

OCG Debt Validation Fund II

Investment Overview

Opportunity #5 in SuGo Build Your Own Portfolio

Key Highlights

- **20% Preferred Annualized Return paid quarterly**
- **36-Month Investment Term with balloon payment at maturity**
- **\$50,000 Minimum Investment (existing investors), \$100k (new investors)**
- **100% Equity Structure, no debt financing**
- **Secured by Pooled Accounts Receivable at an estimated 25% Loan-to-Value**
- **K1 Tax Document**

How It Works

1. Investment Vehicle: Investor capital flows into OCG Debt Validation Fund II, LLC.
2. Lending Partner: Fund provides 36-month promissory notes to Resolution Processing LLC.
3. Collateral: Notes backed by large pools of 24-month (or less) receivables contracts.
4. Interest Payments: Quarterly distributions at 20% annual rate for three years.
5. Principal Return: Balloon payment of principal at end of 36 months.
6. Performance Metrics: ~80% historic collection rate; average cost-to-value ratio of 25% ensures equity protection.

Social Impact

OCG Fund II backs Resolution Processing LLC's legal debt validation process, helping consumers invalidate credit and collection debts by 50%+ and rebuild credit for long-term financial stability.

Management Team

- **Mathew Owens, CPA:** Over 1,000+ SFRs and apartments delivered via OCG Properties; lent \$35M and raised \$150M through OCG Capital; co-leads a financial education nonprofit.
- **Catherine Bell:** Radio host, speaker, author, and hedge fund owner known as "Financial Jedi Master," specializing in passive-income strategies and foster care advocacy.
- **Deborah Smith, CPA:** 20-year CFO and real estate investment strategist, driving financial analysis and sustainable growth.
- **Bryce Robertson:** Leads mobile home park investments exceeding \$50M with 300% growth; expert in financing and recession-resistant strategies.
- **Rick Wang:** Realtor and former Western Digital engineer with 13 years optimizing cash-flow properties and global capital raising.
- **Justin Loutfy:** Special Warfare veteran, bestselling author, and investment manager spearheading strategic initiatives.

Create a reliable cash flow stream while making a positive impact!