

Sponsor Information	
Sponsor Name	Apollo Real Estate Capital LLC
Sponsor Inception	09/2023
Sponsor's DD Contact	Eric Schneider
Sponsor Website	www.apollorealestatecap.com
Sponsor Description	Apollo Real Estate Capital is a Texas-based real estate investment firm that has partnered with Ideal Self Storage based in Waco, TX. Together, we seek to achieve superior risk-adjusted returns through investments in self-storage properties. We invest in existing value add properties as well as new construction in secondary and tertiary markets fed by the five Texas Metropolitan Statistical Areas (MSAs) -(Dallas-Fort Worth, Houston, Austin, Waco, and San Antonio). Our Leadership team has a combined 100+ years of experience managing (assets, properties, and investments), due diligence, capital markets and underwriting and has managed approximately \$2B of assets including a portfolio of 46 self-storage assets with an exit value of approximately \$200M.
Managing BD	ARKap Markets

Issuer/Program Information	
Issuer Name	Apollo United Self-Storage I
Program Description & Notable Features	<ul style="list-style-type: none"> • Appropriate for investors seeking cash-flow and capital appreciation. • Recession Resilient Asset Class. • Monthly distributions will begin in Year 2 after initial investment. • Return of initial investment targeted to begin after three years by way of a refinance, if the interest rate environment permits.
Offering Structure	LLC
Suitability Standard	
Effective Date	
Anticipated Closing Date	
Targeted Hold Period	5+ Years
Min/Max Raise	150,000,000
Minimum Investment	100,000
Current Raise	3,700,000
Share/Interest Class(es)	
Commissions	
Total Offering Related Fees & Expenses	10%
Investment Risk Strategy	
Asset Class	Self Storage
Asset Sub-Class(es)	
Current Assets in Portfolio	10
Asset Value Acquired to Date	
Current/Targeted Leverage	50-65%
Targeted Annual Return	17%
Current Distribution Rate	Quarterly

Investor Back End Participation	
Redemption/Liquidity Provision	Illiquid

Other Information	
Custodial Platforms	Vistra
Program Administrator	Vistra
Program Auditor	CohnResnick
Tax Reporting	
Recent Management Changes	
Other Notable Notes	

Sponsor Information	
Sponsor Name	CAI Investments, LLC
Sponsor Inception	2011
Sponsor's DD Contact	Malcolm Burt, malcolm@caicap.com
Sponsor Website	www.caicap.com
Sponsor Description	CAI Investments is a vertically integrated real estate development and management company. Since inception CAI has financed, developed, and managed commercial properties in key markets across the United States
Managing BD	Emerson Equity, LLC

Issuer/Program Information	
Issuer Name	CAI Investments, LLC
Program Description & Notable Features	This DST is a 1.5M sq ft facility consisting of industrial, office, and distribution on 300 acres located in a free trade zone in northern Illinois. The single tenant, USMG, produces nitrile surgical gloves, holds the U.S. strategic nitrile reserve, and works closely with the Department of Defense and Health and Human Services.
Offering Structure	506c
Suitability Standard	Accredited Investor
Effective Date	March 31, 2023
Anticipated Closing Date	March 2026
Targeted Hold Period	7 – 10 years
Min/Max Raise	\$182,117,607
Minimum Investment	\$100,000 (sponsor may accept less—contact Jim Hickey for more info)
Current Raise	\$116,960,053
Share/Interest Class(es)	NA
Commissions	6.0% or RIA shares available
Total Offering Related Fees & Expenses	11.2%
Investment Risk Strategy	Income
Asset Class	Real Estate
Asset Sub-Class(es)	Industrial
Current Assets in Portfolio	USMGC corporate headquarters – 1.5M sq. ft. facility on 300 acres
Asset Value Acquired to Date	~\$290,000,000
Current/Targeted Leverage	36.35%
Targeted Annual Return	NA
Current Distribution Rate	6.80%
Investor Back End Participation	100% (Sponsor disposition fee is subordinated to investor full return of capital)
Redemption/Liquidity Provision	None

Other Information	
Custodial Platforms	Millenium Trust
Program Administrator	CAI Investments, LLC

Program Auditor	NA
Tax Reporting	Grantor letter, Operating Statement, Pro rata income and expense statement
Recent Management Changes	None
Other Notable Notes	USMGC has expanded sales into the middle east; it has also contracted to sell surgical glove making chemical to the private sector.

Sponsor Information	
Sponsor Name	Eagle Eye Funds
Sponsor Inception	9/23
Sponsor's DD Contact	Richard Loomis/Jake Johnson
Sponsor Website	www.EagleEyefunds.com
Sponsor Description	LLC
Managing BD	N/A

