

VareCo II Fund:

3Q24 Update

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



CONFIDENTIAL

A love letter from our attorney...



CONFIDENTIALITY

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VareCo Fund II

Colorado and Iowa Multifamily value-add portfolio



Investment Profile

Asset class: Multifamily.

Geography: CO and IA.

Strategy: Rental, value-add.

Fund only open to large investors with investments over \$1 MM.

Investment Metrics

- Expected 5-year hold.
- 18% LP IRR projected.
- ***Prior historical performance by Sponsor suggests potential for sizeable upside.***
- ***We negotiated better economics due to our relationship with this Sponsor.***

VareCo Fund II

Colorado and Iowa Multifamily value-add portfolio



Sponsor

- Proven track record in IA and CO. VareCo has sold six assets over the past 12 months at 39% average net IRR.
- Excellent track record of rent increases and on-time and on-budget renovations.
- Excellent disclosure of project, financing, risks, scope, comps, etc.
- In-house prop mgmt (1400 units) and construction teams.

Description

- Focus on workforce housing renovation.
- Rapid rise of interest rates has made it difficult for sellers to find buyers; this has resulted in better opportunities for buyers.
- 4 seed projects have strong economics.
- 3 seed projects have seller financing on very attractive terms.

VareCo Fund II

Colorado and Iowa Multifamily value-add portfolio



3Q Update

Overview

1. Fund II is now fully invested. The portfolio is now 820 units across 20 properties. This includes our recent acquisition of the SE Iowa portfolio which added 272 units in 5 properties. Additionally, the quarter marked a period of steady progress toward repositioning assets and increasing cash flow.

Highlights

1. We completed the post renovation lease-up at 1520 Wabash and placed it for sale on the market.
2. At quarter-end, our Denver holdings had only 6 vacant units. Both 1520 Wabash and 1452 Ivanhoe were 100% occupied, with just 3 vacant units each in the SFR portfolio and Curtis Flats.
3. Our value-add initiatives at Cypress I&II, Ivy I&II, The Briza, and the SE Iowa Portfolio are moving forward with each being thoughtfully repositioned by stretching every dollar spent on renovation.
4. Occupancy improved at Court Avenue and Market Place Lofts to 94% - up from 88% the prior quarter.
5. At The Aspen, our team renewed 54 of 60 expiring leases with an average rent increase of 8%.

Dispositions

1. No new dispositions closed in Q3, and 1520 Wabash is currently the only asset being marketed for sale. Buyer tours are ongoing at the time of this writing, and we look forward to providing further updates in the Q4 report as we progress toward a potential sale.
1. Discussions with brokers around a potential sale of The Aspen remain ongoing as we evaluate market timing for that asset as well.

VareCo Fund II – Portfolio Holdings

Colorado and Iowa Multifamily value-add portfolio

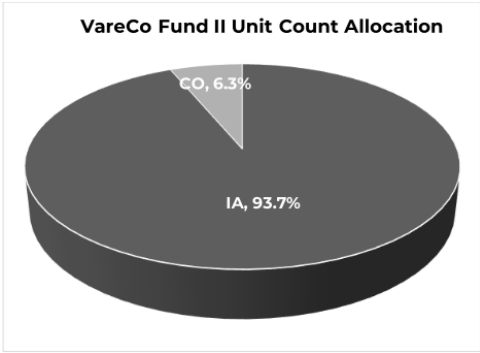
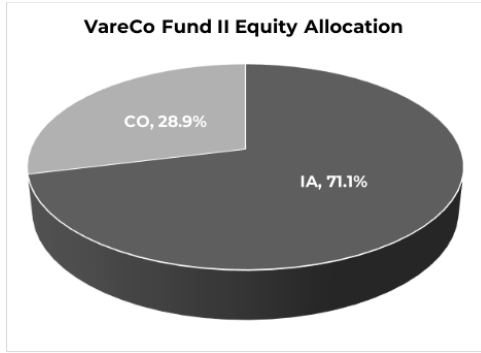


