



July 27, 2018

Dear Member,

EcoVest Capital, Inc. has been managing your investment in Azalea Bay Holdings, LLC since its inception in 2015. When the members selected the conservation option, that set in motion several initiatives for this formerly high-density development tract. In the following pages, we'll provide the latest information with respect to the status of the excess working capital investments, asset management, conservation efforts, property management, and preparation for property disposition. We hope this content is valuable and that you'll find the photos taken on the property to be informative.

We'll continue to provide updates on your investment as new information becomes available. Meanwhile, please feel free to contact our Investor Relations team at [REDACTED] or [REDACTED] if you have questions.

We thank you for your support of EcoVest. Together, we are working to deliver environmental, social and economic benefits to the people and communities we touch.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan N. Solon'. The signature is fluid and cursive, with a large initial 'A' and 'S'.

Alan N. Solon
Chairman & CEO
EcoVest Capital, Inc.



AZALEA BAY HOLDINGS, LLC

A 2015 ECOVEST CAPITAL PROGRAM

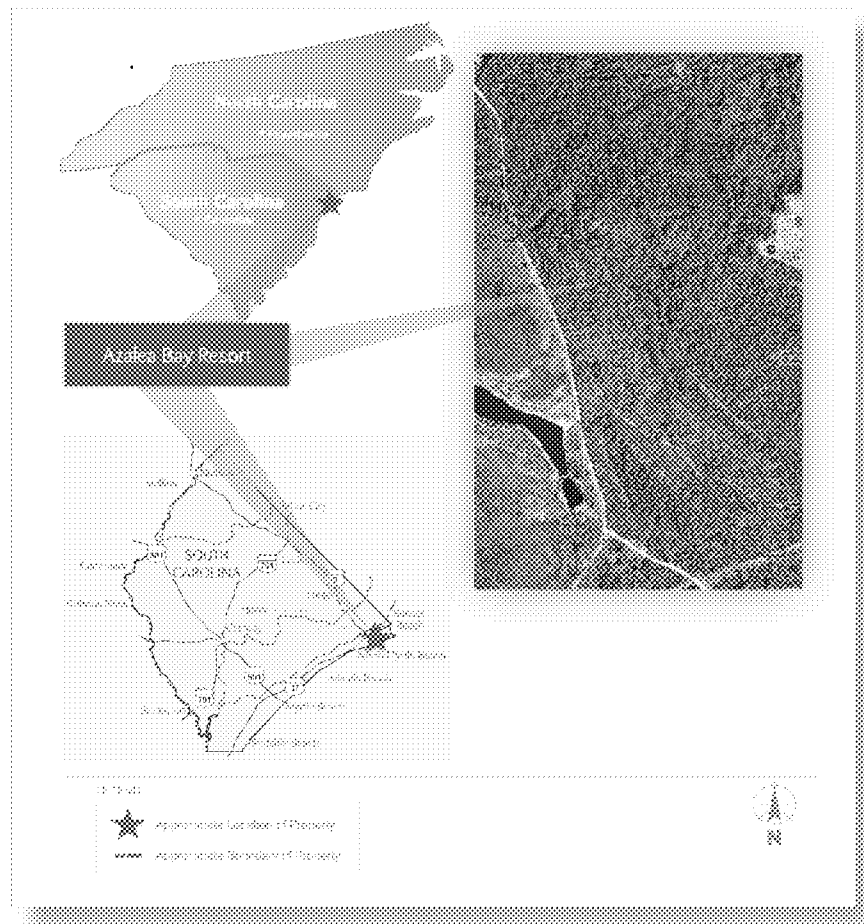
INVESTMENT SUMMARY

The Azalea Bay offering raised a total of \$10,403,505. With a portion of the proceeds, we acquired a controlling percentage of the membership interests in approximately 269 acres of unimproved real estate (raw land) in Horry County, South Carolina (North Myrtle Beach).

Following the acquisition, the members voted to conserve the

property in perpetuity while retaining the right to build up to five residential lots and a “community recreation” facility on a 21-acre portion of the property.

Lastly, \$275,000 in excess working capital has been invested in additional real estate for diversification.





EXCESS WORKING CAPITAL

EcoVest Capital 2015 Vintage Fund, LLC

The decision to conserve the Azalea Bay property meant that \$275,000 in “Excess Working Capital” became available for other real estate investments. We pooled your capital and the excess working capital from our other 2015 offerings into a new partnership - the EcoVest Capital 2015 Vintage Fund, LLC. We have invested this \$11,000,000 fund as shown below providing you with additional opportunity for returns on your investment. The Vintage Fund term is anticipated to mirror the likely term of the Azalea Bay partnership.