Issuer/Program Information	
Issuer Name	PB Non-Op Drilling, LP
Program Description & Notable Features	Investing in oil and gas opportunities at the well head alongside some of best companies in the world, Quarterly Income, Tax Benefits, Solid Returns, in the Permian Basin of Texas/New Mexico the largest oilfield in the world.
Offering Structure	Limited Partnership
Suitability Standard	Accredited investors
Effective Date	11/23
Anticipated Closing Date	11/26
Targeted Hold Period	3-5 years
Min/Max Raise	N/A and \$45,000,000
Minimum Investment	\$100,000 but fractional units are allowed
Current Raise	14 million
Share/Interest Class(es)	
Commissions	Offered to qualified individuals and firms
Total Offering Related Fees & Expenses	12%
Investment Risk Strategy	Risk mitigated with multiple wells, multiple locations, multiple operators, acquisitions from operators vetted against current operations to insure timeliness and budget discipline.
Asset Class	Non-Correlated Alternative Asset
Asset Sub-Class(es)	Energy
Current Assets in Portfolio	6 wells operated by Matador / 6 wells operated by ConocoPhillips
Asset Value Acquired to Date	12 million committed
Current/Targeted Leverage	N/A
Targeted Annual Return	15%-20%+
Current Distribution Rate	15%+
Investor Back End Participation	Upon Exit Investor will split with MP all profits above their preferred return 50/50
Redemption/Liquidity Provision	Illiquid until exit targeted 3-5 years

Other Information	
Custodial Platforms	Charles Schwab, Inspira Financial
Program Administrator	Formidium
Program Auditor	Akram Assurance and Tax
Tax Reporting	Baker Tilley

Recent Management Changes	N/A
Other Notable Notes	We have begun providing selling agreements to Broker Dealers and recently added an incentive program for early investors coming through the RIA channel.

Sponsor Information	
Sponsor Name	InVia Capital, LLC
Sponsor Inception	2021
Sponsor's DD Contact	Rich Cohen, Chief Strategy Officer
Sponsor Website	https://www.invia-capital.com/
Sponsor Description	InVia Capital delivers high-performance, tax advantaged, private real estate solutions for HNWI individuals and families
Managing BD	Patrick Capital Markets, LLC

Issuer/Program Information	
Issuer Name	InVia Capital, LLC
Program Description & Notable Features	Land Donation offerings providing approximately 5X returns in the form of tax deductions with additional returns from 15% of total capital raised invested in various investment vehicles (real estate, debt funds, opportunity funds)
Offering Structure	PPM
Suitability Standard	Accredited Investor
Effective Date	TBD
Anticipated Closing Date	Before 12/31/2025
Targeted Hold Period	3-5 years
Min/Max Raise	TBD
Minimum Investment	\$50,000
Current Raise	N/A
Share/Interest Class(es)	N/A
Commissions	7-13%
Total Offering Related Fees & Expenses	Approx. 30% (excluding land purchase)
Investment Risk Strategy	Medium
Asset Class	N/A

Asset Sub-Class(es)	N/A
Current Assets in Portfolio	\$7.65M
Asset Value Acquired to Date	\$41M (capital raise) \$205M (tax deductions realized)
Current/Targeted Leverage	\$35M (capital raise target) \$175M (tax deductions realized)
Targeted Annual Return	100-140% IRR
Current Distribution Rate	15.8%
Investor Back End Participation	15% of capital raise
Redemption/Liquidity Provision	3-5 years following close of fund

Other Information	
Custodial Platforms	Agora
Program Administrator	
Program Auditor	Carr, Riggs & Ingram
Tax Reporting	Oteman Group
Recent Management Changes	Rich Cohen, Chief Strategy Officer hired 5/1/2025
Other Notable Notes	

Sponsor Information	
Sponsor Name	Invito Energy Partners, LLC
Sponsor Inception	2019
Sponsor's DD Contact	Steve Blackwell, CEO sblackwell@invitoep.com (972) 467-7554 7300 State Highway 121, Suite 300, McKinney, TX 75070
Sponsor Website	www.invitoep.com
Sponsor Description	Invito Energy Partners acquires non-operated working interests in Tier 1 drilling locations that are operated by established and well capitalized oil and gas operating companies. The management team has over 40 years of oil and gas experience and have invested over \$1B into oil and gas projects. Our mission is provide our clients access to the finest opportunities in the energy sector of the United States.
Managing BD	NA

Issuer/Program Information	
Issuer Name	Invito DrillCo 2025, LP
Program Description & Notable Features	The fund's objectives are (1) acquire wellbore working interests and oversee the development and management of non-operated oil and gas drilling projects, and (2) create passive cash flow and tax deductions for unit holders. Investors may deduct approximately 75 - 80% of their investment against 2025 ordinary income. Approximately 15% of gross income distributions are expected to be tax-free.
Offering Structure	Regulation D, 506(c)
Suitability Standard	Accredited Investors Only
Effective Date	
Anticipated Closing Date	December 31 st , 2025
Targeted Hold Period	5-year minimum hold, maximum 10-year hold, exit between year 5 and 10.
Min/Max Raise	No minimum. Max raised \$30,000,000.
Minimum Investment	\$100,000 / Unit. Will accept half units
Current Raise	\$0 – fund opens in July 2025

Share/Interest Class(es)	<ul style="list-style-type: none"> “A” units incur a 10% one-time management fee and a 4% GP revenue share on distributions until investors receive full return of capital, then 25% thereafter. Only 75 “A” units are available, and subscriptions must be received before 10/15/2025. “B” units incur a 10% one-time management fee and an 8% GP revenue share on distributions until investors receive full return of capital, then 25% thereafter.
Commissions	None
Total Offering Related Fees & Expenses	The fund incurs a one-time 10% management fee.
Investment Risk Strategy	Tax-Focused
Asset Class	Energy
Asset Sub-Class(es)	Oil Drilling with IDC Deductions
Current Assets in Portfolio	\$0 – Offering opens in July 2025
Asset Value Acquired to Date	\$0
Current/Targeted Leverage	None
Targeted Annual Return	Target 30% IRR, 15-20% Annualized Return, 1.75x to 2.0X Total Return over the life of the fund.
Current Distribution Rate	Distributions are made quarterly and are anticipated to start the 3rd quarter after the fund closes (e.g., September 2026).
Investor Back End Participation	<ul style="list-style-type: none"> “A” units earn a 96% revenue share on distributions until investors receive full return of capital, then 75% thereafter. “B” units earn a 92% revenue share on distributions until investors receive full return of capital, then 25% thereafter.
Redemption/Liquidity Provision	None.

