upright

QUARTERLY INVESTOR REPORT

Horizon Residential Income Fund I, LLC

October 1, 2024 – December 31, 2024

24
Q4

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QUARTERLY INVESTOR REPORT

Introduction

In April 2023, Upright unveiled its latest investment offering: the Horizon Residential Income Fund I, LLC, referred to henceforth as Horizon or simply the "Fund." Horizon was conceived to offer passive investors an additional income source while addressing the extreme shortage of residential real estate within the U.S., providing a unique opportunity for accredited investors to enter the Residential Transition Loans (RTL) asset class. Through the Fund, we are now able to offer accredited investors the enhanced benefits of maximum diversification, leverage, and distinctive tax advantages. The primary objectives of Horizon are to diversify portfolios and generate steady income streams for its members. Since inception, Horizon's Fund Manager and Investment Committee have evaluated more than 500+ properties across the Eastern, Mid-West, and Southern U.S. to identify optimal opportunities for portfolio growth.

Today, the Horizon team is pleased to present the Quarterly Investor Report for 24Q4. This report provides members with a comprehensive overview of Horizon's investment strategy, the composition of its portfolio, financial performance, and an outlook for the end of the year. While market disruptions and external pressures have tested our resilience, we remain committed to steering the Fund towards its long-term goals and capitalizing on the opportunities that lie ahead.

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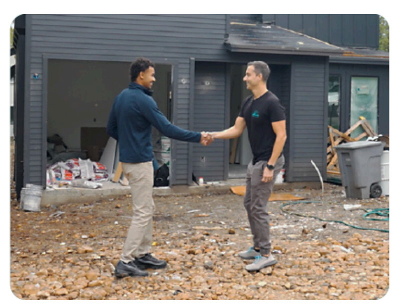
COMPANY OVERVIEW

About Upright

Established in 2014, Upright embarked on a mission to establish itself as the preeminent technological real estate investment platform, empowering both active and passive investors to create wealth and improve communities through real estate. The Upright team has since successfully originated more than $3B in short-term residential mortgages throughout 36 states. Distinguished by a rigorous underwriting process that is continuously refined to adapt to changing economic and market conditions, Upright's portfolio has historically provided investors with a 9%–10% annual return.

Since its inception, Upright has successfully connected active real estate developers to capital from passive investors. Prior to the advent of Upright, developers often encountered formidable obstacles in accessing funding for short-term rehab & construction projects beyond the confines of conventional bank financing and private funding channels. Through Upright's Borrower Dependent Notes (BDNs), passive real estate investors have been able to purchase fractional ownership of the mortgages originated by Upright. While BDNs afford passive investors the latitude to scrutinize and evaluate individual underlying assets across diverse markets, the onus of conducting this meticulous analysis one project at a time and redeploying repaid capital is not always optimal for these stakeholders. Seeking to address these drawbacks, Upright introduced the Horizon Residential Income Fund, thereby granting investors access to a diversified portfolio with markedly less effort. With a wealth of industry acumen, the Horizon team ensures investors can rest assured in the knowledge that their capital is being deployed into assets facilitated, underwritten, and serviced by the Upright team.

Lending in 36 states



HIGH-LEVEL DETAILS

About Horizon

What is the Horizon Residential Income Fund I, LLC?

The Horizon Residential Income Fund I, LLC (Horizon) is an investment vehicle specializing in short-term, first-lien mortgage loans against residential properties throughout the eastern U.S., underwritten and originated exclusively by Upright. Horizon is meticulously crafted to furnish its members with a trifecta of advantages: an ongoing stream of current income at a fair risk-adjusted return amplified through leverage, a diversified portfolio, and the substantial tax advantages made available through its sub-REIT structure. By embracing an investment opportunity in Horizon, individuals are poised to gain passive exposure to residential real estate assets dispersed across diverse geographical landscapes and markets. In doing so, Horizon contributes to alleviating the housing scarcity prevalent in the United States while also uplifting local communities.

