

National Diversified Fund 10 (NDF10)

Targeted IRR
16-20% with
4-6-year term
in over 10+ states
with 30+ Buildings



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

A love letter from our attorney...



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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	<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



Our Standard Practices



- We are focused on servicing accredited investors who are 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, typically on an opportunistic basis.
- Multiple General Partners in our investment committee invest in every fund and they have 60+ years of experience and a track record of 20%+ returns.
- GP returns start after all Limited Partners (investors) receive their preferred returns.
- A portion of General Partner profits are shared with local charities.
- By Federal Law, You'll have to be an accredited investor to participate.

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 value-add 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



Executive Summary



EXPECTED IRR	16-20%
TERM	4-6 years with two 1-year extensions if needed
ACCESS TO PRINCIPAL	No liquidity
TAX ADVANTAGES	Option for accelerated depreciation

4 PILLARS OF DIVERSIFICATION

Every NDF diversifies in four important ways to manage risk. Our priority is preservation of your investment capital and maximize returns by diversifying strategically.

GEOGRAPHY	10+ States
ASSET CLASS	Multifamily, Residential, Distressed/Secondary Credit Opportunities, Industrial/Warehouse, Cold Storage
STRATEGY	Value Add, New Build, Opportunistic
SPONSOR	Target 10+ Proven Sponsors across 30+ buildings

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% <i>(5 of 8 investments sold)</i>
NDF 2 National Diversified	2020	14-20%	16.5% <i>(1 of 8 investments sold)</i>
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%+ <i>(10 of 30 investments sold)</i>
Lowell Townhomes	2022	16-20%	18.0%
HillPointe 1	2022	17-20%	21.0%
NDF 5 National Diversified	2022	17-20%	16.0% <i>(1 of 11 investments sold)</i>
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%

NDF10 Seed Investments Overview



We'll focus on new build and value-add projects. All investors get chance to commit AFTER all projects are fully identified. We expect 30+ commercial buildings to be in the fund, across 10+ states. 16-20% IRR (projected).

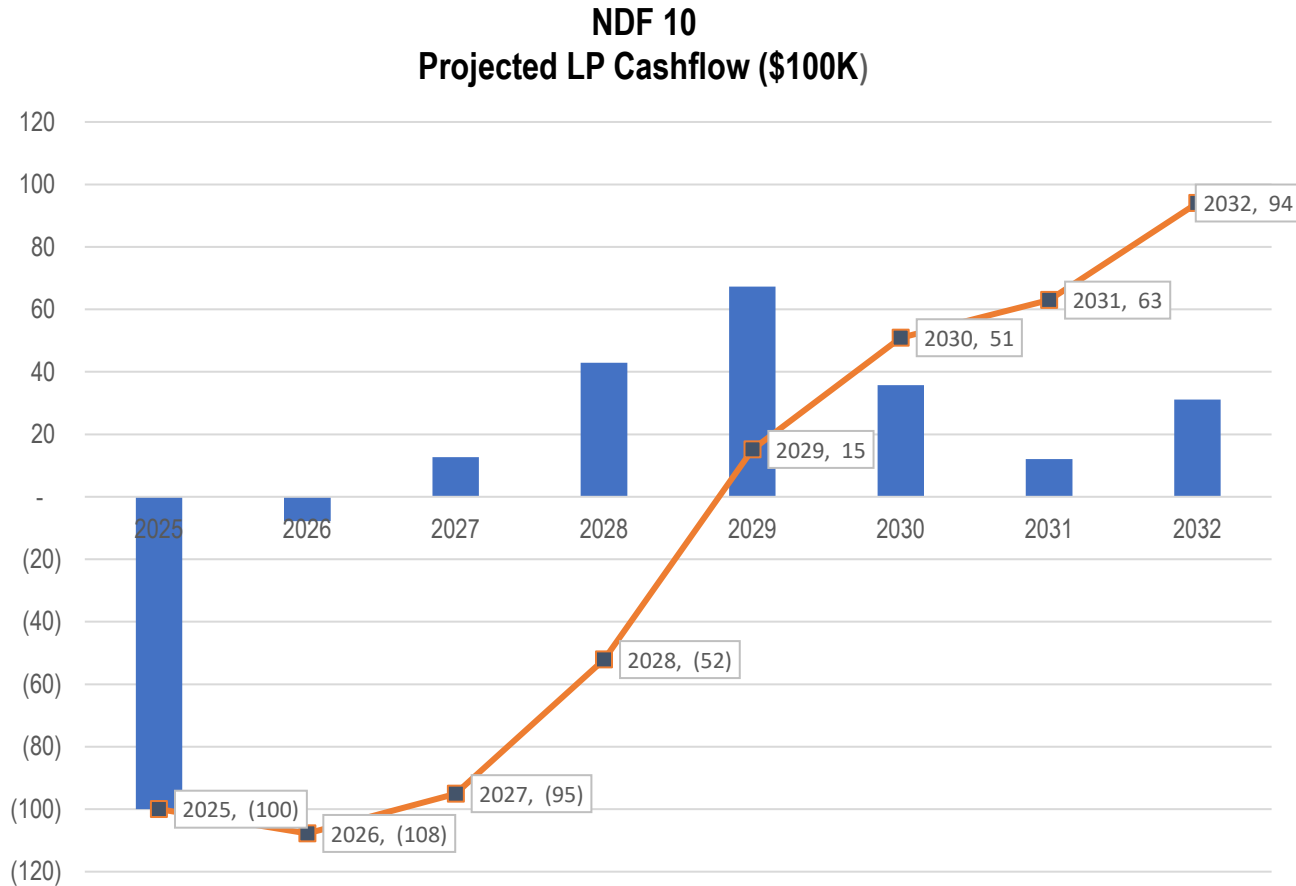
Preliminary and confidential. We'll need to adjust the exact investment amounts to reflect the actual funds received.