DATE ACQUIRED	CURRENT NAME	MAIN ADDRESS	STATE	ASSET TYPE	UNITS	PURCHASE PRICE	BUDGET TPC*	FUND II EQUITY	FUND II % OWNED
Q4 2022	SFR Portfolio	Multiple	CO	SFR	12	\$3,545,191	\$4,688,000	\$2,432,527	100.000%
3/15/2023	1452 Ivanhoe	1452 Ivanhoe St, Denver, CO 80220	CO	Multifamily	10	\$1,750,000	\$2,500,000	\$250,000	33.333%
3/17/2023	Curtis Flats	2031 Curtis St., Denver, CO 80205	CO	Mixed Use	16	\$3,550,000	\$4,300,000	\$1,066,000	100.000%
5/5/2023	Cypress I&II	3909 Hubbell Ave, Des Moines, IA 50317	IA	Multifamily	108	\$6,710,000	\$8,300,000	\$546,200	17.990%
6/16/2023	Wabash	1520 Wabash St., Denver, CO 80220	CO	Multifamily	14	\$1,500,000	\$2,250,000	\$611,111	55.556%
10/25/2023	The Aspen	1646 Hull Ave., Des Moines, IA 50313	IA	Multifamily	120	\$7,050,000	\$8,242,000	\$1,600,000	50.000%
10/27/2023	Court Avenue & Market Place Lofts	308 & 312 Court Ave., Des Moines, IA 50309	IA	Mixed Use	103	\$8,400,000	\$9,157,000	\$1,600,000	50.000%
3/18/2024	Ivy I & II	211 E McKinley Ave, Des Moines, IA 50315	IA	Multifamily	108	\$7,575,000	\$9,500,000	\$2,500,000	100.000%
6/24/2024	The Briza	1104 8th St., Boone, IA 50036	IA	Multifamily	57	\$2,794,500	\$3,600,000	\$1,200,000	100.000%
7/11/2024	SE IA Portfolio	Multiple	IA	Multifamily	272	\$7,250,000	\$10,650,175	\$3,300,000	100.000%

Q3 Addition →

*Total Project Cost budgeted at the time of acquisition.

Total: 820 \$50,124,691 \$63,187,175 \$15,105,838



VareCo Fund II

SFR Portfolio - Denver, CO



ACQ. DATE	MAIN ADDRESS	YEAR BUILT	PURCHASE PRICE	RENO & HOLDING COSTS	BUDGET TPC*	UNITS	UNIT #	NET SF	MARKET RENT	ACTUAL RENT	LEASE END	
9/19/2022	10641 King Court, Westminster, CO 80031	1978	\$432,000	\$112,000	\$544,000	1	n/a	2,416	\$3,500	\$3,300	7/31/2025	
9/22/2022	1240 S Winona Court, Denver, CO 80219	1955	\$350,000	\$99,000	\$449,000	1	n/a	1,728	\$3,095	\$3,345	MTM	
9/28/2022	3636 Ames Street, Wheat Ridge, CO 80033	1941	\$475,000	\$132,000	\$607,000	1	n/a	1,844	\$3,750	\$3,862	3/23/2025	
9/30/2022	1362 Newton Street, Denver, CO 80204	1922	\$463,000	\$216,000	\$679,000	1	n/a	2,277	\$2,995	\$2,995	12/31/2024	
5	10/14/2022	2520 W 65th Place, Denver, CO 80221	1973	\$725,000	\$241,000	\$966,000	4	1	1,500	\$2,050	\$2,050	9/30/2024
								2	700	\$2,175	\$0	Vacant
								3	700	\$1,650	\$1,650	10/6/2024
								4	700	\$1,950	\$1,950	9/14/2024
6	10/20/2022	3121 W Clyde Place, Denver, CO 80211	1929	\$775,191	\$233,809	\$1,009,000	2	House	1,312	\$2,750	\$0	Vacant
								ADU	923	\$1,000	\$1,000	11/30/2024
7	12/8/2022	7809 Greenleaf Lane, Denver, CO 80221	1955	\$325,000	\$109,000	\$434,000	2	House	2,100	\$2,550	\$2,495	7/4/2025
								ADU	500	\$1,210	\$1,210	4/9/2025
Total:			\$3,545,191	\$1,142,809	\$4,688,000	12		16,700	\$28,675	\$23,857		

All figures are for discussion; past results do not predict future returns.
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3Q Update

Current Status

- Consists of 12 single-family rental units across multiple locations in Colorado.
- 2 units are vacant, with plans to lease them until the anticipated sale timeline of Mid-2025
- The market for single-family homes in Denver remains soft, stalling sales progress. Clyde Place was listed for sale in Q3 but decided to lease the property due to unmet pricing expectations

Operational Focus

- Leasing efforts aim to align with a potential portfolio sale in early to mid-2025.
- Ongoing property management to ensure the portfolio remains stable until market conditions improve.