Other Information	
Custodial Platforms	IDC-focused oil & gas programs do not provide regular NAV reporting. Invito offers alternative ways for reporting through DTCC AIP. Please inquire for details.
Program Administrator	Tribexa
Program Auditor	Whitley Penn
Tax Reporting	K-1s

Recent Management Changes	None
Other Notable Notes	Invito targets the Permian, Anadarko, Williston, DJ and Powder River Oils Wells basins. The firm has partnered with experienced operators, including Continental resources, Marathaon, Petroleum, Oxy, Mewbou, RNE, and Ovintiv.

Sponsor Information	
Sponsor Name	King Operating Corporation
Sponsor Inception	October 18, 1996
Sponsor's DD Contact	Rex E Gifford / James R Young
Sponsor Website	Kingoperating.com
Sponsor Description	Manager of King Operating Partners III LP Assets – King Operating Corporation
Managing BD	Currently, no Managing BD engaged

Issuer/Program Information	
Issuer Name	King Operating Partners III LP
Program Description & Notable Features	The primary investment objective of the Partnership is to develop oil and gas prospects, produce oil and gas in commercial quantities, and sell stabilized producing properties (the Assets of the Partnership) in good market conditions.
Offering Structure	Limited Partnership with General Partner or Limited Partner Election Options
Suitability Standard	Accredited Investors Only
Effective Date	Issue Date October 29, 2025
Anticipated Closing Date	September 30, 2025
Targeted Hold Period	36 to 60 months upon achieving full funding of \$125,000,000
Min/Max Raise	N/A approximately \$30 million funding received to date
Minimum Investment	\$100,000
Current Raise	Approximately \$30 million
Share/Interest Class(es)	Investor Units Class A \$200,000 per unit
Commissions	Up to 7%, Up to .5% DD, Up to .5 Marketing Expense
Total Offering Related Fees & Expenses	15%, Up to 8% Broker Dealer Concessions / 7% Offering Marketing
Investment Risk Strategy	Seek to Exploit Oil and Gas from Development Oil and Gas Leasehold Opportunities
Asset Class	Oil and Gas Exploration / Drilling Development of Targeted Oilfields
Asset Sub-Class(es)	
Current Assets in Portfolio	\$30 Million of Developed Oil and Gas Properties
Asset Value Acquired to Date	\$30 Million of Developed Oil and Gas Properties
Current/Targeted Leverage	50% to 65% Leverage
Targeted Annual Return	8% to 16%
Current Distribution Rate	One Distribuion
Investor Back End Participation	Before Payout Distribution Split is 80% to Class A Units (Investors) After Payout Distribution Split is 60% to Class A Units (Investors)
Redemption/Liquidity Provision	Non Liquid Partnership Interest

Other Information	
Custodial Platforms	N/A
Program Administrator	N/A

Program Auditor	Weaver Tidwell CPAs
Tax Reporting	Weaver Tidwell CPAs
Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	LYNK Capital Fund, L.P.
Sponsor Inception	2013
Sponsor's DD Contact	Dylan White
Sponsor Website	https://www.lynkcapital.com/
Sponsor Description	The LYNK Capital Fund is a Private Offering of Limited Partnership Units and Unsecured Demand Notes. LYNK Capital is a private credit fund that makes first-lien renovation and construction loans to builders of residential properties. The Fund fills a gap in the marketplace by providing fast, flexible financing to borrowers that are not well-served by traditional banks. The loans held by the Fund typically have terms between 12 and 24 months and interest rates above traditional longer-term mortgages. Principal is secured by recorded first-lien mortgages on real estate, as well as personal guarantees from project sponsors.
Managing BD	Arete Wealth Management, LLC

Issuer/Program Information	
Issuer Name	LYNK Capital Management Company, LLC
Program Description & Notable Features	
Offering Structure	Reg D 506(c)
Suitability Standard	Accredited Investors
Effective Date	
Anticipated Closing Date	N/A - The Fund shall continue in perpetuity until the earlier of (i) the bankruptcy as to the General Partner or the dissolution, death, removal or withdrawal of the General Partner unless the business of the Fund is continued pursuant to the terms of the Partnership Agreement, (ii) the passage of 90 days after the sale or other disposition of all or substantially all of the assets of the Fund (provided that if the Fund receives an installment obligation as consideration for such sale or other disposition, the Fund shall continue, unless sooner dissolved under the provisions of the Partnership Agreement, until such time as such note or notes are paid in full) or (iii) the occurrence of a determination by the General Partner that the Fund should be dissolved.
Targeted Hold Period	N/A
Min/Max Raise	N/A
Minimum Investment	\$100,000
Current Raise	\$88,697,230.23
Share/Interest Class(es)	Class I Shares – Available to RIA/Direct Sales Class B Shares – Available to RIA/Broker Dealers Class A Shares – Available to RIA/Broker Dealers
Commissions	
Total Offering Related Fees & Expenses	Class I Shares - 0% upfront; 0% monthly Class B Shares – 0% upfront, 0.1% monthly (monthly fee charged until 9% is recouped) Class A Shares - 3% upfront, 0.1% monthly (monthly fee charged until 4% is recouped)
Investment Risk Strategy	N/A
Asset Class	Real estate debt
Asset Sub-Class(es)	
Current Assets in Portfolio	\$285,158,539
Asset Value Acquired to Date	
Current/Targeted Leverage	1.40x
Targeted Annual Return	8-12%
Current Distribution Rate	.995

