

## 2022 First Market Update

### Comments on Our Current Positions:

As of Feb End, we are approximately 50% Real Estate, 25% Cash, 25% Stocks.

Leveraging the fund structure we can hop in and out of investment baskets. I will do my best to provide segmented %s of these categories at least once a year.

A new category we plan to add is a fund of funds, where we will give seed capital to new managers. Diversification is the key to holding gains in down/up markets, and we intend to explore this further with a 5% max of NAV allocation rule (for now).

### General Market Picture in 2022:

While I still doubt the success a traditional brokerage account can have, the market is now approaching fair value territory. The inherent difficulty in brokerage accounts is the “long-term investor mentality” prevents us from selling when we are up. Leaving only new money for down markets, which in the long run does not move the needle. If you are unable to sell, diversifying into other markets may open up when you need the money back. Again that’s assuming those markets don’t also correct.

Our model allows us to diversify in new and unique ways. I look forward to pushing the envelope on our strategy and returns.

We finally have a cornerstone stock play. This is 1 single stock and I look forward to releasing a report to you in June/July of this year. But for now all I can say is *that this single stock is 15% of the overall fund and 60% of our total allocation to the stock sector.*

### Our Activities in 2022:

We sold our unit at 401 N Wabash in Chicago. We plan to reinvest this money into the Woodlawn neighborhood through affordable housing contracts with the city. This is still a developing play but the sale of this unit has unlocked enough cash for us to ride out the current market.

### Future Activities.

We hope to meet our diversification metrics but also find investments that can have a positive impact on the community. My hunt for value is never satisfied and I continue to search for it in all areas.

General Fund Commentary:

I expect the year to be turbulent for others but ironically smooth for us. While we remain exposed to the market and the risks in our allocations remain, I feel confident in our picks and our ability to adapt if needed.

I have set aside a budget for our first annual meeting of investors, looking forward to revealing more about this later.

For the 2022 year, to date, Grey Opal is up over 10 % with the SPY down 8%, QQQ down 13% and Apple down 9%. Since our founding in November 2020, original investors are approaching 70% gains in Grey Opal with the SPY up 22%, QQQ up 19% and AAPL up 40%.

I am honored to be trusted with your capital and fight for your best interests daily. I look forward to earning even more of your trust and capital over the year.

I will have a detailed report of our first stock pick when appropriate, along with separate info about our first annual event.

As always, my email is open.

Best,  
Dhruv