Investment	Location	# Bldg	Asset class	Strategy	LP IRR	LP multiple	Years to full exit	LP Investment	% of NDF10
1 HillPointe V	FL,SC,GA,TN	25	Multifamily	New Build	20.6%	2.1x	6	400,000	18%
2 PFD	N/A	0	Medical	A/R	10.0%	1.4x	3	250,000	11%
3 NPL	CT, FL	TBD	Debt/Loans	Opportunistic	20.8%	1.7x	3	350,000	16%
4 Aris	TX	1	Multifamily	Value Add	19.7%	2.1x	4	250,000	11%
5 CVC	NV, CO	TBD	Multi-strategy	Value Add	23.3%	2.3x	4	250,000	11%
6 Wolffhouse	CO	1	Residential	New Build	16.3%	1.4x	2	180,516	8%
7 RPM Living	TBD	TBD	Multifamily	Value Add	18.2%	2.3x	5	250,000	11%
8 Saxum	Multiple	8	Industrial	Multi-Strategy	14.9%	2.6x	7	250,000	11%
Total or weighted ave		35			19.0%	2.0x	4.4	2,180,516	100%

NDF10 Estimates

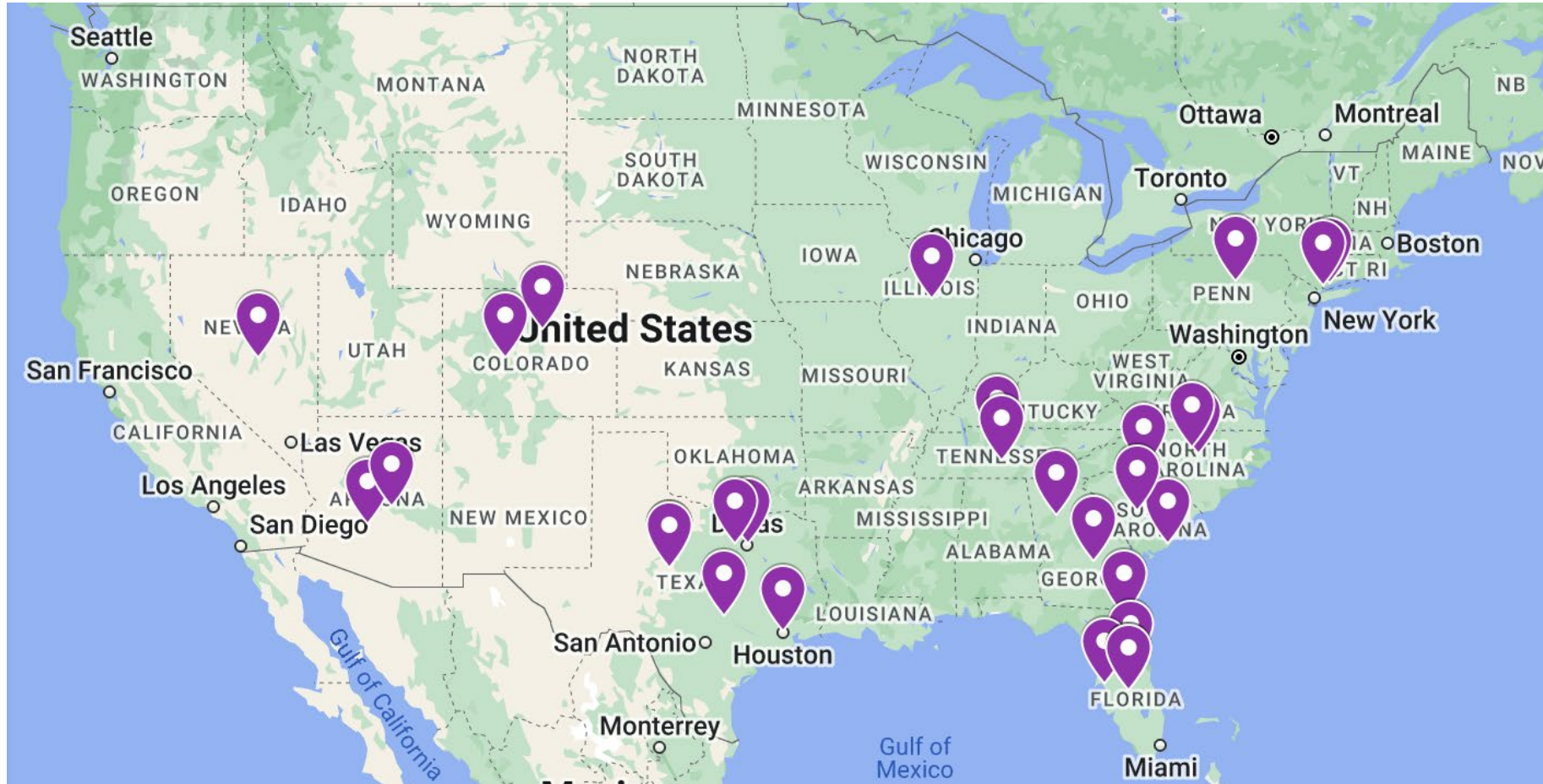


Our best estimate is that you will have your initial cash returned in 2029. The profits will mostly be delivered in 2030-31. This is based on a pessimistic view of the recession and recovery. The timeline could accelerate.



Geographic Diversity

The investments in NDF10 will cover most of the US, limiting your geographic risk



HILLPOINTE V

Proven sponsor and projected 17% IRR, focused on the Southeast



Investment Profile

- **Asset class:** Workforce Multifamily
- **Geography:** Multiple projects, primarily in FL, GA, TN, TX, and SC
- **Strategy:** Development.
- Fund only open to large investors with investments over \$5 MM.

Investment Metrics

- Expected 6-7-year hold.
- 17% LP IRR projected; ***Prior history suggests potential for sizeable upside.***
- *Earlier funds by sponsor delivered 30%+ to LP.*
- NDF10 investment: \$1.0-2.0 MM, depending on overall fund size.

