

Retire Early Passively!

Work smarter not
harder and retire
earlier with passive
investing...



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 – 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



Retirement Planning



- Goal Setting – 4% Rule
 - \$1 spending / 4% return = \$25 in savings
 - \$200,000 annually / 4% return = \$5,000,000 savings
 - Is there a better way?
- Diversified Retirement Plan
 - For example, if you put half of your savings into diversified real estate and half into a traditional stock/bond portfolio, you'd expect a return about halfway between 7-8% (stocks/bonds) and 17-20% (real estate), or 13%. Take out 3% for inflation.
 - \$200,000 annually / 10% return = \$2,000,000 savings

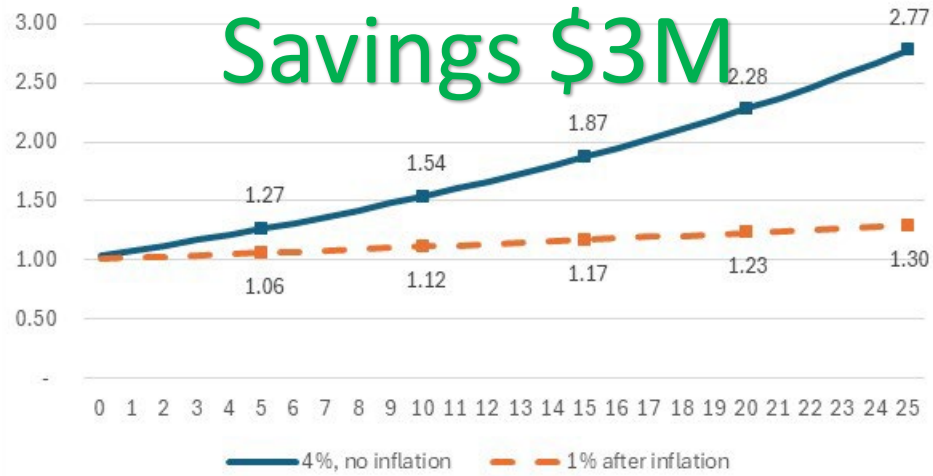
Retirement Planning Comparison

Performance of four options, before and after 3% annual inflation.



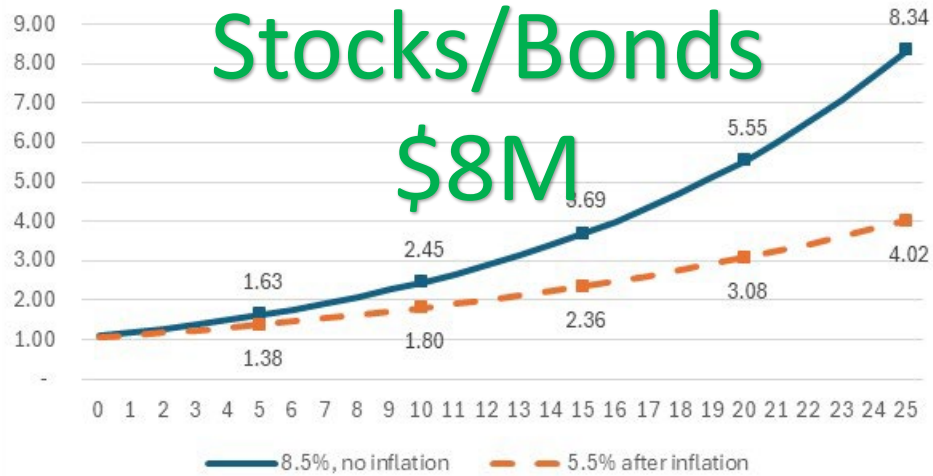
Compounding Int - 4% savings account \$millions