Horizon Residential Income Fund I Investment Strategy

Through the purchase of short-term residential bridge mortgages, Horizon is pursuing an 8% preferred return per annum, with a target return between 10%–13%. The Fund is subject to a 1% management fee of Horizon's monthly net asset value. Any earnings surpassing the 8% preferred return threshold will result in a 20% interest carry for the manager, with the remaining 80% directed back to the Horizon membership. While these management fees ensure incentives remain aligned, it is important to note that a waiver or reduction of accrued management fees and carry can be considered quarterly.

While committed to maximizing returns, the Horizon team will prioritize adherence to stringent investment directives designed to manage and alleviate portfolio risk. The composition of Horizon's portfolio will consist of a blended balance of first-lien rehab, new construction, and land mortgages that can vary between residential single-family and multi-family assets. The mortgages purchased will be predominantly located in the eastern United States, with a pronounced emphasis on key metropolitan areas within the Midwest, the Carolinas, the Southeast (Alabama, Florida, Georgia), and Texas. Horizon's leadership has identified a need for an increased and improved housing supply to keep up with demand within these markets, mainly due to total household growth outpacing new housing starts, an aging housing stock, economic expansion, and population growth.

In pursuit of accretive returns and diversified portfolio holdings, Horizon will employ conventional leveraged financing. This approach grants Horizon the capacity to secure purchasing power of up to four times the cumulative equity amassed. The mortgages purchased through equity investments will subsequently serve as collateral, against which Horizon can secure supplementary debt from its financing partner(s). This is vital to Horizon's overall performance as it will allow for more loans to be purchased, increasing the overall principal balance that is actively earning interest, thereby enhancing Horizon's overall returns and increasing portfolio diversification.

ROI OVERVIEW

Financial Performance

Since its inception, Horizon's objective has been twofold: to introduce a novel product that amplifies portfolio diversification for its members and generates a new avenue for wealth via quarterly income from an alternative asset class. For Horizon's members, the Fund aspires to attain an annualized preferred return of 8%, while targeting annualized returns ranging between 10%–13%.

In 24Q4, the Fund generated annualized returns of 6.14% for investors with an admittance date on or before October 1st, 2024, 6.83% for investors with an admittance date of November 1st, 2024, and 6.74% for any investors admitted December 1st, 2024.

For the Fund to achieve strong performance, maintaining a positive growth rate between loan purchases to loan payoffs is vital, as a positive growth rate allows for the increase in interest income from new loan purchases to outpace the reduction in interest income that is no longer earned from loan repayments. Similar to 24Q3, the Fund continued to experience a net negative rate between new loan purchases and loan payoffs. The Fund saw this trend begin to shift downwards over the past two and a half quarters, as the Fund's restricted cash flows have only allowed for four new loans purchases since June 1st. Additionally, negative impacts to interest income this quarter were also attributed to an increasing rate of total delinquencies. As is standard process throughout the industry, any time a loan reaches 91+ days delinquent, a reserve is booked to interest income. While our goal is to preserve and return all principal and income for the Fund's investors, a reserve must be booked to offset the potential of unrecoverable funds. With the Fund's DQ rate increasing in 24Q4 (please see Loan Performance & Delinquencies for full details) a reserve to interest income of $193K was booked for the quarter, further reducing the Fund's total interest income available. However, this reserve has been reduced significantly from 24Q3's mark of $332K, which is a result of fewer loans entering the 91+ bucket for the first time in 24Q4, along with four loans previously in the 91+ bucket fully curing their past due payments. This has allowed the Fund to realize a larger percent of its accrued interest income in the quarter. Additionally, the Fund saw revenue earned from Penalty Interest, Late Fees, and Extension fees increase by $33K quarter over quarter. In 24Q4, the Fund earned $47K from these additional revenue lines, which is the largest amount earned in a quarter for these items to date and further bolstered this quarter's returns.