Description

- Focus on Southern States
- Build 20-24 apartment complexes.
- Off-market, open to repeat investors only.
- Ironton invest in Hill Pointe II with NDF3.
- Ironton also invested with NDF4, NDF5 and in a dedicated fund in Hill Pointe IV.

Sponsor

- Hillpointe is exclusively focused on work force apartment development in SE US.
- Extreme cost advantage – can build new units \$50-60K / door cheaper.
- Vertical integration is key advantage, esp. in current supply chain environment.
- Dedicated labor team drives rapid build times.

Highlights

- 21 investments to date.
- Initial rent underwriting in-line with current rents achieved by 10-20 yr old product and 15-25% discount to newly built.
- All projects pro forma with conservative assumptions to achieve 8%+ yield on cost (e.g., cap rate).
- These assets are selling at 5.25-5.50% cap rates, so still good spreads.
- Four projects are open and in lease-up.
- On average, rents at pro-forma.
- 13 complexes expected to open in '25.
- 17/21 projects in construction; all are at least on-time, and a few are ahead. Generally, on budget.
- Leased up projects in Fund II and III are getting refinanced at 30% occupancy with meaningful returns of capital.

HILLPOINTE V

Actual pictures from Hillpointe III (previous fund) as all their projects are templated and standardized to look alike.



A three-year investment that generates cash to pre-fund our fund's expenses; reduces the need for unexpected capital calls.

Investment Profile

- **Asset class:** Medical Receivables. .
- **Geography:** National
- **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.

Investment Metrics

- Expected 3-year hold.
- 13% LP IRR projected.
- NDF10 investment: \$250K (TBD will be adjusted based total fund size).

Description

- Over 10,000 individual AR invoices
- Typical file value under \$10,000 (limited insurance push back, unless invoice information is incomplete)
- Partnering specifically with medical and legal providers with a solid track records in the medical receivables business

Sponsor

- Executive team has over 20+ years of experience in the medical industry; private & public companies, R&D, and alternative financing
- Sponsor never experienced a loss of principal capital since the initial fund's inception in 2017
- 21 consecutive quarters of full dividends paid to investors

Highlights

- The Current Fund generates over \$2mm monthly in gross collections.
- PFD continues to pay as scheduled; timing and dollar amounts have not missed a payment.
- The high coverage of the dividend continues to provide confidence in the strength and liquidity of this investment.
- The fund is diversified, with over 25,000 small AR loans at any given time, and it collects payments from large insurance companies, not patients.

NPL (Constitution Lending) Fund

Proven sponsor and projected 19%+ IRR in multiple states



Investment Profile

- **Asset Class:** Distressed/Secondary Credit Opportunities
- **Geography:** Norwalk & Greenwich, CT (focus on assets within proximity to CT HQ- NY & CT)
- **Strategy:** Acquire non-performing loans (NPLs) at discount or par, focusing on distressed retail centers, multifamily, and office properties.
- **Leverage:** Note-on-note, low leverage—currently 1:1 levered position.

Investment Metrics

- **Timeline:** 3 years
- **Target LP IRR:** 19-21%
- **NDF 10 Investment:** \$350K

Description

- **Location Advantage:** Concentrated on the Northeast region (NY & CT) with sponsor relationships and deep legal knowledge
- **Approach:** Buy distressed loans at deeply discounted rates, employing an agile strategy for selecting workouts
- **Portfolio:** \$50M AUM, comprising NPLs & 400+ units under management; spanning retail, multifamily, and office properties.
- **Competitive Edge:** Technology-centric firm that has real-time data access to potential defaults and special credit situations prior to them being flagged by financial institutions.

Sponsor

- Strong performance since the firm's inception in 3Q23, achieving superlative risk-adjusted returns to LPs.
- The firm is fully vertically integrated, managing every aspect of the acquisition process from credit analysis, leasing & exit.
- Established network in the Northeast region and extensive legal expertise in real estate credit.