Savings \$3M



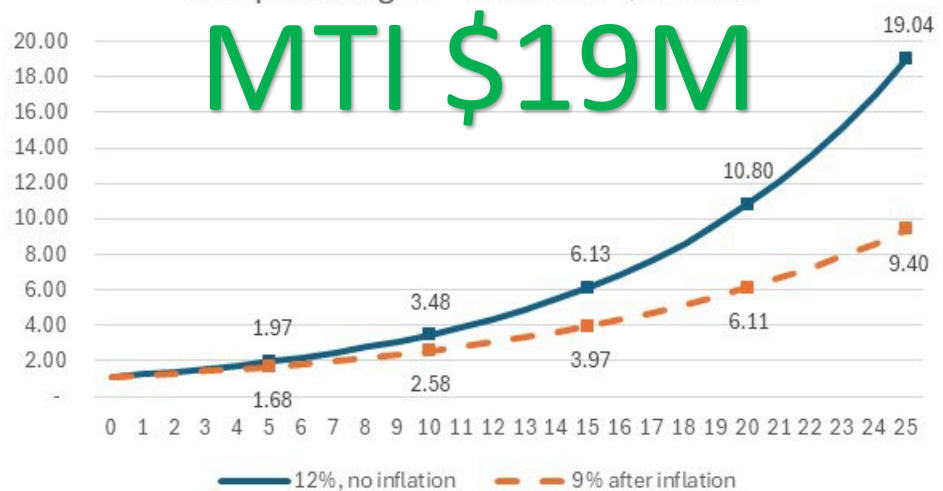
Compounding Int - 8.5% stock&bond - \$millions