Investment Plan

- Full portfolio sale targeted for early to mid-2025, depending on market recovery.
- Proceeds will likely be reinvested into multifamily properties to support fund objectives.

VareCo Fund II

SFR Portfolio - Denver, CO



AFTER

10641 King Ct



AFTER

7809 Greenleaf

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VareCo Fund II

Curtis Flats - Denver, CO



3Q Update

Current Status

- 16 residential units with an average occupancy of 86%.
- Includes 3,792 sq. ft. of commercial space, which became vacant post-Q3 despite lease running through March 2025.
- Renovations are complete
- 1 of 3 leases renewed at a 14% rent increase

Operational Focus

- Adjusted lease rates downward to address residential vacancies amid a softened downtown Denver submarket. This has created challenges in leasing.
- Securing a new commercial tenant, with a term sheet already accepted, to replace the vacated tenant.
- Performance remains steady with revenue, expenses, NOI tracking to budget.

Investment Plan

- Maintain stable cash flow under favorable seller financing terms (3.75% interest-only rate) until March 2025.
- Target property sale after financing restrictions lift, optimizing returns through improved occupancy and cash flow.
- Exploring the potential sale of the cell phone tower lease for early liquidity.

VareCo Fund II

Curtis Flats - Denver, CO



VareCo Fund II

1452 Ivanhoe - Denver, CO



3Q Update

Current Status

- Comprises 10 multifamily units, fully occupied by quarter-end.
- 4 leases expired during the quarter; 3 renewals were achieved at a 5.45% average rent increase. New leases signed at a 3.38% avg increase over new rent. Achieving a positive 75% retention rate in this market.
- Renovation work is complete, and property performance aligns with pro forma expectations.

Operational Focus

- Focus on maintaining full occupancy and minimizing turnover expenses through resident retention.
- Positioning the property for sale by ensuring strong cash flow and working with the seller to structure assignable financing terms for buyers.

Investment Plan

- Targeted sale by Q2 2025, leveraging seller financing or buyer-arranged new debt.
- Distributions from working capital will continue until the sale is finalized.

VareCo Fund II

1452 Ivanhoe - Denver, CO



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VareCo Fund II

1520 Wabash St - Denver, CO



3Q Update

Current Status:

- Post-renovation lease-up completed. Began Q3 with 6 vacant units and successfully leased to 100% by quarter-end. \$440/ unit rent lift (44% growth) was achieved for new leases on renovated units.
- Lease renewals achieved increase of 5.8%
- Currently listed for sale at \$2.75M (5.7% going-in cap rate), with buyer tours ongoing.

Operational Focus:

- Stabilize operations to align revenues and expenses with budget expectations.
- Ensure seamless property management during the sale process.

Investment Plan:

- Reinvest sale proceeds into additional multifamily properties, contingent on acquisition opportunities.
- Sale updates anticipated in Q4 2024.

VareCo Fund II

1520 Wabash St - Denver, CO



VareCo Fund II

Cyprus I and II - Des Moines, Iowa



3Q Update

Current Status:

- 108 units with a strong 95% average occupancy; 6 units vacant, 2 under renovation.
- Renovation progress includes 60 fully completed units out of the 85-unit plan (76% of scope).
- Of the 15 leases that expired, 11 were renewed, achieving a favorable 73% retention rate that helps keep turnover costs down. The renewals averaged a 1% rent increase.
- Leasing team signed six new leases with an average 12% increase over prior rents with renovated units achieving an average rent boost of \$250 or about 27%. Average in-place rents and overall revenues continue to exceed budget expectations, though expenses also remain above budget.