Highlights

- Sponsor specializes in originating and purchasing real estate loans. They focus on originating high-quality, high-yield, low-LTV Bridge Loans backed by real estate assets.
- They don't just facilitate loans—we own and operate real estate properties ourselves. This gives us a unique perspective and insider knowledge that we leverage to ensure our investments are secure and profitable.
- Proven Foreclosure Expertise: Experience in investing in nonperforming loans has made them experts in foreclosures. They understand the intricacies of managing distressed assets and have a proven track record of turning these challenges into opportunities.

The Aris

Proven sponsor and projected 20.6% IRR in Houston



Investment Profile

- **Asset class:** 2018 New AA apartment
- **Geography:** Houston, TX
- **Strategy:** Distress asset purchase in downtown Houston
- Attractive acquisition opportunity to purchase under 50% of replacement cost (\$78MM vs. \$156MM replacement cost).

Investment Metrics

- Expected 4-year hold.
- 20.6% LP IRR projected
- NDF10 investment: \$250k.

Description

- Strong Value-Add Potential: Currently underwritten to reduce controllable expenses by 17.7%, from \$11,929 to \$9,817 per unit, with rents trailing comparable high-rise properties by \$1.22 per square foot. The first floor, 9,000 sq ft, retail space will feature a high-end restaurant and food hall, expected to deliver \$450,000 in additional NOI.
- Prime Location: ARIS Market Square is a 274-unit high-rise multifamily property in Downtown Houston's Historic District.

Sponsor

- Industry veterans run Sponsor.
- Team runs \$1.8 B portfolio – 20 communities with 5,300 units.
- Four similar completed projects had project IRR of 25%, 36%, 29%, 34%.
- In the first 12 months post-takeover, Sponsor has achieved, on average, +6.4% increase in income, -13.4% reduction in controllable expense, and +23.1% increase in operating income.

Highlights

- The sponsor has a strong track record and specializes in acquiring Class A multifamily assets in A+ locations at deep discounts. The founders came from Greystar, one of the largest residential real estate companies globally.
- The property is situated in the Historic District of Downtown Houston, offering easy access to major employers, cultural and entertainment venues, and the METRORail.
- Houston is undergoing significant developments, such as Chevron's headquarters relocation, expansions in the Texas Medical Center, and a new Astros entertainment district. These factors make the area attractive for current and future demand.

The Aris

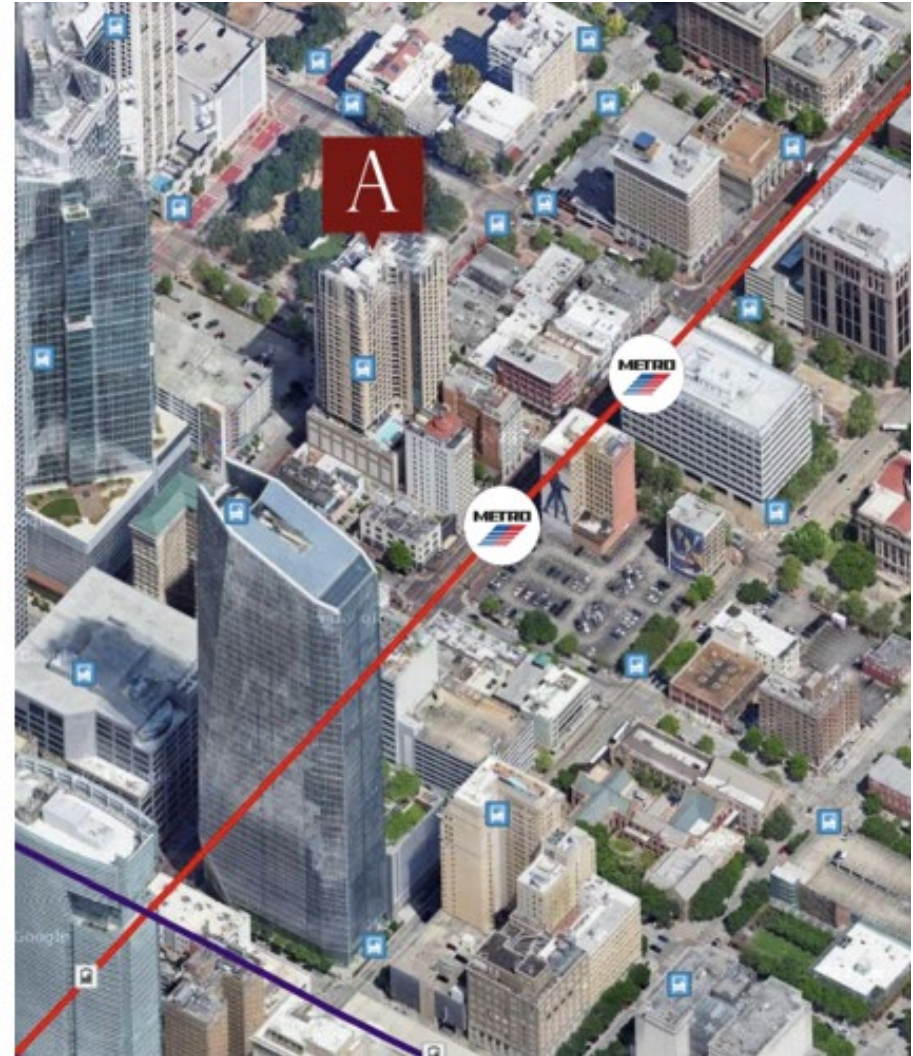
Actual pictures of the property:



The Aris



Fantastic location! ARIS Market Square is ideally located in Downtown Houston's Historic District, providing residents with proximity to major employers and convenient access to the city's top dining, entertainment, and cultural venues. Additionally, the location is within 20 minutes of six major employment centers and a 3 minute walk from the METRORail



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

CVC Multifamily and Self-Storage

Projected 20% IRR across multiple assets in multiple states



Investment Profile

- **Asset class:** Manufactured Home communities (MHC) & Self-Storage assets
- **Geography:** Strategic U.S. markets with robust economic fundamentals and population growth
- **Strategy:** Value-add and opportunistic investments in self-storage and MHC, leveraging market inefficiencies and capitalizing on underperforming assets

Investment Metrics

- Hold Period: 6-7 years
- Target LP IRR: 20%
- NDF 10 Investment: \$250K

Description

- Sponsor focuses on acquiring and repositioning underperforming manufactured housing communities (70% of the portfolio) and self-storage facilities (30%)
- Streamlines operations and improves outcomes for residents, while targeting high-growth U.S. markets with strong demand attributes

Sponsor

- Over \$500 million in AUM with more than 110 assets and 26,000+ units under management across 29 states
- A history of strong returns: Aggregate returns generated by Funds I, II, & III
- Principals have invested over \$12 million in all funds

Highlights

- **Why Manufactured Housing?:** As affordable housing becomes increasingly scarce, manufactured housing communities offer a solution with stable occupancy and growing demand.
- Sponsor focuses on acquiring and repositioning underperforming off-market acquisitions of manufactured housing communities (70% of the portfolio) and self-storage facilities (30%).
- **Vertical Integration:** Sponsor maintains quality control and optimizes efficiency by managing every aspect in-house, from acquisition to property management.

CVC Multifamily and Self-Storage

Past pictures of Manufactured housing communities and Self-storage assets.



Wolffhouse

Projected 18% IRR in Denver



Investment Profile

- **Asset class:** Single Family New Construction
- **Geography:** Denver, CO
- **Strategy:** Buy, Scrape and Subdivide a larger lot to build two new single-family homes

Investment Metrics

- Hold Period: 2 years expected.
- Target LP IRR: 18%.
- Sales Timeline: 12 months from start of construction.
- NDF10 Investment: \$180K

Description

- NW Denver market. Units provide new inventory in an established area just west of Downtown Denver
- Prime redevelopment neighborhood with significant capital being placed in both residential & commercial projects.
- Easy access to I70, Downtown, Front Range and Mountains.