For the Fund's expenses, the two largest drivers over the past two quarters were interest expense and the 1% servicing fee charged by the senior partner. At the end of 24Q3, the Fund had an outstanding facility balance of $17.36MM. In 24Q4, the Fund was able to reduce this balance by $12.56MM, down to an outstanding balance of $4.80MM at the end of December. This reduction of $12.56MM resulted in an interest expense reduction of $82K from 24Q3 to the end of 24Q4. Additionally, the Fund's senior partner agreed to remove the 1% servicing fee for all of 24Q4. This allowed the Fund to save ~$26K in additional servicing expenses. Lastly, the Fund's fixed operating expenses remained relatively constant from 24Q3 to 24Q4, and we expect this to hold as we look to 25Q1.

Returns this quarter were also impacted by the re-valuation of loans that are progressing through the late stages of delinquency and foreclosure. As a standard process for the Fund, when a property reaches a 91+ day delinquency status, our team will complete an updated As-Is analysis of the property. Through the analysis, if our team deems that the property's adjusted As-Is value does not exceed the current unpaid principal balance by a specific margin, a reserve is booked. Specifically, for 24Q4, four new properties, one in Texas and three in Alabama, have required us to reserve $136K in unrealized losses for the quarter, further reducing available income. Please note that similar to our process for reserves to interest income, we are taking a cautious approach with regards to the valuations and remain optimistic that through the personal guarantee and the eventual disposition of the assets, we will recover more than what we reserve, which would be additional income available to investors in a future quarter.

Looking forward, the Horizon team remains optimistic towards positive growth in upcoming quarters. With our senior facility now being fully repaid, cash flows from payoffs should provide the Fund with increased purchasing power to buy new loans and help the Fund return to a positive loan purchase to loan payoff rate. Additionally, our Asset Management team continues to work diligently to bring all delinquent loans to a successful resolution. Our team feels that the majority of loans in our 91+ DQ bucket should recover 100% of principal and past due interest income. As these loans repay or bring past due interest payment current, these payments will continue to reduce the interest reserve amount the Fund is required to book, increasing total income available to investors and enhancing returns in future quarters.

For 24Q4, the Fund's Manager and Investment Committee decided that all Management Fees will be waived, allowing for all income earned by the Fund in 24Q4 to be available to its investors. After all expenses, net income available for distribution to investors for 24Q4 totaled $373,659K. Please find full details surrounding Horizon's final net income and quarterly returns below.

1. Horizon 24Q4 Financial Performance

Horizon Residential Income Fund I REIT Profit & Loss For Period Ended December 31st, 2024	10/31/2024	11/30/2024	12/31/2024	24Q4
Ordinary Income/Expense				
Income				
Interest Income - Mortgages	341,864	232,047	186,473	760,384
Penalty Interest	11,160	1,320	11,496	23,976
Late Fees	1,487	251	1,812	3,550
Extension Fees	3,739	5,067	10,316	19,121
Other				
Insured Cash Sweep	2,032	2,586	2,756	7,374
Total Interest Income	360,282	241,270	212,854	814,406
Interest Expense	106,822	77,631	48,768	233,221
Net Interest Income	253,460	163,640	164,085	581,185
Operating Expense				
Professional Fees				
Tax Prep	3,583	3,583	3,833	10,999
Fund Admin Fees	7,500	7,500	7,500	22,500
Reit Funding - Preferred Equity	963	963	963	2,889
Other Professional Fees	1,465	1,341	1,278	4,083
Total Professional Fees	13,511	13,387	13,574	40,471
Loan Servicing - FCI	-	2,422	2,030	4,452
Loan Servicing - Churchill	-	-	-	-
Loan Fees	10,074	9,075	7,578	26,727
Management Fee	-	-	-	-
Total Operating Expenses	23,585	24,883	23,182	71,649
Management Fee	-	-	-	-
Unrealized Gain/Loss	(135,877)	-	-	(135,877)
Net Income	93,998	138,757	140,904	373,659
Total Income Available for Distribution	93,998	138,757	140,904	373,659
Preferred Return to Investors (8%)	-	-	-	-
Income Available Above Preferred Return	93,998	138,757	140,904	373,659
Carried Interest Fee to Fund Manager	-	-	-	-
Additional Income for Distribution to Investors	93,998	138,757	140,904	373,659
Total Income Distributed to Investors	93,998	138,757	140,904	373,659

