IRON CAPITAL FUND LLC

Private Equity Investment Deck

Passive Income is our Endgame

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FUND MANAGERS

Iron Capital Partners, LLC

Iron Capital Partners is managed by Cory Tona, Aaron Iverson, Jeff Porfirio and Shane Harris. All members are veterans in the mortgage industry and currently are the founding members and operators of the #1 fastest growing mortgage company, according to the 2022 Inc 5000 results, in the country, Hometown Equity Mortgage DBA theLender. An affiliate to Iron Capital Fund. (Full Inc 5000 Article Here)

- **Cory Tona**
- **Aaron Iverson**
- **Jeff Porfirio**
- **Shane Harris**

- **Click here for partner bio's**

WHAT IS THE IRON CAPITAL FUND?

Key Highlights

- A Private Debt Fund that invests in real estate without the risk or hassle of owning actual property
- Taxed as a real estate investment trust ("REIT"). No withholding of state income taxes where loans originate. Subject to certain limitations, potential to realize 20% tax deduction on dividend income
- Management fees waived for all investors until January 1st, 2024
- Providing a 9% preferred return and a target rate of 10% annually
- Comprised of investors that pool their money together with other investors to participate in interest rate income, with returns derived from many properties, providing high yield income while staying diversified.
- Iron Capital Fund was created to take full advantage of real estate assets originated by it's affiliate, INC 5000 #1 real estate ranked Hometown Equity Mortgage DBA theLender (HEM).
- Management team with a proven track record of success in real estate and investment management.
- Iron Capital Fund, as disclosed, receives the right to a first look at all trust deeds originated by HEM. If the deal does not fit Iron Capital Fund's conservative parameters, the fund will not purchase the loan for its portfolio
- First look volume exceeds $1 billion via HEM originations annually (Historic)

WHAT WE OFFER | OUR MISSION

- Iron Capital Fund LLC is a Reg D 506C mortgage REIT debt fund focused on alternative investments through trust deed/mortgage investing.

- With Iron Capital Fund, an accredited investor can invest as low as $100,000 in an asset class that has low volatility, is straight forward and easy to understand, does not share the same volatility that some equity and bond investments have, and can earn attractive returns.

HOW IT WORKS

- Iron Capital Fund functions as a Real Estate Investment Trust (REIT) which gives investors tax benefits
- An investor can invest in loans secured by real estate or what is usually referred to as "Trust Deeds" in mortgage terms.
- Those trust deeds produce income that is distributed monthly to the fund members.
- Iron Capital Fund makes it easier to own a small portion of many trust deeds
- Targets a 35% equity position (1)
- Iron Capital Fund will always strive to provide investors with a Risk-Adjusted Preferred Rate of Return, that is higher than average private debt funds, while remaining committed to deploying capital in a conservative manner
- 9% preferred rate of return and 10% target rate of return

(1) In Accordance with the fund's operating agreement, loans may exceed 65% loan-to-value when the manager has determined compensating factors to justify a greater loan-to-value

MARKET OPPPORTUNITY

Private Mortgage Lending – It's Never Been Better

- Limited credit availability. Regulatory pressures continue to put downward pressure on conventional banks as well as other lending sources
- Very few institutional bridge and hard money lenders across the US
- Controllable default risk due to significant equity and rigorous underwriting practices
- Affiliation with top non prime lender in the country, Hometown Equity Mortgage.
- Underserved market. Traditional lending standards shy away from alternative income loans. Substantial equity is Iron Capitals primary focus with borrower's credit worthiness being secondary.

FUND STRATEGY

Iron Capital Fund managers, who are also investors in the fund, have had decades of success in real estate and are highly experienced. Managers are incentivized to select trust deeds that are not only conservative in nature, but also have higher yields which ultimately achieves higher rate of returns for all investors.

- Iron Capital Fund will have a first right look at all assets originated by HEM allowing only the highest quality loans to flow into the fund
- The fund anticipates an average LTV of less than 65%
- HEM's 2022 total private production was north of $1bb with an average LTV of 69%. Iron Capital has "fist look" at all production to pick and chose the best of the best before selling the remainder to the secondary market
- Target western United States properties with non-judicial foreclosure processes (<6 month foreclosure timeline versus 3+ years in judicial states)
- Comprised of owner occupied and investment properties, targeting borrowers with an average fico greater than 700, and property types consisting of 1-8 units.

