



2755 S Locust St Suite 150
Denver, CO 80222
support@irontoncapital.com
irontoncapital.com

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



INVESTMENT HISTORY – GROWTH FUNDS

Fund	Year	Jan 2025 Projected IRR*
NDF 1 National Diversified	2019/20	14.0% (5 of 8 investments sold)
NDF 2 National Diversified	2020	16.5% (1 of 8 investments sold)
NDF 3 National Diversified	2020/21	16.0%
NDF 4 National Diversified	2021/22	18.5%
NDF 5 National Diversified	2022	13.8% (1 of 11 investments sold)
NDF 6 National Diversified	2023	9.3%
NDF 7 National Diversified	2023/24	15.3%
NDF 8 National Diversified	2024	17.4%
NDF 9 National Diversified	2024	17.3%
NDF 10 National Diversified	2025	19.0%

INVESTMENT HISTORY – INCOME FUNDS

Fund	Year	Jan 2025 Projected IRR*
STI Short Term Income	2022 to present	7-8%
MTI Med Term Income	2023 to present	11-13%

*Latest Quarterly Update provided upon request. Book an appointment at IrontonCapital.com/booknow

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