2. Horizon 24Q4 Monthly & Quarterly Returns

Horizon Residential Income Fund I REIT	10/31/2024	11/30/2024	12/31/2024	24Q4
Period Return	0.39%	0.57%	0.56%	1.54%
All Admittance Prior to November 1st, 2024				6.14%
November 1st, 2024 Admittance				6.83%
December 1st, 2024 Admittance				6.74%

*Please note that the above results are Horizon's ACTUAL figures used to calculate each member's monthly and quarterly returns.

HORIZON RESIDENTIAL INCOME FUND I, LLC

Schedule of Investments

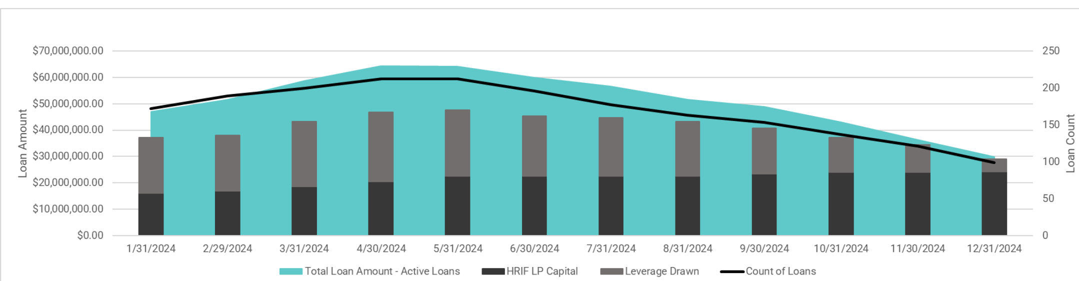
After a strong equity raise of $800K in the beginning of September, along with four new loan purchases totaling $826K to end September, the Horizon team looked to continue this success into 24Q4. In 24Q4, the team was able to successfully raise an additional $749K of new equity, bringing total equity in the Fund to $24.19MM at the end of 2024. However, as the Fund still faced liquidity limitations due to continued payoff restrictions imposed by our senior facility partner, the Fund's Investment Committee decided that it would be best to hold the $749K of new equity in reserve to help provide liquidity for borrower construction draws, rather than purchase any new loans.

As new loan purchases were put on pause for the quarter, our focus remained on paying down our outstanding senior facility balance. In 24Q4, the Fund had 54 loans repaid and all cash received from these payoffs was allocated towards the outstanding balance of our senior facility. With an outstanding facility balance of $17.36MM to end 24Q3, these new payoffs were able to reduce the drawn amount on the facility to $4.8MM at the end of 24Q4. The Fund has continued to see strong payoff momentum in the beginning of 2025 and as of February 4th, the facility has been repaid in full.

A further breakdown of Horizon's 24Q4 investment schedule can be found below.

Horizon Monthly Equity Admittance & Capital Deployment

	9/30/2024	10/31/2024	11/30/2024	12/31/2024
Fund Equity	$23,438,000.00	$23,931,000.00	$24,097,000.00	$24,187,000.00
Active Loans	153	137	121	99
Total Loan Amount	$48,909,584.56	$43,046,409.56	$36,329,909.56	$29,889,862.07
Funds Disbursed	$39,763,196.31	$35,836,643.11	$30,593,340.53	$25,457,074.64
Construction Holdback Remaining	$9,146,388.25	$7,209,766.45	$5,736,569.03	$4,432,787.43
Loans Repaid In Period	14	16	16	22
Total Loan Amount Repaid in Period	$3,444,000.00	$5,863,175.00	$6,716,500.00	$6,316,000.00



METRICS AND DEEP DIVE INTO OUR PROCESS

Portfolio Composition & Risk Management

When looking at portfolio composition and risk management for Horizon, the main portfolio metrics the Horizon team considers are:

1. Geographic Location

- State and MSA (by gross loan and outstanding principal)