Sponsor

- Smaller developer with a focus on quality over quantity. Excellent incorporation of design & finishes.
- Specializes in specific higher end NW Denver neighborhoods where redevelopment is very active.
- Proven track record with several similar projects already completed.

Highlights

- Exclusive Market Focus with a Proven Niche Strategy: Wolff House specializes in luxury, custom-designed homes in Denver's desirable LoHi neighborhood. Their zoning lot-split strategy reduces land costs while creating value at acquisition, positioning them uniquely in a competitive market.
- Track Record of Success and Investor-Focused Returns: With over a decade of experience, Wolff House has consistently delivered 17% to 28% investor ROI. Their vertically integrated model, including in-house design and construction, ensures efficiency and strong margins.
- Strong Demand in a Premium Location: LoHi offers walkability, top-tier amenities, and proximity to downtown Denver, driving high demand and premium pricing. This ensures quick absorption rates and consistent project success.

Wolffhouse

Actual pictures of the property with typical interiors:



Investment Profile

- **Asset class:** Multifamily
- **Geography:** Broad scope; lower U.S.
- **Strategy:** Acquisition and development of multifamily assets; leverages its in-house teams to identify, acquire, renovate, and manage multifamily properties, ensuring end-to-end operational efficiency

Investment Metrics

- Hold Period: 5-6 years
- Target LP IRR: anticipated return of 16-18%
- NDF 10 Investment: \$250K

Description

- Multifamily development with a focus on scalable value-add projects.
- Key Focus is on the renovation and rebranding of assets to increase value; high-growth urban or suburban areas.

Sponsor

- Sponsor is a vertically integrated multifamily investment platform with extensive expertise across acquisitions, development, asset and property management.
- Has successfully acquired & managed 40K+ units, achieving full investment cycles on appx. 100 projects

Highlights

- Sponsor utilizes its proprietary sourcing channels to locate above-average return multifamily acquisition and development opportunities in growing submarkets.
- Target Markets: Austin, Atlanta, Charleston, Charlotte, Dallas, Fort Worth, Jacksonville, Nashville, Orlando, Houston, Phoenix, Raleigh, Durham, and Tampa.
- Have extensive, deep relationships with other multifamily owners, which provide substantial off-market, proprietary deal flow, often at discounted pricing.
- A substantial amount of capital is projected to be deployed in cash-flowing assets, with the remainder allocated to higher return and ground-up development.

RPM Living

Projected pictures of the project:



Saxum Industrial

Proven sponsor and projected 15%+ IRR in multiple states



Investment Profile

- **Asset class:** Industrial .- Cold Storage & Light
- **Geography:** Multiple, 8 sites: AZ, NV, IL, TX, FL, PA
- **Strategy:** Development and value-add projects within the industrial and logistics sectors.

Minimum Invest: \$3 million

Investment Metrics

- Expected 6-7-year hold.
- Planned Capital Return in years 3-4; projected refi return some/all LP equity.
- 15% LP IRR projected.
- NDF10 investment: \$250k.

Description

- Industrial (34%), cold storage (41%), with mixed-use multi-family / retail.
- Focus on high-demand industrial sectors, including cold storage facilities and logistics parks.
- Prioritized geographic regions with strong population growth and supply-chain demand.
- Existing pipeline includes multiple contracted projects across the U.S., emphasizing scalability and robust operational cash flow.

Sponsor

- Sponsor is an integrated development firm with over \$2B in real estate acquired and developed.
- Team has proven their expertise in industrial development and a history of successfully executing complex real estate transactions.

Highlights

- **Strategic Focus on High-Demand Industrial Assets:** The fund targets dry and cold storage assets, with a pipeline of over 7 million square feet and a successful delivery of 1.7 million square feet of new construction in 2023. This aligns with the growing demand for specialized industrial spaces.
- **National Footprint with Expertise in Niche Verticals:** The sponsor has established itself as a leader in cold storage development and industrial assets while maintaining a strong presence in other asset classes, such as multifamily and student housing.
- **Strong Returns Potential:** The fund aims to replicate the sponsor's history of delivering outsized returns for investors through a disciplined investment strategy focused on high-performing sectors.