Operational Focus:

- Continue interior unit renovations, focusing on higher rent premiums for updated units.
- Enhance expense management while mitigating inflationary pressures.
- Maintain leasing momentum with new leases showing a 27% rent increase for renovated units.
- Renovate another 2-6 units in Q4
- Complete remaining exterior items - cosmetic updates to select railings

Investment and Business Plan:

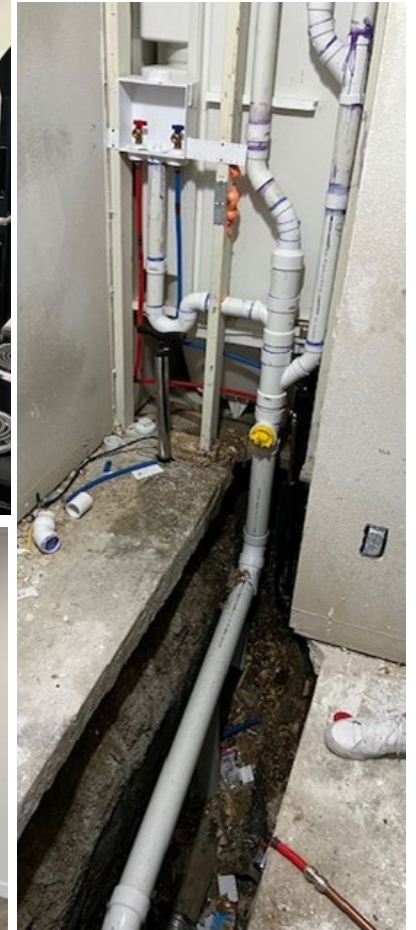
- Original plan anticipates a 6-year hold, however, given recent sales activity in Des Moines, we will evaluate a sale as soon as allowed under the seller financing agreement

VareCo Fund II

Cyprus I and II - Des Moines, Iowa



W/D hookup installed



VareCo Fund II

Cyprus I and II - Des Moines, Iowa



VareCo Fund II

Ivy I and II - Des Moines, Iowa



3Q Update

Current Status:

- 108 units with 85% occupancy; 27% renovation scope completed.
- The quarter ended with 17 vacant units with 5 of those under renovations. Our team has strategically pushed rents higher to test the market and is now adjusting rates slightly lower to increase occupancy
- Strong resident retention rate achieved this quarter with 13 of 15 expiring leases signing renewals at an average 7% rent increase. We also signed 13 new leases with fully renovated units gaining an average 18% increase from rates prior to renovations.
- Average in-place rents trending above pro-forma, but we anticipate trending closer to budget as we approach full occupancy

Operational Focus:

- Push rents higher on new leases and renewals while maintaining competitive pricing to increase occupancy to 94%
- Looking ahead to Q4, our team will continue partial renovations on the 5 units currently underway, and we anticipate an additional 5-7 units to begin renovations pending move-outs and unit conditions. No further exterior or common area work is scheduled for the coming quarter.

Investment Plan:

- Stabilize the property by March 2026 (24 months post acquisition) and position for potential sale
- Begin regular distributions post-renovation as occupancy improves.

VareCo Fund II

Ivy I and II - Des Moines, Iowa



After



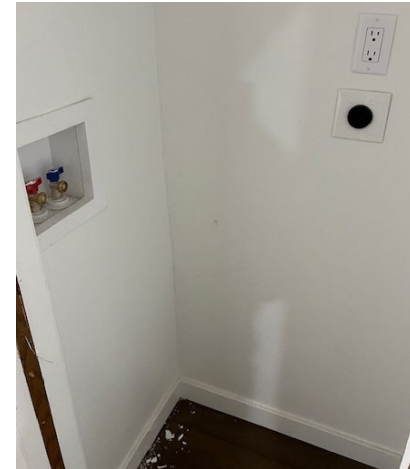
After



Before

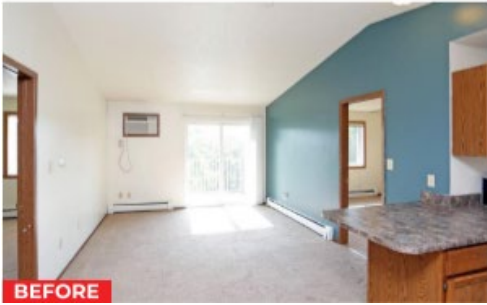
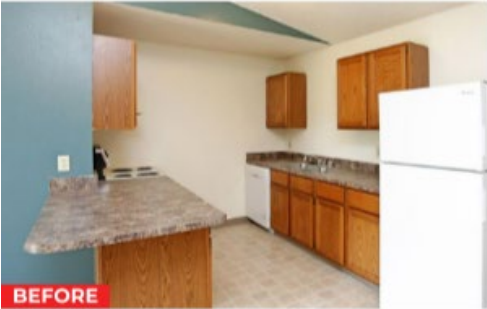


W/D hookup installed



VareCo Fund II

Ivy I and II - Des Moines, Iowa



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VareCo Fund II

Court Avenue + Marketplace - Des Moines, Iowa



3Q Update

Current Status:

- 103-unit mixed-use property with 94% occupancy, up from 88% last quarter
- Includes Class A multifamily and retail condos, with ongoing LIHTC-related occupancy challenges. New Director of Property Management with LIHTC experience hired to support leasing and retention efforts. LIHTC makes up 50% of property.
- Of the 10 leases that expired this quarter, 4 were renewed with an average rent increase of 3%. We signed 10 new leases with rent increases averaging slightly below 1%.
- Overall, average in-place rents, revenues, and expenses are in line with expectations.