2. Weighted Average Leverage Metrics

- Loan to As-Is Value (LTAIV)
- Loan to Cost (LTC)
- Loan to After Repair Value (LTARV)

3. Project Type

- Rehab
- New Construction
- No Rehab/No Construction

4. Individual Deal Exposure Relative to Total Book Size

5. Individual Developer Exposure Relative to Total Book Size

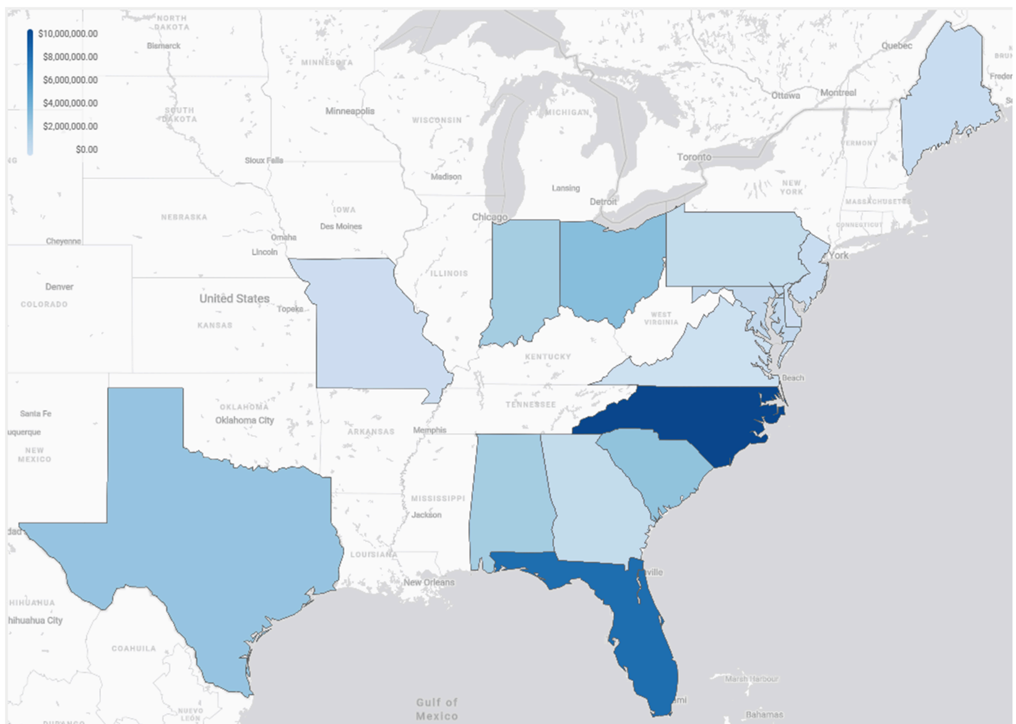
6. Developer Creditworthiness

- Credit score & history
- Current liquidity
- Previous project experience
- Project viability, profitability, and exit strategy

We underwrite and monitor these different metrics to ensure we are maintaining a balanced portfolio that aligns with our overall investment strategies. To help mitigate risk to the Fund as new loans are purchased and previously held assets are repaid, the team is constantly evaluating changes to our weighted portfolio metrics to ensure that our portfolio composition remains aligned with set benchmarks.

At the end of 24Q4, the portfolio's top markets were North Carolina (25.07%), Florida (23.51%), and Ohio (9.64%). Below you will find visuals to display Horizon's full state concentration by gross loan amount, as of 12/31/2024. As no new loans were purchased into the portfolio in 24Q4, recent geographic shifts in the portfolio are strictly due to loan repayments, with 54 loans being fully repaid in the last 90 days. While the top markets in the portfolio have remained the same, you will notice that North Carolina and Florida's total concentration remain above the Fund's 20% threshold. However, half of the loans held in North Carolina and Florida were over 90% complete on construction at the end of the quarter, and assuming there are not any large repayments in other states, we anticipate seeing a downward shift in the state's total concentration as these completed loans repay in the coming months.