Stocks/Bonds \$8M



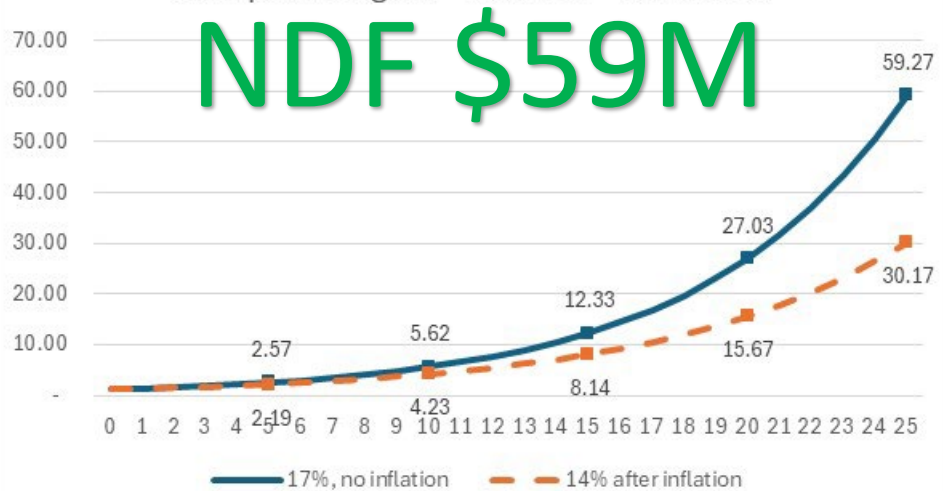
Compounding Int - 12% MTI - \$millions

MTI \$19M



Compounding Int - 17% NDF - \$millions

NDF \$59M

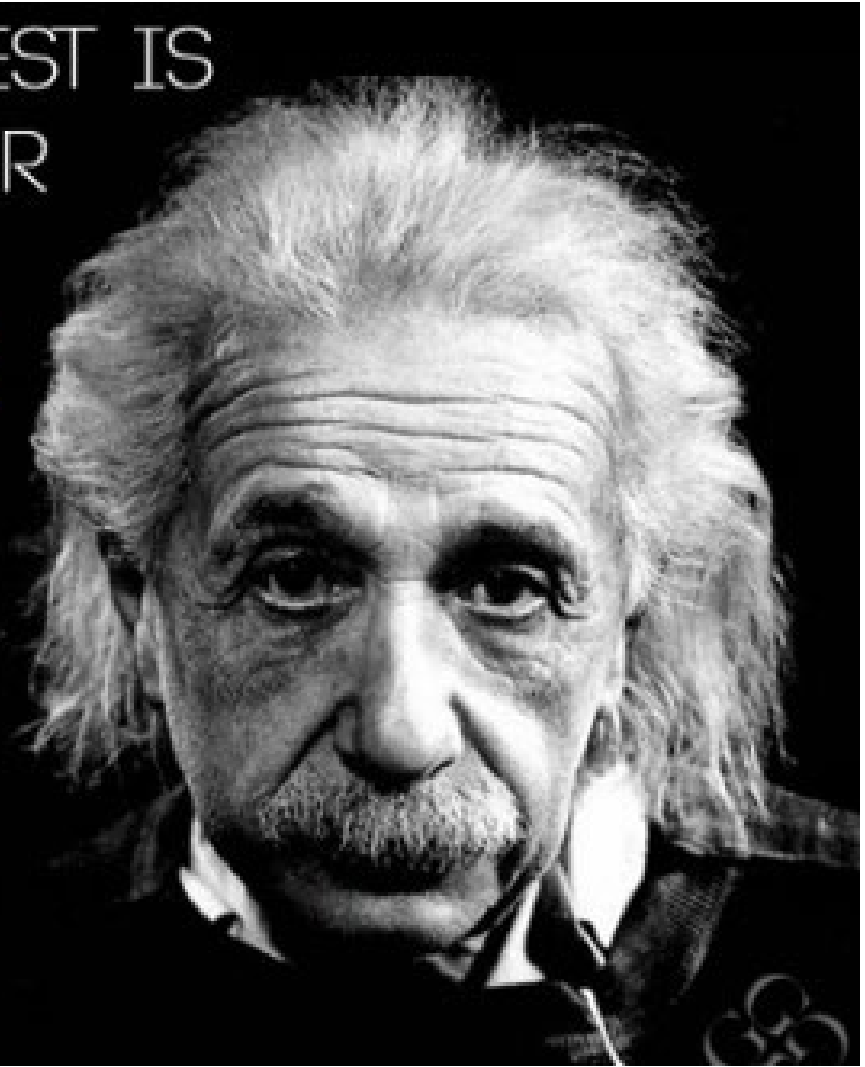


All figures are for discussion; past results do not predict future returns.
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Compound Interest

“COMPOUND INTEREST IS
THE EIGHTH WONDER
OF THE WORLD. HE
WHO UNDERSTANDS
IT, EARNS IT ... HE
WHO DOESN'T ...
PAYS IT.”