FUND INVESTMENTS

General Investments may include

- 1st trust deeds
- Non Occupied residential - DSCR Loans (Debt Service Coverage Ratio)
- Multi Family 5+ units
- Bridge and fix and flip loans
- Mixed Use
- Up to a 5-year prepayment options
- Market S&D Fannie/Freddie/Ginnie Loans
- Owner occupied alternative documentation loans
- View recently purchased trust deeds

TYPICAL BORROWERS

We Offer Financing Solutions to Meet Market Demand

- Self-employed borrowers who are purchasing real estate with significant down payments but lack conventional financing opportunities
- Substantial equity in real property but not so perfect credit history
- Borrowers who have an immediate need for capital
- Perfect credit history borrowers purchasing distressed real estate that is in need of stabilization
- Qualified investors that use property cash flow to debt service

SCALABILITY

Iron Capital Funds affiliate, Hometown Equity Mortgage (HEM), has funded over $3 billion in nonprime loans from 2019 to present giving Iron Capital incredible room for growth

- HEM is a top 5 nonprime lender across the nation originating loans in all 50 states. This allows for a plethora of loans to be "cherry picked" from each month with the remainder being sold to on the secondary market
- Production for 2021 and 2022 topped $3 billion
- Substantial equity capital can be put to work without having to source assets from unknown parties
- Iron Capital Fund managers are active in their management roles inside HEM creating valuable assets, with high quality underwriting, and have been named in several securitizations throughout the years

FINANCING TRENDS

Iron Capital Fund's Affiliate, HEM, Origination Trends:

- 55% purchase money
- 68% Average LTV
- 727 Fico borrowers
- Current production ranges between 9-15% rates
- 75% of non agency originations are DSCR loans (Non Owner Occupied)
- Largely concentrated in western states (Non-Judicial)

HIGH LEVEL INTERNAL WORKINGS

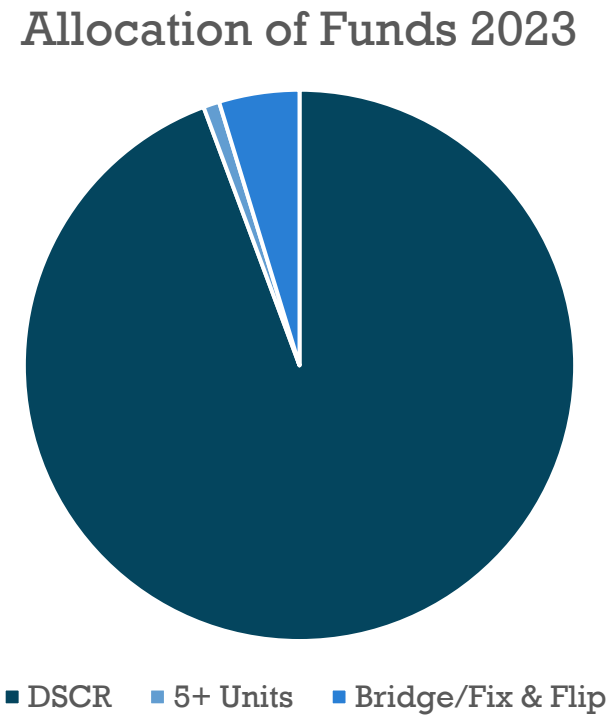
- Sub servicer – FCI
  - Nearly $10 billion in servicing and one of the nations largest private mortgage servicers
  - Collects all borrower payments
- Accounting – OPUS
  - Award winning global fund administrator
  - Provides online investor portal to view monthly reports including distribution checks and account statements
  - Processes subscriptions & redemptions
  - Strikes monthly NAV

HIGH LEVEL INTERNAL WORKINGS CONT.

