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Ironton Capital is a multi-strategy real estate private equity firm. We provide tailored solutions to investors with short and long-term products. Investor benefits:

- Diversification Across Geography, Asset Class, Sponsor and Strategy
- Principal protection focus
- Tax optimization
- Passive losses for investors that desire them
- Liquidity in our income funds

All NDFs are similar to our groundbreaking NDF5 fund which is seeing:

- Target 16%+ IRR and a 1.9x cash multiple over 4-6 years
- Investors benefited from significant tax advantages, with invested cash eligible for accelerated depreciation in 2023, offering substantial deductions

Our current fund offerings include:

National Diversified Fund (NDF)

- Targeted IRR 16-20% (net of fees) with 4-6 year term
- Exposure to 30-40 individual commercial properties in 10+ US States
- Includes mostly multifamily, industrial, value-add and new build, managed by institutional-level managers
- Most returns taxed as capital gains
- Depreciation class shares offer passive losses in year one if needed

Short-Term Income Fund (STI)

- Provides lending to real estate investors. First deed of trust – highly secure
- 250+ loans in portfolio provides diversification
- Liquid on relatively short notice
- Quarterly dividends with an annual return of about 8-9% per year
- Tax-preferred treatment as a REIT



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Medium-Term Income Fund (MTI)

- Great option for investors wanting further diversification that is completely uncorrelated with real estate or the stock market.
- Provides financial solutions to Medical Service Providers
 - Advancing funds against outstanding medical receivables via Letters of Credit
 - Purchasing receivables at a discount under Letters of Protection
 - Diversified across 25,000+ individual medical invoices
- Investors can expect a fixed return of between 11-13% per year based on AUM
- 8-10 year target hold period.
- Paid-out on a quarterly basis, beginning from the first full quarter post-investment
- Fund has a one-year lockup period, after which investors can request redemptions quarterly

Please feel free to reach out to us at <https://irontoncapital.com/review> to set up a time to see how we can help you achieve your investment goals.

To your success,

Lon Welsh
Founder & Managing Partner
IrontonCapital.com

PS As our gift to you, get our book "The Complete Guide to Passive Diversified Real Estate Investing" for FREE...and learn our entire investing strategy in 2 hours or less at <https://irontoncapital.com/guidegift>



Ironton Capital – Current Funds Overview

For Accredited Investors for Informational Purposes Only – Not an Offer to Invest



	National Diversified Funds (NDFs)	Short Term Income Funds (STIs)	Medium Term Income Funds (MTIs)	Single Asset Funds
Sector	<ul style="list-style-type: none"> Real Estate 	<ul style="list-style-type: none"> Real estate (~80%) Medical Receivables (~20%) 	<ul style="list-style-type: none"> Medical Receivables 	<ul style="list-style-type: none"> Mainly Real Estate
Target Returns	<ul style="list-style-type: none"> 16%+ 5-6 year timeline 	<ul style="list-style-type: none"> 8-9% 	<ul style="list-style-type: none"> 11-13% fixed (based on assets under management AUM) 	<ul style="list-style-type: none"> 15-20% 1-5 year timeline
Liquidity	<ul style="list-style-type: none"> Cash distributed as individual projects cash flow 	<ul style="list-style-type: none"> Quarterly dividends Principal back with 30-day notice 	<ul style="list-style-type: none"> Quarterly dividends Access to principal after one year lockup 	<ul style="list-style-type: none"> Varies
Fund Size	<ul style="list-style-type: none"> \$10-20M 	<ul style="list-style-type: none"> \$200M+ 	<ul style="list-style-type: none"> \$100M+ 	<ul style="list-style-type: none"> \$1-10M
Individual Investments	<ul style="list-style-type: none"> 10-15 	<ul style="list-style-type: none"> 200-400 	<ul style="list-style-type: none"> 25,000+ 	<ul style="list-style-type: none"> Varies
Tax Advantages	<ul style="list-style-type: none"> Targeting depreciation tax shelter 	<ul style="list-style-type: none"> REIT income treatment 	<ul style="list-style-type: none"> No tax advantage 	<ul style="list-style-type: none"> Varies
Min Investment	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K 	<ul style="list-style-type: none"> \$50K

All figures are for discussion; past results do not predict future returns. This presentation does not constitute an offer. For accredited investor use only.

Ironton Capital Track Record (IRR are net of all fees)



INVESTMENT HISTORY – GROWTH FUNDS

Fund	Year	Original IRR	Current IRR estimate
NDF 1 National Diversified	2019/20	14-20%	14.0% (5 of 8 investments sold)
NDF 2 National Diversified	2020	14-20%	16.5% (1 of 8 investments sold)
NDF 3 National Diversified	2020/21	14-20%	16.0%
NDF 4 National Diversified	2021/22	14-20%	18.5%
VareCo Warehouse	2022	17-20%	20.0%+
VareCo Samuel Drive	2022	13-17%	14.0%
VareCo II Diversified	2022	16-20%	18.0%+ (10 of 30 investments sold)
Lowell Townhomes	2022	16-20%	18.0%
HillPointe 1	2022	17-20%	21.0%
NDF 5 National Diversified	2022	17-20%	16.0% (1 of 11 investments sold)
NDF 6 National Diversified	2023	17-20%	18.0%
NDF 7 National Diversified	2023/24	17-20%	17.0%
NDF 8 National Diversified	2024	19-21%	21.5%
ICO 1 Opportunity Fund	2024	30-40%	35%+
ICO 2 Opportunity Fund	2024	20-30%	30%+
ICO 3 Opportunity Fund	2024	20-30%	30%+
HillPointe 2	2024	17-20%	17.0%
NDF 9 National Diversified	2024	17-20%	17.0%
NDF 10 National Diversified	2025	16-20%	17.0%

INVESTMENT HISTORY – INCOME FUNDS

Fund	Year	Original IRR	Current IRR
STI Short Term Income	2022 to present	7-8%	7.5-8.5%
MTI Med Term Income	2023 to present	11-13%	12.0%

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