Investor Back End Participation	The General Partner holds a Carried Interest in the Fund that entitles it to receive an allocation from our Fund equal to 30% of the Total Return, subject to a 10% Hurdle Amount and a High-Water Mark. Such allocation will be made annually and accrue monthly. The Carried Interest for 2025 accrued as of March 31, 2025, was \$0.
Redemption/Liquidity Provision	The General Partner may defer or refuse Unitholder Redemption Requests if such Unitholder Redemption Requests would cause the Fund to breach its Leverage Limitation or if the General Partner, in its sole discretion, believes that the impact of the redemption on the Fund's assets or liquidity would be adverse to the interests of the Fund or other Limited Partners.

Other Information	
Custodial Platforms	Madison Trust, Charles Schwab, Inspira Financial, Equity Trust Company/Equity Trust Company Brokerage, Fidelity, Pershing, Strata Trust Company, Mainstar Trust
Program Administrator	LYNK Capital Management Company, LLC
Program Auditor	Hacker, Johnson, and Smith PA
Tax Reporting	K-1
Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	Madison Capital Markets
Sponsor Inception	2009
Sponsor's DD Contact	Amanda Teeple / Abby Wiss
Sponsor Website	Madisoncapitalmarkets.com
Sponsor Description	Madison Capital Group is a vertically integrated real estate investment and development firm with a primary focus on the Multifamily, Self-storage, Boat and RV and Commercial sectors.
Managing BD	Realta Equities

Issuer/Program Information	
Issuer Name	Madison Capital Group
Program Description & Notable Features	Madison 12 Mile Investors, LLC – multifamily development project in St. Augustine, FL
Offering Structure	506(c) offering - LLC
Suitability Standard	Accredited investors only
Effective Date	January 1, 2025
Anticipated Closing Date	
Targeted Hold Period	36 month
Min/Max Raise	N/A
Minimum Investment	\$50,000
Current Raise	\$8,963,240 - \$8.7M in remaining equity
Share/Interest Class(es)	N/A
Commissions	
Total Offering Related Fees & Expenses	10.5%
Investment Risk Strategy	Development deal / common equity
Asset Class	Multifamily
Asset Sub-Class(es)	N/A
Current Assets in Portfolio	Asset in development
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	N/A
Targeted Annual Return	Mid teens anticipated IRR
Current Distribution Rate	8% preferred return – paid current and monthly
Investor Back End Participation	70% to investor / 30% to sponsor
Redemption/Liquidity Provision	N/A

Other Information	
Custodial Platforms	
Program Administrator	
Program Auditor	
Tax Reporting	K-1
Recent Management Changes	Ken Carpenter – President of Madison Capital Group

Other Notable Notes	

Sponsor Information	
Sponsor Name	Neutral
Sponsor Inception	2020
Sponsor's DD Contact	Stephen McLeod
Sponsor Website	https://www.neutral.us/wealth
Sponsor Description	Neutral designs and develops multifamily communities that prioritize resident health and well-being. Healthy living built sustainably.
Managing BD	N/A

Issuer/Program Information	
Issuer Name	The Edison Project LLC
Program Description & Notable Features	The Company is developing a mixed-use multi-family living and commercial space, to be known as "Neutral 1005 N Edison St", located in Milwaukee, WI. At the Property, the Company intends to develop a new 31 floor mass timber luxury apartment tower containing 353 units for lease at market rates. 6,312 square feet of retail space will be located along the Milwaukee Riverwalk and E. State Street. The building will include a full floor membership fitness club with an on-site longevity-oriented health clinic. Such development is collectively referred to as the " Project ".
Offering Structure	Regulation D (Reg D) 506(c) Syndication
Suitability Standard	Accredited investors
Effective Date	The Company was formed on May 15, 2023 as a Wisconsin limited liability company.
Anticipated Closing Date	The initial capital Call Date was November 2nd, 2024 the anticipated closing date is June 1 2026.
Targeted Hold Period	5-7 years from the Capital Call Date
Min/Max Raise	\$70/ \$110 million
Minimum Investment	\$25,000
Current Raise	~40 million
Share/Interest Class(es)	A & C share classes
Commissions	0
Total Offering Related Fees & Expenses	~1,500,000
Investment Risk Strategy	Real Estate Securities Risk
Asset Class	Real Estate
Asset Sub-Class(es)	N/A
Current Assets in Portfolio	1
Asset Value Acquired to Date	Upon completion of development and construction, the asset is projected to have a stabilized value of approximately \$235,000,000, reflecting the total capitalized cost basis.
Current/Targeted Leverage	61% Loan to Cost
Targeted Annual Return	16-19%

Current Distribution Rate	No distributions are projected until the asset achieves stabilization, defined as 95% apartment occupancy. Thereafter, annual returns are estimated at 5% to 7% per annum, continuing until the asset is sold and the company is formally dissolved.
Investor Back End Participation	None
Redemption/Liquidity Provision	The Company may not sell the Project prior to the five (5) year anniversary of the initial Offering closing without the prior written consent of the Manager and Members holding a Majority of Voting Units. Beginning on the fifth anniversary and every two years thereafter, the Manager shall solicit a vote from the Voting Members to determine whether to hold or sell the Property. If Members holding a Majority of Voting Units vote to sell, the Manager shall initiate the sale process in good faith.

