration website at equialtclaims@omniagnt.com. The Instructions and Proof of Claim Form contain information about the claims process and instructions for submitting a claim. Most importantly, to have a claim considered (as an investor or any other type of creditor), you **MUST** submit a completed and signed Proof of Claim Form by one of the Court-approved methods provided in the Instructions, so that it is **received on or before December 22, 2021**.

To the extent appropriate and where possible, on Exhibit A attached to the enclosed Proof of Claim Form, I have included the total Amount Invested, Total Payments, and a Net Investment Amount for an investment as reflected in the records I have gathered. The Amount Invested reflects all amounts invested by an investor for that particular investment. Total Payments includes all payments made to the investor and/or in connection with that investment, regardless of whether those payments were characterized as interest, earnings, returns or redemptions of principal, or in any other way. The Net Investment Amount is calculated by subtracting Total Payments from the Amount Invested. If an investor received more in Total Payments than invested, the Net Investment Amount will be reflected as zero. If an investor invested more than the investor received in payments, a positive Net Investment Amount will be reflected. For example, if an investor invested \$40,000 and received \$5,000 in payments, the

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investor would have a Net Investment Amount of \$35,000. Conversely, if an investor invested \$40,000 and received \$45,000 in payments, the investor would have a Net Investment Amount of zero. The Net Investment Amount is shown as zero because an investor who received more in payments than the amount invested does not have a loss.

A positive Net Investment Amount on Exhibit A to the enclosed Proof of Claim Form does not mean that the investor has a valid claim or that the investor will receive the amount or a percentage of the amount identified. I reserve the right to object to any claim notwithstanding the identification of any such amount.

If an investor made multiple investments, the investor will be sent a Proof of Claim Form for each investment. The investor **must** complete and submit each Proof of Claim Form to preserve all claims. If the claim is being submitted by more than one person, all persons submitting the claim must sign the Proof of Claim Form. Failure to timely submit a completed and signed Proof of Claim Form for a claim will forever bar any claim related to that investment.

I have tried to make the claims process as simple and nonintrusive as possible. I must ensure, however, that only legitimate claims are submitted to the Court for approval. The claims process and Proof of Claim Form are designed to achieve this objective. Please be truthful in submitting your claim as you must swear under penalty of perjury that the claim you submit is true and correct. My goal, of course, is to maximize the amount of distributions to legitimate investors and other creditors of the Receivership Entities. At this point, it is still too early to predict how much money will ultimately be available for distribution. In addition, the amount of a claimant's recovery (if the claimant has a legitimate and allowed claim) will depend on the total amount of submitted and allowed legitimate investor and other creditor claims. We will not be able to determine the total amount of allowed claims until after the claim bar date and the resolution of any claim disputes.

If you have any questions regarding the Proof of Claim Form or submission of your claim, you may contact the claims administrator, Omni Agent Solutions, at equialtclaims@omniagnt.com or (866) 956-2142. For other questions regarding the Receivership, please feel free to contact Mary Gura at mgura@jclaw.com or (813) 321-0513.

Sincerely yours,



Burton W. Wiand
as Court-Appointed Receiver

Enclosures
Copies Provided To: