

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

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>



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
- Reinvestment Available 50% or 100% of quarterly distributions
- Tax-preferred treatment as a REIT

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
- Reinvestment Available 50% or 100% of quarterly distributions
- 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

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.