Horizon State Exposure – % of Total Portfolio as of 12/31/2024



North Carolina. 25.07%
Florida. 23.51%
Ohio. 9.64%
South Carolina. 8.67%
Texas 7.98%
Alabama 6.53%

Indiana 5.96%
Maryland.. . . . . 2.78%
Pennsylvania 2.39%
Georgia 2.38%
Other 5.09%

Horizon's loan leverage metrics are also a vital piece to the portfolio's overall health. These leverage ratios are what protect each loan against any potential downside risk. Below is a quick breakdown of the importance of each:

1. Loan to As-Is Value (LTAIV): LTAIV looks at Horizon's day-one exposure to any given loan and ensures each developer has substantial equity in each property from day one. We have set a maximum LTAIV constraint per loan of 70%, and are targeting a portfolio below 65% LTAIV.

2. Loan to Cost (LTC): LTC looks at the total costs of the project (Purchase price + construction costs) relative to the total loan amount. Horizon wants to see that the total costs of the project exceed the total loan amount by at least 10% to ensure the developer has equity in the project and aligned interests. We have set a maximum LTC constraint for any loan within the portfolio at 90%, while targeting a weighted portfolio makeup below 85%.

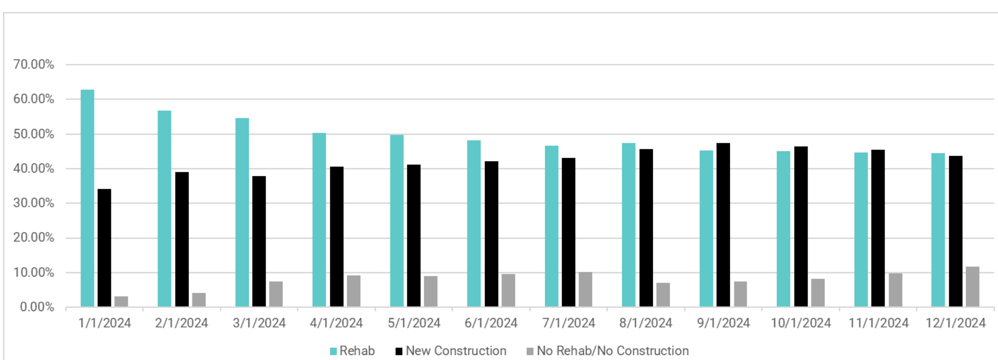
3. Loan to After Repair Value (LTARV): LTARV compares the total loan amount to the final expected value of the property after all renovations have been completed. If a developer sells a completed property below market value, or if there is any home price depreciation during the time to complete the project, Horizon wants to ensure there is enough margin at a lower price to still return full principal from sale or refinance proceeds. The Horizon team has set a 70% maximum LTARV constraint for each loan and for the entire portfolio.

In the below table, Horizon's month-over-month changes in WAVG loan leverage metrics are presented. Throughout 24Q4, all three portfolio metrics remained at or below their target mark.

Weighted Average Loan Leverage Metrics	9/30/2024	10/31/2024	11/30/2024	12/31/2024
Loan to As-Is Value	59.19%	59.03%	58.70%	58.74%
Loan to Cost	82.59%	82.44%	82.51%	82.47%
Loan to After Repair Value	63.21%	63.44%	63.86%	64.03%

Additional Horizon Portfolio Composition

Project Type – % of Total Book (12/31/2024)



Largest 10 Loans – % of Total Book (12/31/2024)

State	Total Loan Amount	% of Total Book
TX	$910,000.00	3.03%
NC	$854,000.00	2.84%
NC	$821,000.00	2.73%
FL	$682,000.00	2.27%
SC	$676,000.00	2.25%
FL	$656,000.00	2.18%
TX	$646,000.00	2.15%
AL	$633,000.00	2.11%
NC	$578,000.00	1.92%
OH	$575,000.00	1.91%

Top 10 Developers – % of Total Book (12/31/2024)

