Medium Term Income Fund (MTI):

A great option for investors wanting diversification that is completely uncorrelated with real estate or the stock market

This confidential investment briefing is an overview of our current funds and does not constitute an offer.



A love letter from our attorney...



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This presentation is provided to you in your capacity as a potential investor in the "Fund" and contains confidential information. The existence of this presentation itself shall be deemed confidential. By accepting this presentation, the recipient agrees that it and its directors, officers, employees, attorneys, accountants, financial advisors, representatives and other affiliates who are assisting in the evaluation of the proposed investment (i) will use this presentation only to evaluate the proposed investment and for no other purpose, (ii) will share this presentation only with parties necessary for the proper evaluation of the proposed investment, and (iii) will not divulge the contents of this presentation or any details related to the proposed investment described herein to any other party in any way or form whatsoever.

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Investments in the Fund will be offered exclusively to financially sophisticated, accredited investors, high net worth individuals, family offices and institutional investors capable of evaluating the merits and risks of an investment in the Fund. Interests in the Fund are highly speculative and illiquid investments that involve substantial risk. No active secondary market in the interests exists, and the Fund does not anticipate that any such market will develop. Interests in the Fund are suitable investments (if at all) only for a limited portion of the risk segment of an investor's portfolio. Investors could lose all or substantially all of their investment in the Fund. The Company will not be registered as an investment company under the Investment Company Act of 1940. In addition, neither the Company nor its affiliates will be registered as an investment advisor under the Investment Advisors Act of 1940. Consequently, Prospective Investors will not be afforded the protections of any of those laws and regulations.

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FORWARD-LOOKING STATEMENTS

This presentation contains forward-looking statements; in particular, statements about the plans, strategies and prospects of the Fund. These statements are based on our current expectations and projections about future events. The words "may," "will," "should," "expect," "plan," "seek," "intend," "anticipate," "believe," "estimate," "aim," "potential" or "continue" or the negative of those terms or other similar expressions are intended to identify forward-looking statements and information. You are cautioned not to place undue reliance on these forward-looking statements, which speak only as of their respective dates. These forward-looking statements are based on assumptions and estimates by management the Fund that, although believed to be reasonable, are inherently uncertain and subject to risks and uncertainties that could cause actual results to differ from historical results or those anticipated or predicted by such forward-looking statements. Considering these risks and uncertainties, the matters referred to in the forward-looking statements contained in this presentation may not, in fact, occur. The Fund undertake no obligation to update or revise any forward-looking statement after the date of this presentation as a result of new information, future events or otherwise, except as required by law. The Fund qualifies all of its forward-looking statements by these cautionary statements.

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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	Real Estate	 Real estate (~80%) Medical Receivables (~20%) 	Medical Receivables	Mainly Real Estate
Target Returns	16%+5-6 year timeline	• 8-9%	 11-13% fixed (based on assets under management AUM) 	15-20%1-5 year timeline
Liquidity	 Cash distributed as individual projects cash flow 	Quarterly dividendsPrincipal back with 30-day notice	Quarterly dividendsAccess to principal after one year lockup	 Varies
Fund Size	• \$10-20M	• \$200M+	• \$100M+	• \$1-10M
Individual Investments	• 10-15	• 200-400	• 25,000+	 Varies
Tax Advantages	 Targeting depreciation tax shelter 	REIT income treatment	 No tax advantage 	 Varies
Min Investment	• \$50K	• \$50K	• \$50K	• \$50K

Our Standard Practices



- We are focused on the needs of accredited investors typically underserved by other wealth management and private investment institutions
- We have industry expertise in real estate. When current income is compelling, we also invest in other industries.
- Multiple General Partners (GPs) in our investment committee invest in every fund.
- GP returns start after all Limited Partners (investors) receive their preferred returns.
- Only accredited investors may participate.
- A portion of GP profits are shared with local charities.