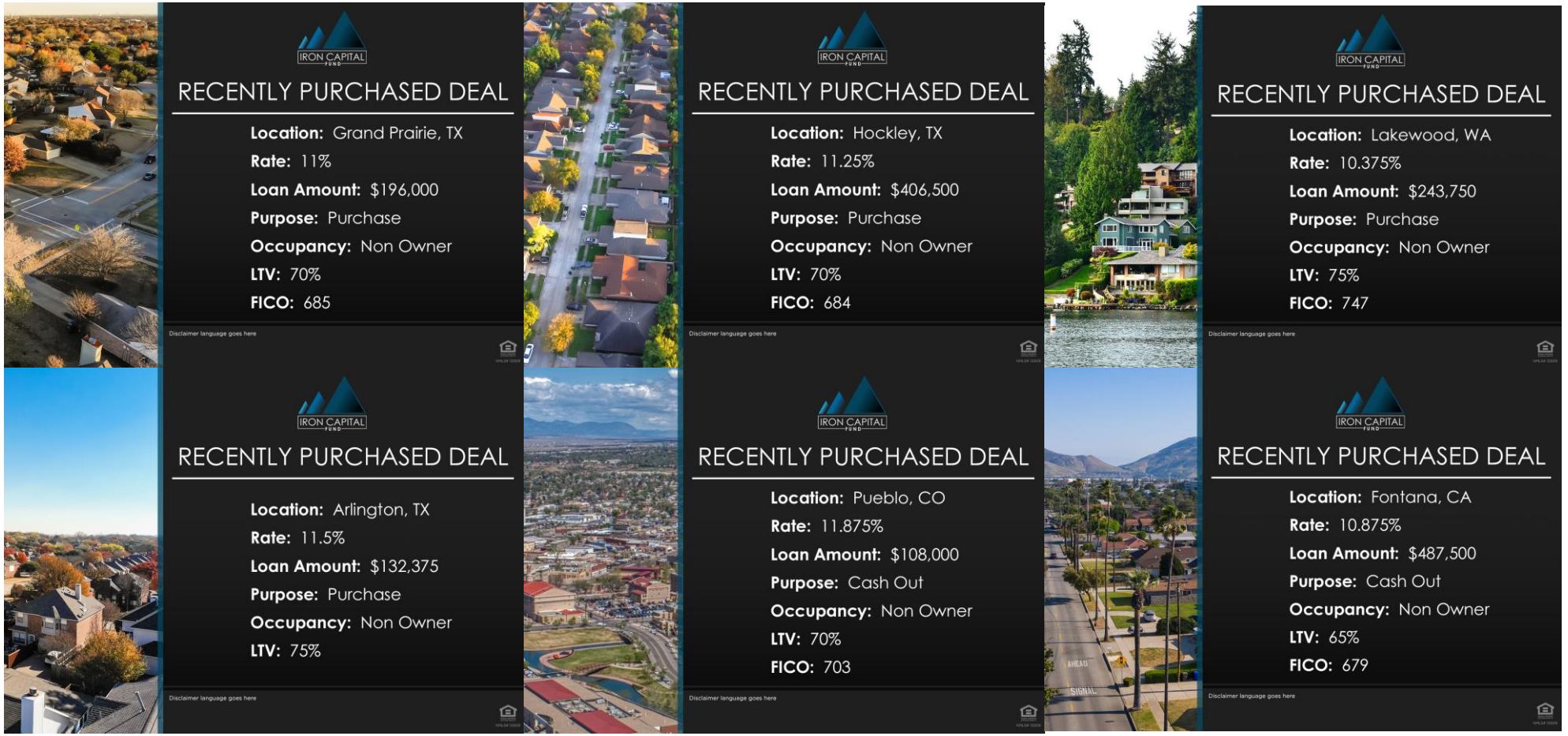
- Auditor – CohnReznick
  - One of the largest account firms and top 25 in country
  - Nearly 4,000 employees
  - High level mortgage REIT debt fund experience
- Legal Counsel – Geraci Law Firm
  - California based
  - Boutique law firm specializing in private mortgage lending
  - Securities, Compliance, and Private Lending legal and technical expertise

ALLOCATION OF FUNDS

Based on Iron Capital Fund's affiliate historical production, HEM, below is our anticipated allocation of funds by year end 2023



RECENTLY PURCHASED LOANS



INVESTOR SUMMARY

Accounting & Distribution

- 9% Preferred rate of return
- 10% target rate of return
- Monthly Dividends on any fund profits OR reinvestments allowed
- Accredited investors only
- Minimum $100,000 investment
- 12 month lock-up
- Management fee waived until January 1st, 2024
- Monthly statement by OPUS account firm

WHAT ARE YOUR RISKS?

While Iron Capital Fund anticipates being extremely conservative in first look HEM loans, there are still some inherent risks:

Some of possible Risks include but are not limited to;

- Default
  - Loss of income can occur if a borrower fails to pay
- Market Risk
  - Loss of equity due to a catastrophic downward move in property values

WHAT ARE SOME PROTECTIONS & BENEFITS?

- First trust deeds only
- Fixed income assets secured by real estate with an average of 35% equity cushion
- Diversification. By investing amongst other investors across a plethora of trust deeds, the exposure typically tends to be less
- High equity positions with high quality borrowers
- Build an annuity stream of passive income
- Iron Capital Partners' experience and market insight
- This type of investing could provide greater returns than the S&P 500's historical 20 year Avg return

WHY INVEST WITH IRON CAPITAL FUND?

We believe the first look affiliate relationship with HEM, alongside the fund managers proven success in the mortgage industry, creates an extreme advantage for the Iron Capital Fund

- Access to an abundant amount of top-quality assets allows for only the best assets to enter the fund
- Top notch accounting and reporting via OPUS
- Ability to consistently overachieve preferred rate of return based on HEM's current production
- Higher quality assets on average compared to other funds (hard money), etc

CONTACT US

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