Developer	Sum of Total Loan Amount	% of Total Book
1	$1,763,000.00	5.87%
2	$1,396,000.00	4.65%
3	$1,151,909.56	3.83%
4	$1,119,000.00	3.72%
5	$1,000,000.00	3.33%
6	$910,000.00	3.03%
7	$907,000.00	3.02%
8	$864,000.00	2.88%
9	$854,000.00	2.84%
10	$821,000.00	2.73%

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HORIZON RESIDENTIAL INCOME FUND I, LLC

Loan Performance & Delinquencies

Delinquency management is a core focus at Upright, beginning with rigorous underwriting practices and supported by our Servicing and Asset Management teams, who employ industry-leading strategies for effective recovery. These strategies include relationship-based borrower management, timely issuance of Notices of Default, and loss mitigation evaluations after 61 days of delinquency. Given the short-term nature of our asset class, understanding delinquency rates is crucial, as performing loans typically repay within 10 months on average, while delinquent loans may require longer resolution periods.

Through 24Q3, the Fund saw its total delinquency percentage remain relatively stable at ~22%. As we progressed through 24Q4, the Fund had an increase in its overall delinquency rate, shifting from ~26% at the end of October to ~39% at the end of December. This uptick in delinquency, however, is not solely indicative of deteriorating loan performance. With continued restrictions on the Fund's overall purchasing power, which resulted in no new loan purchases in 24Q4, the portfolio has continued to be reduced in size, shrinking from 153 loans at the end of the third quarter to a portfolio size of 99 at the end of the fourth quarter. While the total count of loans in delinquency has not changed (36 delinquent loans at the end of both 24Q3 and 24Q4), the uptick in delinquency percentage reflects the maturity of the loan book. Further, the Fund's increase in total delinquency rate is a result of the repayment of performing loans and the reduction of the Fund's outstanding principal balance, which our delinquency rates are calculated on. This increase in the overall delinquency rate is generally expected when new assets are not added, but can also be slightly reduced as loans progressing through foreclosure are resolved.

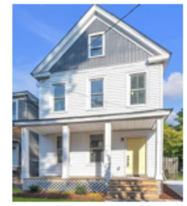
Throughout 24Q4, our Servicing team has worked proactively to address delinquencies. In October, the team managed 32 loans in the 31-91+ day delinquency buckets, with Notices of Default issued promptly for any loan that exceeded 60 days delinquent for the first time. Despite efforts, the number of delinquent loans increased slightly in November, with the Fund holding 41 loans in the 31-91+ day delinquency bucket to end the month. However, this trend decreased slightly as total delinquencies decreased to 36 loans to end December.

Looking more specifically at the loans in our 91+ day delinquency bucket, the Fund ended October with 30 total loans that were 91+, with five of these loans currently in our foreclosure process. Over the final 60 days of 24Q4, our team was able to resolve four loans in the 91+ bucket, as one loan was brought current by the borrower, while the three others had loan repayments. Additionally, one loan completed the foreclosure sale process in December and is now in REO, while four additional loans were moved into our foreclosure process. The REO property has already been re-listed for sale and our team is continuing to field offers on the property. Our Asset Management team also continues to explore foreclosure and workout options for all remaining 91+ delinquencies, ensuring that we pursue the best possible outcomes.

Below is a chart displaying the Fund's delinquency rates month over month from September 2024 through December 2024, presenting both the total count and the percentage of the active book based on the Unpaid Principal Balance of delinquent loans. This detailed transparency reflects our commitment to rigorous reporting standards and aligns with the MBA's approach, while also providing an expanded view of our delinquency performance.