Operational Focus:

- Prioritize leasing LIHTC units to enhance overall occupancy and NOI.
- This property has 5 condos as part of an association. We own 3 of the condos (two are the multifamily buildings and one is the Blue Sushi restaurant space). The retail condo of the former Spaghetti Works that we do not own is for sale. We are monitoring that sale and potential users for the space as it will affect the frontage of our property.

Investment Plan:

- Maintain high occupancy and grow NOI through operational efficiencies.
- Distribute quarterly proceeds once NOI exceeds pro forma expectations.

VareCo Fund II

Court Avenue + Marketplace - Des Moines, Iowa



VareCo Fund II

Court Avenue + Marketplace - Des Moines, Iowa



VareCo Fund II

The Aspen - Des Moines, Iowa



3Q Update

Current Status:

- 120 units built in 1994, currently averaging 78% occupancy.
- Strong renewal performance, with 54 out of 60 leases renewed (90% retention) at an 8% rent increase.
- To attract residents, our team has adjusted asking rates to 9% below pro forma and increased paid advertising, though leasing traffic remains below expectations.
- While average in-place rents and expenses remain on budget, NOI is below budget due to lower revenues from the occupancy shortfall.

Operational Focus:

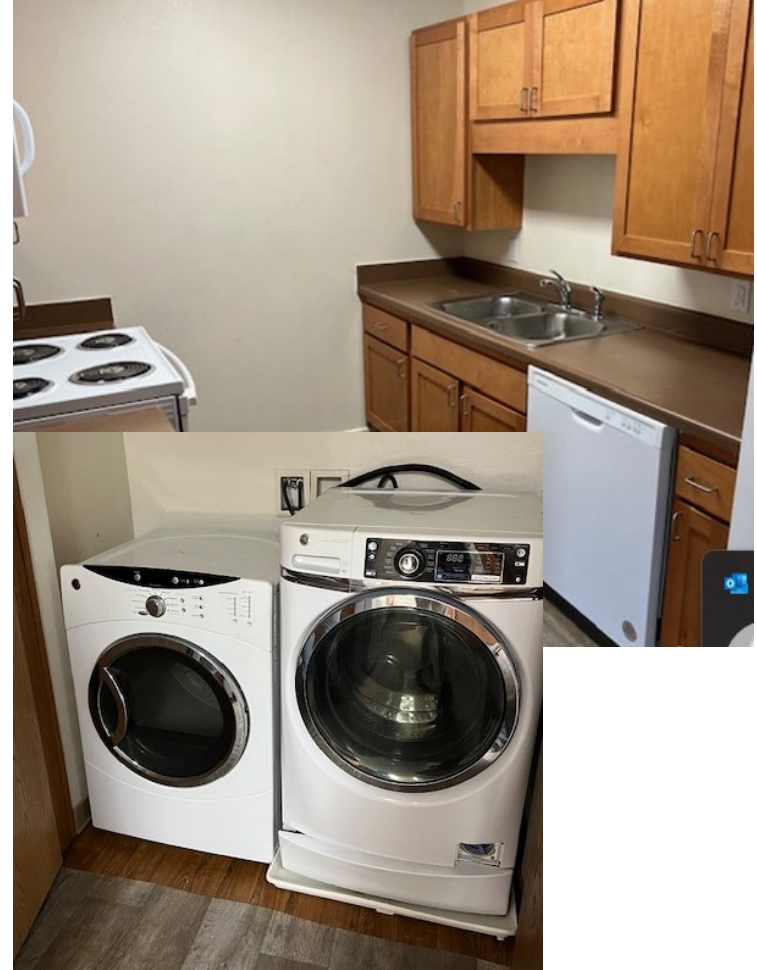
- Address occupancy challenges through competitive pricing and enhanced marketing efforts.
- Leverage newly hired Director of Property Management to stabilize occupancy and revenue.
- Focus remains on achieving occupancy above 90% to support a strong valuation for potential sale.