Working with an expert makes investing easier





Project Sponsor (SP):

- Selects the physical project
- Arranges and guarantees the financing
- Arranges permitting
- Oversees construction or renovation
- Manages the property
 - Finds and manages the tenants
 - Maintains the property
 - Manages the legalities
- Manages refinancing
- Manages the sale



General Partners (GP):

- Monitors national & local markets
- Networks to identify opportunities
- Reviews multiple projects
- Selects optimal investments
- Negotiates favorable deals
- Performs extensive due diligence
 - Sponsor reputation and track record
 - Financial, operational and additional aspects
 - Site visits
 - Financial modeling
- Maintains regulatory compliance
- Maintains accounting
- Quarterly reporting to LPs



Limited Partners (LP):

- Chooses Fund
- Decides investment size
- Reads quarterly reports
- Re-invests or Deposits returns
- Enjoys passive financial freedom

Ironton Capital – The Investment Team



Brent Guyor, CEO

- 25+ years RE Acquisition, Development, Land Use across multiple states
- 15+ years Owning & Managing Rental **Properties**
- 20%+ IRR lifetime investment record
- \$1B+ in transactions successfully completed
- VP of Acquisitions, Centex Homes, West Division
- Former Director of Finance, Intrawest, CO Region
- Former Accountant, KPMG. specializing in Mortgage Banking









Richard Landry

- Responsible for leading investment procurement & research at Ironton
- Former CFO of BOD Capital, a \$160mm AUM multifamily valueadd PE firm
- Former CIO of a \$2B Family Office
- Led capital markets & corporate advisory services for a boutique investment bank, & quantitative research for hedge funds
- 10+ years experience in private equity, corporate finance, hedge fund, investment banking industries







Lon Welsh. Founder

- 8+ years in strategy consulting: Deloitte. Accenture
- 20+ years of commercial RE acquisition, development
- 20%+ IRR over lifetime
- Founder / CEO largest independent Colorado brokerage, Your Castle RE, 750+ agents, 5,200+ annual deals, \$2+ billion annual sales; Exit to P.E.
- Founder of First Alliance Title, large title and escrow company, Exit to Compass
- On Board of Directors for Denver Zoo. Boys and Girls Clubs Denver and the Denver Ronald McDonald House





Ironton Capital – Accounting, tax, and audit support







Tax Preparation – Sammells & Associates

Sammells & Associates, CPAs handles all tax preparation and compliance for MTI. With over 25 years of experience serving private clients and investment funds, the firm ensures accurate, timely filings and strict adherence to IRS requirements.

www.sammellscpa.com

External Audit – Holthouse, Carlin, Van Trigt LLP

HCVT, a top-100 CPA firm nationally, is engaged to perform an annual independent audit of MTI's financials. Their role reinforces transparency, validates fund performance, and enhances investor confidence through third-party verification.

www.hcvt.com

Executive Summary – MTI

IRONTON

EXPECTED REALIZED IRR

Fixed at 11-13% per year, depending on AUM with Ironton Capital

PREFERRED DIVIDENDS

 Paid quarterly, with an initial prorated dividend included based on the date of each investment—whether it's the first or any subsequent contribution

ACCESS TO PRINCIPAL

- One year lockup; redemption available on three months notice after lockup
- I/O period ends in June 2031 with principal amortization beginning thereafter until full payback of principal in June 2034. (The fund retains discretion regarding the exact amortization start.)

SPONSOR'S INVESTMENT STRATEGY

- Sponsor provides financing solutions for Medical Service Providers (MSPs),
 via Letter of Credit (LOC) advance against outstanding medical receivables, or
 discounted purchase of Letter of Protection (LOP) receivables
- Interfaces with attorneys and Medical Service Providers (MSPs), to originate, underwrite, and collect. Generate cash flows from outstanding billed receivables
- Investment is not correlated to interest rates, stock market, or other asset classes.

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



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%

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%

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

Medical A/R Market Opportunity



The Problem

- **Delayed Payments**: Physicians treating personal injury cases often wait 4–48 months for insurance reimbursements.
- Reduced Collections: On average, doctors recover only ~60% of what they're owed.
- **High Administrative Burden**: Billing and documentation processes can cost \$200K+ annually.
- Cash Flow Strain: Doctors still have to cover payroll and rent while waiting for payments.

The Solution

- **AR Funding Program**: Sponsor advances payment to doctors immediately and takes over the billing, documentation, and collections.
- Full-Service Outsourcing: The Sponsor handles evaluation, underwriting, audit, billing, and collection.
- **Physician Focus**: Doctors get paid upfront and can focus on patient care—not paperwork.

The Opportunity

- Recurring Income: Backed by valid personal injury claims and legal documentation.
- Scalable Demand: Common pain point among physicians across the country.
- Attractive Yield: Predictable cash flow for investors, secured by insurance receivables.