	9/30/2024		10/31/2024		11/30/2024		12/31/2024	
Delinquency Bucket	Loan Count	% of Total Book	Loan Count	% of Total Book	Loan Count	% of Total Book	Loan Count	% of Total Book
Current	117	77.39%	99	73.72%	80	65.46%	64	61.29%
31-60	4	3.44%	6	4.82%	4	4.82%	2	3.83%
61-90	12	7.40%	2	1.35%	6	5.49%	2	3.68%
91+	16	8.89%	24	15.77%	25	19.16%	21	21.73%
Foreclosure	4	2.88%	6	4.33%	6	5.07%	10	6.64%
REO	0	0.00%	0	0.00%	0	0.00%	1	2.84%

SUCCESS STORIES



1241 28th Street

Newport News, Virginia 23607

- Replace Windows & Doors
- Updated flooring
- New Interior and exterior paint
- New Kitchen Appliances, Counters & Cabinetry
- Bathroom remodel

Project origination: 4/12/2024
Project finished: 12/23/2024

Located in Newport News, Virginia, the property under review was a deteriorating single-family home located less than twenty miles from downtown Norfolk. The property was purchased by the borrower at the beginning of April 2024 through the origination of our $178,000 loan.

The home was acquired for $110,000, notably below our appraised value of $146,000. At closing, we funded $94,500 of the purchase, equating to 64.72% of our appraised value, with the remainder held back for rehabilitation progress and interest reserves. The borrower paid an 11.99% interest rate to Horizon investors, with $84,500 allocated for rehab and interest reserves to cover monthly payments.

Our internal assessment projected the home's value post-rehabilitation at $296,000, verified through an independent appraisal. The borrower demonstrated a strong credit profile with a FICO score of 715, a clean background, and substantial verified liquid assets. Their experience in the market was a key consideration, with three like-kind rehab projects completed in the same geographical area, all within the past three years.

The borrower executed the project efficiently, taking five construction draws between May and October, which covered appliances, new flooring throughout, bathroom and kitchen remodels, full electrical and plumbing upgrades, interior and exterior painting, and brand new windows. With the rehab completed, the home was listed and sold for $290,000. This project was a financial success, netting our investors roughly $12,000 in interest in nine months. The loan was fully repaid on December 23, 2024, well ahead of schedule, demonstrating both the efficiency of the borrower and the robustness of our investment strategy.

HORIZON RESIDENTIAL INCOME FUND I, LLC

Key Highlights & Achievements

Below are major highlights that took place during the fourth quarter of 2024:

- The Fund successfully raised an additional $749K of new equity from investors.
- Horizon paid down $12.56MM in leverage debt, reducing its interest expense by $82K.
- Horizon disbursed 88 construction draws to developers for home improvements, increasing the outstanding principal by $3.54MM, and marching the wider portfolio closer to completion and exit.
- Horizon had 54 loans repaid in 24Q4, amounting to $18.9MM in principal repayments. Horizon has now had 244 loans repaid in full, of 343 total loans purchased & serviced.

HORIZON RESIDENTIAL INCOME FUND I, LLC

Horizon Outlook

As we move into 2025, the Horizon Fund remains steadfast in navigating the challenges and opportunities presented by recent market conditions. One of the primary challenges of the past few quarters has been the restrictive actions imposed by our senior facility, requiring that all income and principal repayments be directed toward repaying their credit line. The Fund continued to see positive payoff momentum at the beginning of 2025 and we are excited to announce that as of February 4th, we have successfully repaid our senior credit facility in full. With the credit facility now repaid, all cash flows from loan payoffs are being remitted directly back to the Fund, which will help provide additional liquidity for new loan purchases. As of the middle of February, Horizon has already purchased two new loans and the team is continuing to analyze and review new opportunities to purchase additional loans as we progress through 25Q1.

Looking ahead, the Horizon Fund remains focused on mitigating risks and seizing new profitable growth opportunities. As we navigate the complexities of the current financial landscape, our commitment to rigorous risk management and generating returns remains unwavering. The Horizon team remains extremely optimistic as we progress into 25Q1, and we are excited to build upon the existing loan portfolio, which will soon provide our investors with additional opportunities to grow their wealth through the Horizon Fund.

Horizon Residential Income Fund I, LLC

Thank you for your continued trust and support in Horizon Residential Income Fund I, LLC. We welcome all questions and suggestions and look forward to a successful and rewarding journey together.

Sincerely,

Matthew Rodak
Chief Executive Officer

Contact Information:

For any inquiries, additional information, or referrals, please contact our Investor Relations Department:

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