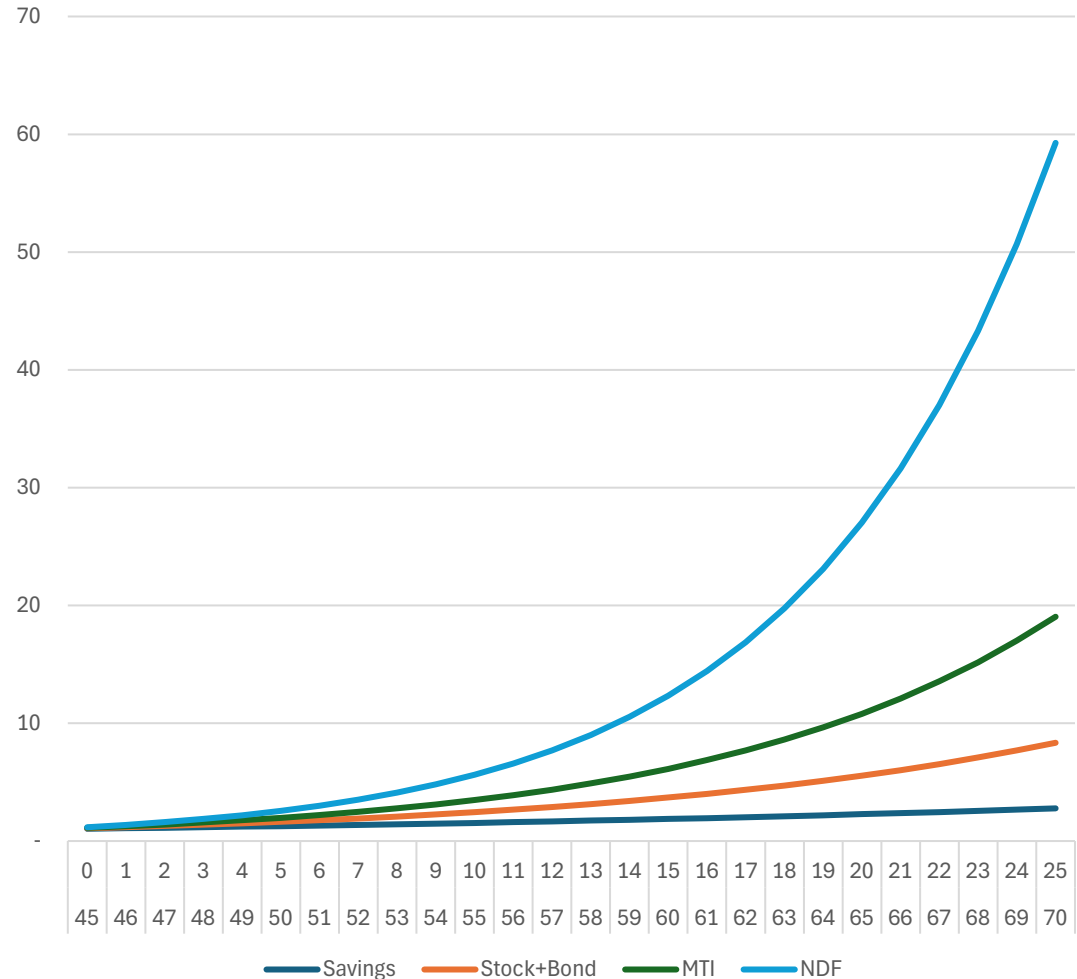
-ALBERT EINSTEIN



Compounding Scenarios

Age today	Yr of inv	Savings	Stock+Bond	MTI	NDF
45	0	1.04	1.09	1.12	1.17
46	1	1.08	1.18	1.25	1.37
47	2	1.12	1.28	1.40	1.60
48	3	1.17	1.39	1.57	1.87
49	4	1.22	1.50	1.76	2.19
50	5	1.27	1.63	1.97	2.57
51	6	1.32	1.77	2.21	3.00
52	7	1.37	1.92	2.48	3.51
53	8	1.42	2.08	2.77	4.11
54	9	1.48	2.26	3.11	4.81
55	10	1.54	2.45	3.48	5.62
56	11	1.60	2.66	3.90	6.58
57	12	1.67	2.89	4.36	7.70
58	13	1.73	3.13	4.89	9.01
59	14	1.80	3.40	5.47	10.54
60	15	1.87	3.69	6.13	12.33
61	16	1.95	4.00	6.87	14.43
62	17	2.03	4.34	7.69	16.88
63	18	2.11	4.71	8.61	19.75
64	19	2.19	5.11	9.65	23.11
65	20	2.28	5.55	10.80	27.03
66	21	2.37	6.02	12.10	31.63
67	22	2.46	6.53	13.55	37.01
68	23	2.56	7.08	15.18	43.30
69	24	2.67	7.69	17.00	50.66
70	25	2.77	8.34	19.04	59.27

Compounded value of 4 investments over 25 years
(\$ millions, with \$1 MM starting investment)



Retirement Planning Scenarios

1031 vs NDF or MTI



Do Nothing
\$430,433
NDF \$720,508

	NDF8	Do Nothing
Equity from Old Rentals	\$184,000	\$184,000
Transaction Costs	(\$18,900)	
Capital Gains Tax	(\$15,207)	-
Amount to Invest	\$149,893	\$184,000
Annual Return	17%	8.9%
Start Balance	\$149,893	\$184,000
Gain Year 1	\$25,482	\$16,321
Balance End Year 1	\$175,374	\$200,321
Gain Year 2	\$29,814	\$17,769
Balance End Year 2	\$205,188	\$218,090
Balance End Year 3	\$240,070	\$237,435
Balance End Year 4	\$280,882	\$258,495
Balance End Year 5	\$328,632	\$281,424
Gain Year 6	\$55,867	\$24,963
Balance End Year 6	\$384,499	\$306,387
Balance End Year 7	\$449,864	\$333,564
Balance End Year 8	\$526,341	\$363,151
Balance End Year 9	\$615,818	\$395,363
Balance End Year 10	\$720,508	\$430,433

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%

“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. 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.

“In the last 15 months I had 4 tenants non renew their leases and worked on rental properties non-stop. Although I still am an active investor, I’ve significantly reduced the amount of work by selling our many of our rentals and investing passively with Ironton Capital. It feels good to have time back with the now passive investments. Ironton made it really easy.” ~ Jared C.



“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.



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)

Funding the Investments



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

Giving Back



Our General Partners 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 our limited partners!



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