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ABOUT SANDPIPER

Sandpiper Capital Management, LLC invests in a variety of different asset classes. Our team has over 70 years of combined experience in the financial and investment industries.

Currently, Sandpiper oversees the **Sandpiper Capital Fund** (a closed fund), which invests in real estate and non-real estate private equity, as well as private debt and public securities. Sandpiper also oversees the **Sandpiper Capital Opportunities Fund** that invests in a broad spectrum of real estate investments, along with other special purpose funds.

In addition to Sandpiper's investment activities, our professional team performs business valuations for companies or assists companies in developing their own valuations.

Sandpiper's capital base is derived from a diverse and dedicated group of investors who have many years of public and private investment experience. This, along with Sandpiper's management team and fund structure, enhances our flexibility to make a variety of different types of investments.

INVESTMENT STRATEGY AND OBJECTIVE

Sandpiper's investment strategy is to emphasize investments that will produce a combination of capital gains and current income. Our investment objective is to obtain long term capital appreciation and to avoid losses, particularly during periods of unfavorable market conditions.

Sandpiper seeks a core set of common attributes across its asset classes: strong management or development teams, positive cash flow or a clear path to profitability, and opportunities for consistent growth.

<p><u>Non-Real Estate Private Equity Focus</u></p> <ul style="list-style-type: none"> • Invests in smaller companies from a variety of industries which have strong management teams, positive cash flows and clear opportunities for growth. • Will consider early stage or start-up entities with extraordinary potential. • Through its industry contacts, Sandpiper maintains the ability to source executive level management for companies. <p><u>Real Estate Private Equity Focus</u></p> <ul style="list-style-type: none"> • Considers investments in both commercial and multi-unit residential properties. We focus on properties that 1) produce attractive yields and positive cash flows or 2) have been purchased at below market value. • Attractive geographic economics, developer track record are among the required criteria sought by Sandpiper. 	<p><u>Private Debt Focus</u></p> <ul style="list-style-type: none"> • Considers private and public debt instruments, including bridge loans, promissory notes and mezzanine financing across all industries and geographies. • Recent financial performance, overall deal capital structure, cash flow & collateral adequacy, personal guarantees, geographic economics are among the considerations for investment. • Sandpiper negotiates loan terms and performs due diligence, including background checks, executes loan agreements with the assistance of legal counsel and continuously monitors each borrower's financial and operational activities.
<p>Typical Deal Size: up to \$2 million Time Horizon: up to 5 Years</p>	



EXECUTIVE TEAM

GARY A. SWORDS - CHAIRMAN AND FOUNDER

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Sandpiper Capital Management was founded in late 2002 and Gary became its President at that time. Prior to establishing Sandpiper, he was a senior executive with American International Group, Inc. (AIG), a company that is engaged in a broad range of insurance and insurance-related activities, financial services and asset management activities worldwide. At AIG he served as Senior Vice President & Chief Financial Officer in Europe and was also in charge of AIG's financial department's worldwide mergers and acquisitions group. Prior to AIG, he was a senior executive with CIGNA Corporation, a company engaged in providing employee benefits including healthcare products and services, group insurance and investment management. In addition to running large financial operations at AIG and CIGNA, he participated in numerous mergers and acquisitions and debt offerings involving these companies.

Gary worked several years with PricewaterhouseCoopers, LLC before moving into private industry. He holds a B.S. in Accounting from American International College in Springfield, MA and is a Certified Public Accountant.

G. SCOT SWORDS - PRESIDENT, PARTNER

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Scot joined Sandpiper in June of 2004 and is responsible for identifying potential investments, performing due diligence, monitoring portfolio companies, and the financial reporting for the funds. Immediately prior to Sandpiper, Scot was employed for three years by Saunders Karp & Megrue (SKM), a private merchant bank with over \$1.5 billion in three private equity funds through private company transactions, growth investments, buyouts and going private transactions. Prior to SKM, Scot spent several years at Manulife Financial Corporation, a public company engaged in providing financial protection and wealth management products and services. He began his career with PricewaterhouseCoopers, LLC where he was responsible for performing audits of corporate clients. Scot has broad based experience in a variety of industries including financial services and manufacturing.

Scot holds a B.A. in Economics from Wesleyan University in Middletown, CT, and M.B.A. and M.S.A. degrees from Northeastern University in Boston, MA. He is a Certified Public Accountant.

BRADFORD D. SWORDS - VICE PRESIDENT, PARTNER

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Brad joined Sandpiper in July of 2012 and is responsible for identifying potential investments, monitoring portfolio companies and business development. Prior to joining Sandpiper, Brad was a Vice President with Rodman & Renshaw in New York covering mutual funds and hedge funds where he held his series 6,7,55, and 63 licenses. He previously worked as an institutional Sales Trader at E*trade Financial and Wachovia Securities.

Brad began his career at Pilgrim Baxter and Associates, an investment manager in Wayne, Pennsylvania after graduating from West Virginia University.