EcoVest Capital 2015 Vintage Fund Investments

	Property	Location	\$MM	Type	Purpose	Date	%
1	Seagrass Village of Fleming Island	Fleming Island, FL	\$4.4	Equity	Independent and assisted living, and memory care	5/16	40%
2	Alta Baytown	Baytown, TX	2.2	Equity	Multifamily	1/17	20%
3	Cameron Woods	Ocean Isle Beach, NC	1.8	Equity	Land development	3/17	16%
4	Chatham Glenn	Sunset Beach, NC	1.7	Equity	Land development	8/16	16%
5	Working Capital Reserve		0.9	Cash			8%
Total			\$11.0				100%



Seagrass Village of Fleming Island: Joint venture equity investment of approximately \$4.4 million for a 70% equity interest in this 135-bed seniors housing community in Fleming Island, Florida (Jacksonville metropolitan area).

SENIORS HOUSING





Artist's rendering

Alta Baytown: Joint venture equity investment of approximately \$2.2 million for a 25% equity interest in a 337-unit garden apartment development in Baytown, Texas (Houston metropolitan area).

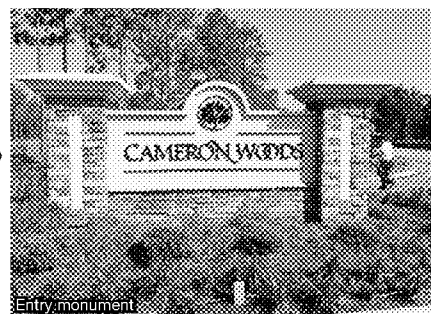


MULTIFAMILY

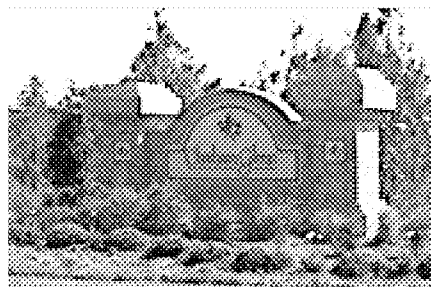


Cameron Woods: Purchase of single-family lots and raw land for development into single-family and multifamily lots (up to 289 lots total) in Brunswick County, North Carolina for an existing subdivision known as Waterbrook Woods and a new subdivision to be known as Cameron Woods. Total investment is approximately \$1.8 million, representing 93% of the project's equity.

LAND DEVELOPMENT



Entry monument



Entry monument

Chatham Glenn: Purchase of single-family lots and raw land for development into single-family lots (up to 156 lots total) in Brunswick County, North Carolina for a new subdivision to be known as Chatham Glenn. Total investment is approximately \$1.7 million, representing 93% of the project's total equity.