Investment Plan:

- We have received unsolicited offers between \$7.8M and \$8.1M, which is well above our basis of about \$7.6M since we have not yet spent most of our renovation budget and working capital. Fully marketing the property could yield closer to \$8.4M for a 1.25x multiple on invested capital (MOIC) in a short timeframe.
- Decision on sale contingent on achieving higher occupancy and identifying reinvestment options.

VareCo Fund II

The Aspen - Des Moines, Iowa



VareCo Fund II

The Aspen - Des Moines, Iowa



VareCo Fund II

The Briza - Boone, IA



3Q Update

Current Status:

- Acquired just before the end of Q2, this property underwent a full onboarding process in Q3 as our team integrated it into our management systems and began addressing any issues with legacy residents. As part of the transition, our team has unfortunately needed to evict some of the legacy residents due to lease violations.
- 57-unit property with 92% occupancy.
- Initial renovations completed on 8 units, with 2 more underway.
- 9 leases expired this quarter, with 5 renewing at an average rent increase of 4%. Additionally, 2 new leases were signed at nearly a 10% increase over prior rates.

Operational Focus:

- Test market rates on renovated units and drive rent growth through renewals.
- Delay exterior and common area renovations to maximize NOI first.

Investment Plan:

- Fully stabilize property by June 2025 (12 months from acquisition)
- Evaluate sale opportunities upon completion of renovations and stabilization.

VareCo Fund II

The Briza - Boone, IA



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VareCo Fund II

SE Iowa Portfolio



PROPERTY	MAIN ADDRESS	UNITS
The Willow	611 W Van Weiss Blvd, West Burlington, IA 52655	48
The Ferns	212 Washington Street, Keokuk, IA 52632	88
The Moss	1 Richards Drive, Keokuk, IA 52627	16
The Hawthorn	700 Swan Street, West Burlington, IA 52655	31
Wisteria Way	3421 Avenue N, Fort Madison, IA 52627	89

VareCo Fund II

SE Iowa Portfolio



3Q Update

Current Status:

- 272 units across 5 properties acquired in July 2024. For Q3, PM team focused on onboarding each property and training local personnel in VareCo's operational approach.
- Average occupancy for Q3 was 91%, with 23 vacant units at quarter-end, 14 of which are undergoing renovations. Early renovated units leased successfully with a 14% rent increase on average. Renovation progress at 17% of scope
- The Hawthorne
 - At acquisition, 5 units required full renovations, which were completed in Q3, along with general landscaping, tree trimming, and concrete work to enhance the property's exterior.
- The Willow
 - We completed 2 partial renovations and the parking lot repairs.
- Wisteria Way
 - We completed 2 partial renovations and started 13 partial renovations. Outside work included concrete repairs, new rock, and landscaping clean up.
- The Ferns
 - no work was complete in Q3, but we started a partial renovation on 1 unit to be completed in Q4.
- The Moss
 - All units were fully occupied during the period, so no interior or exterior work was initiated.

Operational Focus

- Looking ahead to Q4, priorities are to complete the transition of these properties to VareCo management systems
- Convert month-to-month leases to long-term agreements and lease renovated units.

Investment Plan:

- Complete renovations within 12 months and position for sale by summer 2026.
- Hold off on distributions until significant renovation progress is achieved.

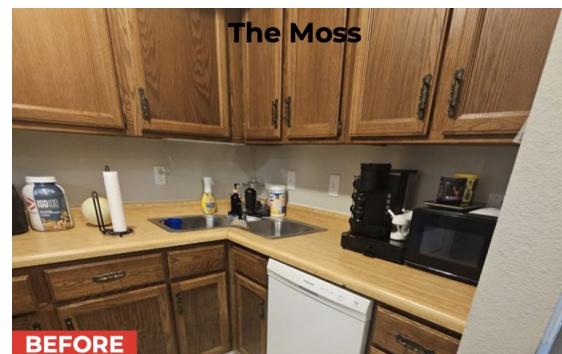
VareCo Fund II

SE Iowa portfolio - Exterior



VareCo Fund II

SE Iowa portfolio - Interior



Ironton Capital – Current Funds Overview

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	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

Thank you for your investment!



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 want to talk to a particular team member, 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!