Diversification & Risk Mitigation



- Over 25,000 individual AR invoices
- Typical file value under \$10,000 (limited insurance push back, unless invoice information is incomplete)
- Invoices acquired/financed at 25-35% of face value
- Partnering specifically with medical and legal providers with a solid track record in the medical receivables business
- The Sponsor's agreement with medical providers includes a "stop-loss" clause, providing downside protection from any invoices deemed uncollectable within 24-30 months

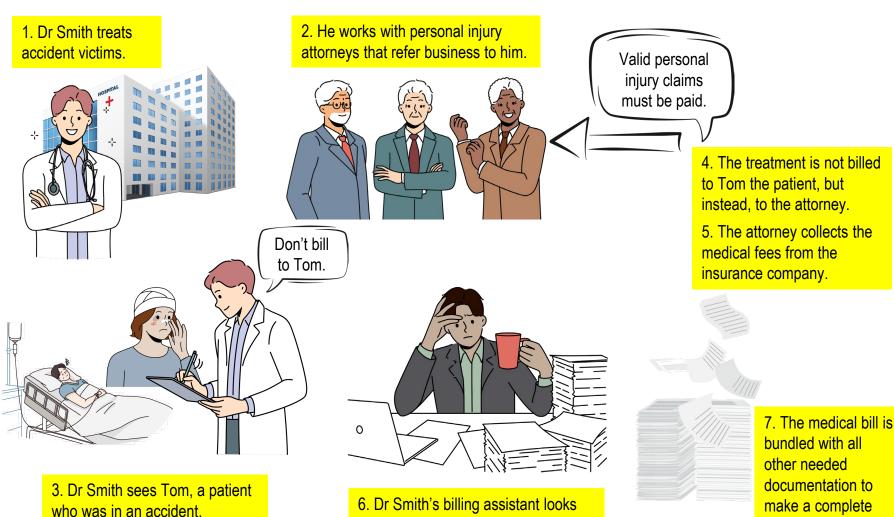
MTI Track Record



- Ironton Capital Fund Inception: 2023
- Sponsor's Inception: 2016
- Target Return: 11–13% annual fixed rate
- Distributions to Date: Over \$3,000,000 paid to investors
- Distribution Frequency: Quarterly
- Payment Consistency: 100% on-time since inception
- Principal Losses: None