Other Information	
Custodial Platforms	We are approved on the Charles Schwab platform, iCapital, SEI, and LPL are currently conducting due diligence as part of their ongoing review processes.
Program Administrator	N/A
Program Auditor	Assurance Dimensions
Tax Reporting	K-1
Recent Management Changes	None
Other Notable Notes	Please refer to the Private Placement Memorandum for additional information.

Sponsor Information	
Sponsor Name	Oxford Funds, LLC (administrator; principal shareholder) Oxford Park Management, LLC (investment adviser)
Sponsor Inception	2002
Sponsor's DD Contact	Aasiya Kothawala
Sponsor Website	oxfordfunds.com
Sponsor Description	<p>Founded in 2002, Oxford Funds, LLC ("Oxford Funds") is a credit-focused investment firm managing U.S. CLO equity, U.S. CLO junior debt, and syndicated corporate loan investments within three publicly registered investment companies and two private funds. Since 2009, Oxford Funds has focused primarily on U.S. CLO equity and junior debt investments and has deployed over \$9.6 bn over its 16-year track record in CLO tranche investing.</p> <p>Oxford Park Management, LLC ("Oxford Park Management" or the "Adviser") is registered as an investment adviser with the U.S. Securities and Exchange Commission (the "SEC") with effective date 1/12/2023. Oxford Park Management manages the Fund's investments and its affiliate arranges for the performance of the administrative services necessary for the Fund to operate.</p>
Managing BD	Skyway Capital Markets, LLC

Issuer/Program Information	
Issuer Name	Oxford Park Income Fund, Inc.
Program Description & Notable Features	<p>Oxford Park Income Fund, Inc. (the "Fund") is a closed-end management investment company that operates as a tender offer fund. The Fund's primary investment objective is to maximize its portfolio's risk-adjusted return and generate high current income. The Fund implements its investment objective by purchasing portions of equity and junior debt tranches of collateralized loan obligation ("CLO") vehicles. Structurally, CLO vehicles are entities formed to originate and/or acquire a portfolio of U.S. syndicated corporate loans.</p> <p>The Fund believes that the market for CLO-related assets provides the Fund with opportunities to generate attractive risk-adjusted returns over the long term.</p> <p>The long-term and relatively low-cost capital that many CLO vehicles have secured, compared with current asset spreads, have created opportunities to purchase certain CLO equity and junior debt instruments that may produce attractive risk-adjusted returns. Additionally, given that the CLO vehicles the Fund invests in are cash flow-based vehicles, this term financing may be beneficial in periods of market volatility.</p> <p>The Fund reviews a large number of CLO investment opportunities and the Fund expects that the majority of its portfolio holdings, over the near to intermediate-term, will be comprised of CLO debt and equity</p>

	securities, with the more significant focus over the near-term likely to be on CLO equity securities.
Offering Structure	Closed-end fund (tender offer fund)
Suitability Standard	No minimum income or net worth requirements
Effective Date	Commenced operations April 3, 2023
Anticipated Closing Date	Monthly, mid-month
Targeted Hold Period	Perpetual program with quarterly liquidity
Min/Max Raise	Maximum offering of \$500,000,000
Minimum Investment	\$2,500
Current Raise	~\$57m (as of 5/31/2025)
Share/Interest Class(es)	<p>Class A - Shares available to the general public are charged selling commissions and dealer manager fees (6.75% Sales Load).</p> <p>Class C - Shares available to accounts managed by certain registered investment advisers and broker-dealers that are managing wrap or other fee-based accounts are charged dealer manager fees but no selling commissions (0.75% Sales Load).</p> <p>Class I - Shares available for purchase (i) through certain fee-based programs, also known as wrap accounts, of investment dealers, (ii) through certain participating broker-dealers that have alternative fee arrangements with their clients, (iii) through certain registered investment advisers, (iv) through bank trust departments or any other organization or person authorized to act in a fiduciary capacity for its clients or customers, such as an endowment, foundation, or pension fund, or (v) to other institutional investors are charged no selling commissions or dealer manager fees.</p> <p>Class L - Shares are offered through selling agents on brokerage or transactional platforms and are charged selling commissions and dealer manager fees (4.25% Sales Load) and a distribution and/or shareholder servicing fee at an annual rate of 0.50% of NAV for eight years.</p>
Commissions	<p>Class A shares – 6%</p> <p>Class I shares – None</p> <p>Class C Share – None</p> <p>Class L shares – 3.5% with a 50bps trail for eight years</p>
Total Offering Related Fees & Expenses	<p>Management Fee: 2% of gross assets, payable quarterly</p> <p>Incentive Fee: 20% of the amount by which Pre-Incentive Fee Net Investment Income for the quarter exceeds a hurdle rate of 1.75% (which is 7.00% annualized), subject to a catch-up provision (voluntarily and irrevocably waived by the Adviser through 6/30/2025)</p>
Investment Risk Strategy	The Fund believes that the market for CLO-related assets provides the Fund with opportunities to generate attractive risk-adjusted returns over the long term. Oxford Funds' opportunistic and unconstrained CLO investment strategy allows us maximum flexibility to source CLO investments in the primary and secondary markets, and to bid on any CLO profile managed by any CLO manager. Active portfolio management and portfolio repositioning are core philosophies of our CLO investment strategy.