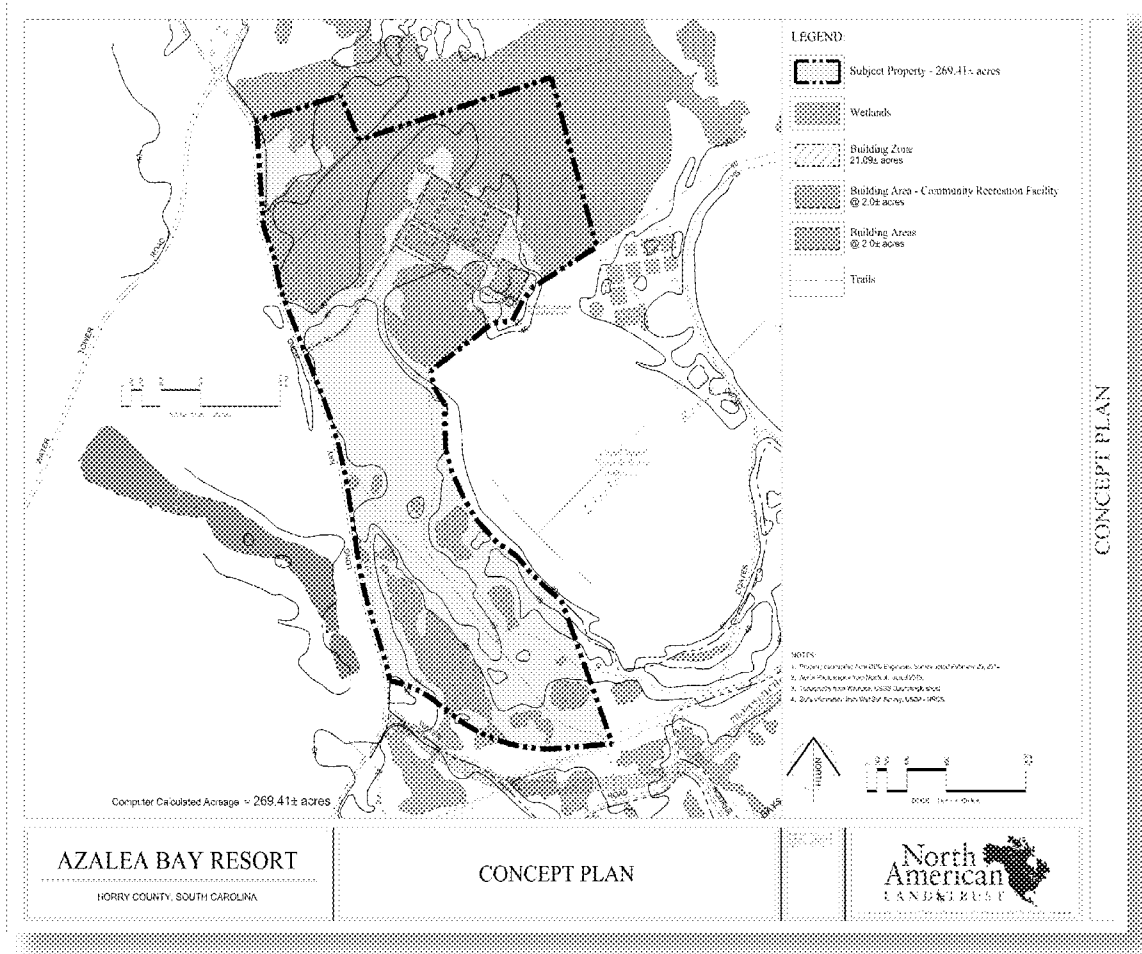
LAND DEVELOPMENT

These investments totaling approximately \$11 million are expected to be a complete investment of the Vintage Fund's capital based on estimated capital requirements

and each project's holding period. We intend to keep approximately \$900,000 to fund any working capital needs of the Vintage Fund.

Next, we'll look at the status of the reserved rights tied to your investment along with our conservation and property management initiatives for the property.

ASSET MANAGEMENT



Reserved Rights

Although the property has been conserved, the Conservation Easement's "Reserved Rights" envision an enclave of five special one-acre homesites nestled amidst this 269-acre wilderness and hunting preserve. Wood trails crisscross the property making it an extraordinary passive recreational gem in close proximity to North Myrtle Beach's attractions and the beaches of the Atlantic Ocean five miles away. An alternative vision takes the area's attractiveness as a sporting destination into consideration. This option foresees an enclave of three "resort" residential buildings, each containing one kitchen and up to 15 bedrooms to serve as a family/friends destination accommodation or to house an entire sports team using the nearby North Myrtle Beach Sports Complex. With either option, a multipurpose community building is also allowed as shown on the map. It could be used for recreational activities or social gatherings. For these reasons, we feel the reserved rights represent a compelling value proposition for prospective buyers.

CONSERVATION AND PROPERTY MANAGEMENT UPDATE

Traversing the property's higher sand-hill soils, typically deep, unconsolidated material, requires all-terrain vehicles.



Conservation Management Plan

Azalea Bay has diverse and productive habitats throughout the property with the ecological requirements for at least 100 species of plants. Additionally, many species of special concern to the State and Federal Governments have been identified. These include the American Black Bear, Red-cockaded Woodpecker,

Northern Quail, Eastern Diamondback Rattlesnake, Brown Thrasher, Eastern Towhee, and Southern Fox Squirrel to name a few. EcoVest is working to protect and enhance these habitats and species, and continues to document additional plants and wildlife.

Bobwhite

Property Management

We perform regular inspections on the property to identify any environmental issues, signs of trespassing or illegal dumping. Access across the property is important for its ultimate use as a recreational and hunting parcel. While one or two primary roads will be enhanced as all-weather and all-vehicle roads, the soil conditions across the majority of the property make travel limited to all-terrain vehicles. Thus, enhancing the primary roads will help facilitate marketing the property as well as making it easier to perform routine land management.



American Black Bear track - listed as South Carolina State Wildlife Action Plan Priority Species and a State Species of Concern (March 2017)

WRAP-UP



CASH RESERVES

We anticipate Azalea Bay's current cash reserves to be adequate for its conservation, property management and disposition.



RECAP

Through your investment, you have made this part of the world a better place by protecting valuable habitats, scenic vistas and open space in perpetuity in the densely populated North Myrtle Beach corridor.

As good stewards of the land and your investment, we continue to manage, improve and protect

the property.

Lastly, we're progressing with the development of a comprehensive disposition strategy for the property in order to maximize your return on investment.

Thank you again for your support of EcoVest Capital. We look forward to sharing future updates with you.



Painted Bunting - listed on the Partners in Flight Watch List as a Species of Concern and on the South Carolina State Wildlife Action Plan Highest Priority Species - likely due to loss of shrubland habitat (May 2016)



Loblolly pine plantation perforated with bay vegetation