Saxum Industrial

Actual pictures of properties in multiple states:



Northern Liberties Multifamily Phase I and II - 466 units and 14,500 total sq ft retail space close to the waterfront in popular Northern Liberties section of Philadelphia



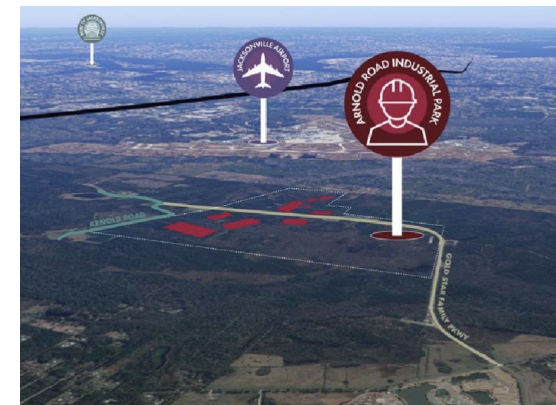
Phoenix Cold Storage - 293,000 sq ft facility within Copperwing Logistics Center



Chicago Cold Storage - 294,840 sq ft Class A facility site within Joliet, IL Logistics Park



NJ Light Industrial - 80,420 single story shallow-bay industrial asset in Hamilton, NJ



Arnold Road Industrial Park - In-fill development site totaling 815 acres in Jacksonville, FL

Summary of Returns and Expenses



National Diversified Portfolio 10 (NDF10)	
Target <u>net</u> return (IRR)	16-20%.
Term (Note 1)	4-6 years, with two one-year extensions if needed.
Preferred returns paid to limited partner (LP) / equity investors	8% annual, non-compounding for Class A. 5% annual, non-compounding for Class B. If cash generated during project is not sufficient, preferred return is paid in future periods or at the sale / refinance. No incentive to GP until all preferred is up to date.
NEW Early Bird Preferred Return	For NDF10 Funds deposited by February 28, you'll get a 10% preferred return calculated from the date of deposit until close of the NDF10 Fund, currently estimated to be July 15, 2025. Any such return earned during this period shall be added to your NDF10 Fund balance.
Depreciation / tax losses	All depreciation allocated to Class B shares. Class A does not receive depreciation.
Carried Interest per project	After preferred is paid 72% of additional return to LP/equity providers and 28% to GP until 20% IRR. After 20% total gross IRR, 70% to LP/equity, 30% to GP. After 30% total gross IRR, 60% to LP/equity, 40% to GP.
GP invest their own funds?	Yes, 2-5%.
One-time acquisition fee	A flat fee of \$80,000, divided pro-rata among LP.
Annual management fee	A flat fee of \$160,000, divided pro-rata among LP.
Other expenses	Audit, tax, and fund administration by third parties is estimated to cost \$40,000 - \$50,000 per year. If there are 90 investors in the fund, that is \$560 per investor.

Note 1: We'll have language in the fund documents that we'll try to buy out investors that need to exit early, but it's not assured that there will be liquidity.

Our Investors



“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.

100% SATISFACTION GUARANTEE

Review all the chosen investments when the portfolio is complete. If you aren't 100% satisfied with every investment, then ***we'll give you your money back.***

IRONTON  CAPITAL

EARLY BIRD 10% RETURN

Deposit your funds in the first 45 days (before Friday, Feb 28th) and you'll be entitled to a 10% early bird return calculated from the date of deposit until close of the NDF10 Fund, currently estimated to be June 15, 2025. Any such return earned during this period shall be added to your NDF10 Fund balance.



Funding the Investment



There are many ways our investors have funded their investments:

- Cash
- SD-IRA (self-directed IRA)
- Take cash out with LOC on a 1031x property before sales (tax-free distribution)
- HELOC (home equity line of credit)
- 2nd mortgage LOC (line of credit) on an investment property with a lot of dead equity

What's an Accredited Investor?



You must meet 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)

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!