	As of 5/31/2025 the Fund had 52 CLO equity positions with 30 different collateral managers representing over 1,400 unique borrowers.
Asset Class	Structured Credit – Collateralized Loan Obligations (CLOs)
Asset Sub-Class(es)	Fixed Income
Current Assets in Portfolio	~\$53m (as of 5/31/2025)
Asset Value Acquired to Date	~\$61m (as of 5/31/2025)
Current/Targeted Leverage	There is currently no leverage at the Fund level. The Fund may use leverage as and to the extent permitted by the 1940 Act. The Fund is permitted to obtain leverage using any form of financial leverage instruments, including funds borrowed from banks or other financial institutions, margin facilities, notes or preferred stock and leverage attributable to reverse repurchase agreements or similar transactions. Instruments that create leverage are generally considered to be senior securities under the 1940 Act.
Targeted Annual Return	Mid to high teens
Current Distribution Rate	~13.0% annualized (as of 5/31/2025), paid monthly for Class A shares. Monthly distributions on common shares have been declared through September 31, 2025. Past performance is not indicative of, or a guarantee of, future performance.
Investor Back End Participation	N/A
Redemption/Liquidity Provision	Subject to the Board of Director's discretion, the Fund intends to offer to repurchase Shares from shareholders in each quarter in an amount up to 5% of the Fund's NAV.

Other Information	
Custodial Platforms	American Estate & Trust Axos Clearing Charles Schwab Community National Bank Entrust Group Equity Trust Fidelity / NFS Forge Trust Goldman Sachs (Advisory) Inspira Financial IRAR Trust Company Kingdom Trust Mainstar Trust New Direction Trust Co NuView Pacific Premier Trust Co Pershing StoneX RBC Wells Fargo/First Clearing (IRA Accounts only)
Program Administrator	U.S. Bank Global Fund Services
Program Auditor	PricewaterhouseCoopers LLP
Tax Reporting	1099-DIV

Recent Management Changes	N/A
Other Notable Notes	<p>The Fund is available on the iCapital Marketplace and SEI Altigo platform. Additional 3rd party due diligence reports are available from Castle Hall (through the iCapital platform) and FactRight.</p> <p>The Fund has adopted an “opt out” distribution reinvestment plan (DRP). During this offering, the Fund’s NAV per share as determined by the Fund’s Board of Directors for the calendar month immediately preceding the distribution payment date will be used to calculate the purchase price for shareholders under the distribution reinvestment plan. In such case, your reinvested distributions will purchase Shares at a price equal to 95% of the NAV for the calendar month immediately preceding the distribution payment date or on such other valuation date fixed by the Board of Directors for such distribution.</p> <p>The contents of this communication is provided for informational purposes only, does not constitute an offer to sell securities of the Fund and is not a prospectus. Such offering is only made by the Fund's prospectus, which includes details as to the Fund's offering and other material information.</p>

Sponsor Information	
Sponsor Name	Revitalization Unlimited LLC
Sponsor Inception	2024
Sponsor's DD Contact	Chris Miller
Sponsor Website	RevitalizationUnlimited.com
Sponsor Description	We deploy our investors' tax dollars into income-producing assets such as historic commercial real estate and legacy manufacturing businesses.
Managing BD	Securitize

Issuer/Program Information	
Issuer Name	Revitalization Unlimited LLC
Program Description & Notable Features	<ul style="list-style-type: none"> ● Offset up to 50% of adjusted gross income ● Asset cash flow distributions within 24 months ● Investor-forward fund structure
Offering Structure	RegD 506c
Suitability Standard	Accredited investors only
Effective Date	July 15, 2025
Anticipated Closing Date	December 26, 2025
Targeted Hold Period	5-7 years
Min/Max Raise	No min / \$100,000,000 max
Minimum Investment	\$50,000
Current Raise	N/A
Share/Interest Class(es)	Single share class
Commissions	10%
Total Offering Related Fees & Expenses	10% cost of capital plus up to \$500,000 in origination expenses
Investment Risk Strategy	Capital Preservation with current income
Asset Class	Real Estate and Equity investments into operating businesses in American Manufacturing
Asset Sub-Class(es)	Commercial and Industrial
Current Assets in Portfolio	N/A
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	0% Current Max 65% LTV
Targeted Annual Return	1.2 MOIC (not including tax benefits)
Current Distribution Rate	Quarterly
Investor Back End Participation	Yes
Redemption/Liquidity Provision	None until full liquidation [unless explicitly approved by manager]

Other Information	
Custodial Platforms	Securitize
Program Administrator	Revitalization Unlimited
Program Auditor	cBiz
Tax Reporting	cBiz

Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	RevTek Investment Management, LLC
Sponsor Inception	2021
Sponsor's DD Contact	Stephanie Klein, Founding Partner, stephanie@revtekcapital.com
Sponsor Website	www.revtekcapital.com
Sponsor Description	RevTek Capital originates senior secured loans with equity kickers to established lower middle market technology companies and other U.S. businesses with predictable revenues and cash flows. Since inception in 2021, we have extended over \$125mm in principal with zero principal losses. 14 person team based in Phoenix, Chicago, Miami, and New York.
Managing BD	Kingswood Capital Partners