Medical Accounts Receivable (AR) – Case Study 1 of 5

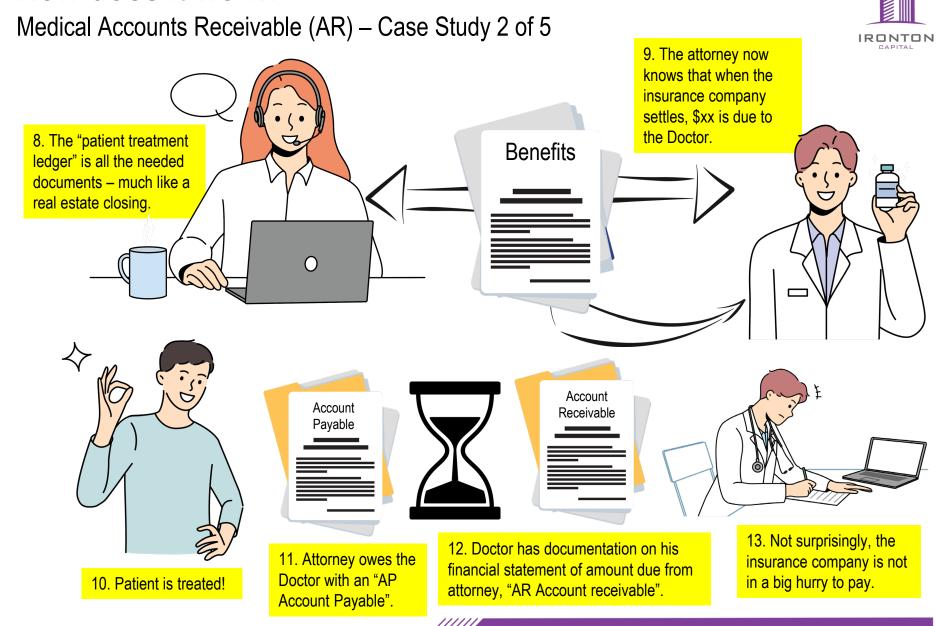




up the standard fees for the medical

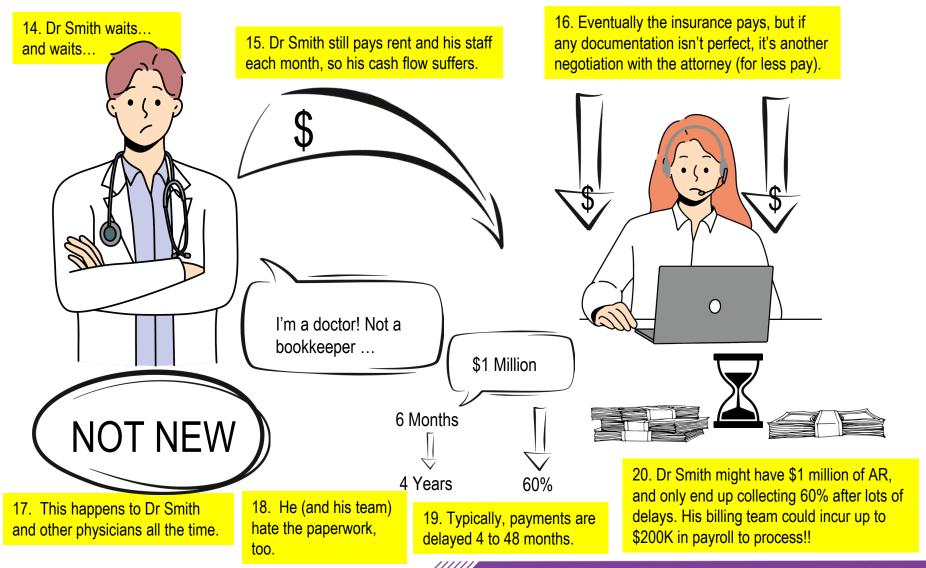
procedures and bills the attorney.

package.



Medical Accounts Receivable (AR) – Case Study 3 of 5





Medical Accounts Receivable (AR) - Case Study 4 of 5



21. Dr Smith needs an easier way. Our Sponsor pays him NOW and then is responsible for managing all the documentation. He can focus on being a Doctor.





- WAITING MONTHS
 FOR PAYMENTS
- COLLECTION \$
 EATING INTO
 PROFIT

22. No more paperwork nightmare.

Medical Accounts Receivable (AR) – Case Study 5 of 5





23. Our Sponsor, in addition to providing an advance on AR, is the outsource solution for the billing process



- Evaluate
- Process
- Underwrite
- Audit
- Fund
- Bill
- Collect



AR FUNDING PROGRAM





24. The Sponsor can consistently pay investors that provide capital and the Doctor.

Due Diligence – MTI2 Sponsor



Operational

- In-person due diligence of Sponsor's headquarters and platform companies
- Thorough review of all operations, entities, and their respective operational functionalities
- Randomized selection of portfolios to assess for "ghost" documentation and empty filings

Financial

- Analyzed pro-forma based on underwriting criteria, using past performance and data as a proxy
- Reviewed receivables, collection-to-cash conversion; formal in-person review with Sponsor's Chief Financial Officer and Director of Acquisitions
- Due Diligence call with past auditor; no material events, material accounting errors, or willful negligence flagged

Third Party Due Diligence

- Due diligence calls with previous auditing firm (lead individual & Partner), 20 yr personal injury attorney, medical service provider acquirer, and two institutional investors
- All above parties (excl. auditor), recurringly invest in the Sponsor's funds, or select the Sponsor as the manager of their receivables
- Outstanding reviews of conduct, honoring handshake agreements, optimization of portfolio performance, and keen understanding of the asset class

Sponsor's Track Record



- Executive team has over 20 years of experience in the medical industry;
 private & public companies, R&D, and alternative financing,
- Core team began operations as originators and servicers for medical facilities and hedge funds; originating over \$900M in receivables since 2012, over 500 portfolio transactions,
- Long-standing industry relationships and extensive network of attorneys and medical service providers. Proven track record of providing viable funding solutions; weighted average life of approximately 18 months,
- Sponsor never experienced a loss of principal and has never missed a distribution since fund inception in 2016.