Issuer/Program Information	
Issuer Name	RevTek Short-Term Income Fund, LLC
Program Description & Notable Features	9-month secured notes backed by a portfolio of loans to lower middle market technology companies and other U.S. businesses with predictable revenues and cash flows. 10% interest per annum, paid monthly.
Offering Structure	9 month secured notes offered under Reg D, Rule 506(b)
Suitability Standard	Accredited investors
Effective Date	6/23/2025
Anticipated Closing Date	Rolling
Targeted Hold Period	9 months
Min/Max Raise	No minimum, \$20 million maximum
Minimum Investment	\$100,000, subject to issuer discretion
Current Raise	New launch, \$100mm+ firmwide AUM
Share/Interest Class(es)	9-month secured notes
Commissions	1.25% selling commission, also paid for every 9-month renewal.
Total Offering Related Fees & Expenses	2.625%
Investment Risk Strategy	Low
Asset Class	Direct lending
Asset Sub-Class(es)	Lower middle market technology companies
Current Assets in Portfolio	New issuer
Asset Value Acquired to Date	New issuer, \$100mm firmwide AUM
Current/Targeted Leverage	Less than 50%
Targeted Annual Return	10%
Current Distribution Rate	10% per annum, paid monthly
Investor Back End Participation	N/A
Redemption/Liquidity Provision	9-month term, subject to renewal.

Other Information	
Custodial Platforms	CNB, Pacific Premier
Program Administrator	Liccar Fund Services
Program Auditor	Spicer Jeffries

Tax Reporting	Liccar Fund Services
Recent Management Changes	N/A
Other Notable Notes	N/A

Sponsor Information	
Sponsor Name	Stoic Equity Partners
Sponsor Inception	2020
Sponsor's DD Contact	Grant Reaves- (251)518-6972 / greaves@stoicep.com
Sponsor Website	www.stoicep.com
Sponsor Description	Stoic Equity Partners is a commercial real estate investment firm based in Daphne, AL that specializes in multi-tenant, flex industrial properties in the southeastern United States. The firm was founded in 2020 by Grant Reaves and Jeremy Friedman after they each had long careers in commercial real estate brokerage. The firm made its first investments 2021 and has since built a portfolio of over 20 assets, 1.2MM Square Feet, and \$120MM AUM.
Managing BD	Arete

Issuer/Program Information											
Issuer Name	SEP Industrial Holdings II LLC										
Program Description & Notable Features	SEP Industrial Holdings II LLC is a close ended fund aiming to raise \$15MM to invest exclusively in multi-tenant, flex industrial assets that have value add components. The fund plans to invest in approximately 7-10 assets. All assets will be in the southeastern United States. The fund will target properties between 50K SF – 150K SF that house 10-20+ tenants at each facility.										
Offering Structure	Reg D - 506c										
Suitability Standard	Accredited Investors Only										
Effective Date	May 7, 2025										
Anticipated Closing Date	December 31, 2025										
Targeted Hold Period	4-6 Years										
Min/Max Raise	Max Raise \$15MM with Sponsors discretion allowed to be increased to \$20MM										
Minimum Investment	\$25,000										
Current Raise	\$0 – Just Launched										
Share/Interest Class(es)	Single Share Class										
Commissions	<table> <tr> <td>Selling Commissions(2)</td><td>6.00%</td></tr> <tr> <td>Placement Fee(3)</td><td>1.00%</td></tr> <tr> <td>Marketing and Due Diligence Allowance(3)</td><td>1.00%</td></tr> <tr> <td>Wholesaling Fee(3)</td><td>1.25%</td></tr> <tr> <td>Organization and Offering Expenses(4)</td><td>1.00%</td></tr> </table>	Selling Commissions(2)	6.00%	Placement Fee(3)	1.00%	Marketing and Due Diligence Allowance(3)	1.00%	Wholesaling Fee(3)	1.25%	Organization and Offering Expenses(4)	1.00%
Selling Commissions(2)	6.00%										
Placement Fee(3)	1.00%										
Marketing and Due Diligence Allowance(3)	1.00%										
Wholesaling Fee(3)	1.25%										
Organization and Offering Expenses(4)	1.00%										
Total Offering Related Fees & Expenses	10.25%										
Investment Risk Strategy	Value Add										
Asset Class	Industrial										
Asset Sub-Class(es)	Multi-Tenant, Flex Industrial										
Current Assets in Portfolio	None Currently but 2 assets are flagged to be brought into the fund once the first equity is raised – Parkwood Center in Little Rock, AR and Woodlane Circle Commerce Center in Tallahassee, FL										
Asset Value Acquired to Date	\$0										
Current/Targeted Leverage	60%-70%										