Expected Costs & Returns



Target net return (IRR)	11-13% annual return, with distributions paid quarterly.							
Term	One year lockup; redemption available on three months notice after lockup Principal amortizes on year 7 for full exit on year 10							
Preferred returns paid to LP (Limited Partner) investors based on total AUM (assets under management) with Ironton.	Annual, non-compounding rates. Distributions are paid quarterly. Less than \$100K: 11.0% \$100K - \$499K: 11.5% \$500K - \$999K: 12.0% \$1M - \$4,999M: 12.5% \$5M and over: 13.0% In the event the Sponsor doesn't pay a quarterly distribution, the preferred return accrues and is paid at a later period after collection.							
GP invest own funds?	Yes, 10%+							
One-time acquisition fee	None.							
Annual management fee	Not applicable.							
One-time disposition fee	No liquidity in first year; fee not applicable							
Liquidity	One year lockup; funds available on three months notice after that year							
Other expenses	No fees to Limited Partners, Ironton absorbs tax prep and other fees							

Dividend Reinvestment Program



Investors can elect to reinvest 50% or 100% of their quarterly distributions

Rate 11.5%	Opt 1: 100% Dividends Withdrawn				0	Opt 2: 50% Dividends Withdrawn			Opt 3: 100% Reinvested			
	Start			End	Start			End	Start			End
	Balance	Interest	Div Paid	Balance	Balance	Interest	Div Paid	Balance	Balance	Interest	Div Paid	Balance
Year 1	200,000	23,000	23,000	200,000	200,000	23,000	11,500	211,500	200,000	23,000	-	223,000
Year 2	200,000	23,000	23,000	200,000	211,500	24,323	12,161	223,661	223,000	25,645	-	248,645
Year 3	200,000	23,000	23,000	200,000	223,66	25,721	12,861	236,522	248,645	28,594	-	277,239
Year 4	200,000	23,000	23,000	200,000	236,522	27,200	13,600	250,122	277,239	31,883	-	309,122
Year 5	200,000	23,000	23,000	200,000	250,122	28,764	14,382	264,504	309,122	35,549	-	344,671
Year 6	200,000	23,000	23,000	200,000	264,504	30,418	15,209	279,713	344,671	39,637	-	384,308
Year 7	200,000	23,000	23,000	200,000	279,713	32,167	16,083	295,796	384,308	44,195	-	428,503
Year 8	200,000	23,000	23,000	200,000	295,796	34,017	17,008	312,805	428,503	49,278	-	477,781
Year 9	200,000	23,000	23,000	200,000	312,80	35,973	17,986	330,791	477,781	54,945	-	532,726
Year 10	200,000	23,000	23,000	200,000	330,79	38,041	19,020	349,811	532,726	61,263	-	593,989
Dividends Paid Out \$230,000				\$ 149,811				n/a				
Account Ba	lance Increa	ase						\$ 149,811				\$ 393,989

Total

\$ 299,622

What Our Investors Say



"Before Ironton, the performance of my retirement assets had been inconsistent at best even under professional management. I believe I have moved my money from and unpredictable market subject to many economic factors and significant risk, to a fundamentally sound business model that is a hedge against inflation. I have confidence in the leadership/management team at Ironton and would recommend their funds to family and friends with confidence." ~ John S.

"I had set a goal years ago of how much I wanted to generate in passive income from equity produced by my hard work as the owner of a small business for 13 years. Based on the projected returns on the National Diversified Funds as well as periodic cash flows generated by the Short and Mid Term Funds, I've been able to establish a profile of investments that is anticipated to outperform my original goals. This relationship has allowed me to move from active to passive income." ~ Justin H.

"We all know that interpreting current market conditions and determining where to invest is incredibly challenging in this environment right now. I have always been ready to invest in Ironton Capital funds. Lon has a freakish ability to understand and analyze real estate deals. Lon has surrounded himself with a great team of like minded experienced investors that know where and when to direct funds for maximum gain." ~ Tom M.

Next Steps!



You must be an accredited investor by meeting one of these criteria:

- Single household income over \$200,000 in two or more recent years
- Dual HH income over \$300,000 in two or more recent years
- Investable assets over \$1,000,000 (excluding primary residence)

We would love to hop on the phone with you and answer all your questions!

Please use this direct link to book a 15 minute call with our Investors Relations Team. If you are already working with our team members, you will be able to choose their name from the dropdown menu and find a time that fits your schedule.

https://irontoncapital.com/booknow

What is your family's favorite charity?

The GP's have donated over \$250,000 to these charities in the past five years. We are excited to give more as we succeed together. We plan to donate at least 10% of our profits either to local charities, or non-profits chosen by the limited partners so let our IR team know your family's favorite charity!