Targeted Annual Return	15%
Current Distribution Rate	N/A
Investor Back End Participation	8% preferred return with 25% promote above the preferred return to Sponsor (75% to Investor)
Redemption/Liquidity Provision	<p>From PPM (Please see PPM for full explanation - Limited Transferability of Units. Each investor will be required to represent that such investor is acquiring the Units for investment and not with a view to distribution or resale, that such investor understands the Units are not freely transferable and, in any event, that such investor must bear the economic risk of investment in the Company for an indefinite period of time because the Units have not been registered under the Securities Act or certain applicable state securities laws, and that the Units cannot be sold unless they are subsequently registered or an exemption from such registration is available and unless such investor complies with the applicable provisions of the LLC Agreement. There will likely be no market for the Units and an investor cannot expect to be able to liquidate such investor's investment in the case of an emergency. Further, the sale of 45</p> <p>Units may have adverse federal income tax consequences. Any transfer of an investor's Units requires the prior written consent of the Manager in its sole and absolute discretion. See "SUMMARY OF LIMITED LIABILITY COMPANY AGREEMENT – Transferability of Units and Admission of New Members" and EXHIBIT B - LIMITED LIABILITY COMPANY AGREEMENT OF SEP INDUSTRIAL HOLDINGS II LLC.</p>

Other Information	
Custodial Platforms	Equity Trust Community National Bank Inspira
Program Administrator	Vistra USA
Program Auditor	TBD - Currently Interviewing Firms
Tax Reporting	TBD - Currently Interviewing Firms
Recent Management Changes	N/A
Other Notable Notes	

Sponsor Information	
Sponsor Name	The Becker Organization (TBO)
Sponsor Inception	2000
Sponsor's DD Contact	David Becker
Sponsor Website	www.thebeckerorg.com
Sponsor Description	<p>Founded in 2000 and headquartered in Montclair, New Jersey, TBO was established to acquire and manage a diverse portfolio of real estate properties. TBO has acquired over 70 properties including residential, retail, industrial, office, and garage properties and current holdings span across 14 U.S. states. Founded and operated by Bryan Becker, a third-generation real estate owner and developer with over 20 years of experience. Prior to forming TBO, Mr. Becker was Associate Director of Asset Management for Time Equities Inc.</p> <p>TBO offers customized one-off 1031 exchange solutions.</p>
Managing BD	Time Equities Securities, LLC

Issuer/Program Information	
Issuer Name	Salisbury NC Industrial - Time Equities Securities, LLC
Program Description & Notable Features	<p>Offering of all-cash 32.3610% Tenant in Common and Membership Interests in the land and industrial building located in Salisbury, NC. Salisbury NC Industrial is a 120,000 SF, single-tenant industrial building situated on approximately 20.57 acres located approximately 40 miles northeast of Charlotte and which is 100% occupied by Westlake Royal Building Products Inc. ("Westlake"), a subsidiary of a publicly traded. 5 of the 20.57 acres are utilized by Westlake for Industrial Outdoor Storage, and 6.4 acres of unimproved land adjacent to the Property were also included in the purchase.</p> <p>Westlake originally took occupancy of the Property in 2015, and their current lease which runs through September 2030 (with one five year renewal option at fair market rents) is estimated to roughly 40% below current market rents on average.</p> <p>This below market rental rate provides for the opportunity to increase rents and cash flow upon renewal of the lease or re-tenanting at or closer to market rents.</p>
Offering Structure	Reg. D 506(c) - Tenancy in Common
Suitability Standard	Accredited Investors Only
Effective Date	4/28/25
Anticipated Closing Date	6/24/25
Targeted Hold Period	7-10 Years
Min/Max Raise	Up to \$3,467,875
Minimum Investment	\$1,000,000 (lesser amounts accepted at Sponsor's discretion)
Current Raise	\$2,838,753
Share/Interest Class(es)	N/A
Commissions	Up to 3%
Total Offering Related Fees & Expenses	Up to 5%

Investment Risk Strategy	Typical real estate and economic risks, however, Sponsor believes many risks are mitigated through the all-cash acquisition strategy, below market current lease, and low acquisition basis compared to competition and replacement costs.
Asset Class	Industrial
Asset Sub-Class(es)	Warehouse/Light Manufacturing/Industrial Outdoor Storage
Current Assets in Portfolio	1
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	All-cash
Targeted Annual Return	6%
Current Distribution Rate	5% per annum
Investor Back End Participation	50% above 100% return of capital and 6% per annum, non-compounding income return.
Redemption/Liquidity Provision	Projected financing event to occur within 5 years of operations (as of 6/18/25), anticipated to generate a 55% tax-deferred return of capital event to each TIC investor. Potential sale and return of capital within years 7-10. The timing and success of both aforementioned events is contingent on market conditions.

Other Information	
Custodial Platforms	N/A
Program Administrator	Self-administered
Program Auditor	N/A
Tax Reporting	Financial Statements while ownership structure is a TIC. If/when TIC is rolled-up into an LLC, K1s.
Recent Management Changes	N/A
Other Notable Notes	

Sponsor Information	
Sponsor Name	Time Equities, Inc.
Sponsor Inception	1966
Sponsor's DD Contact	Alexander Anderson
Sponsor Website	www.timeequities.com
Sponsor Description	<p>Founded in 1966, Time Equities, Inc. ("TEI") is a diversified real estate investment, development, asset and property management company headquartered in New York City. TEI's investment portfolio exceeds 400 commercial properties, approximately 43 million square feet of multi-family, student housing, industrial, office, and retail asset types and 2 million square feet of pre-development and development projects. Across 37 states, 5 Canadian provinces, Germany, Italy, the Netherlands and island of Anguilla, the TEI portfolio benefits from a diversified portfolio of stabilized and opportunistic assets and new markets around the world are always being evaluated.</p> <p>TEI offers boutique Reg. D private placement customized 1031 exchange solutions and diversified income equity and short term debt offerings.</p>
Managing BD	Time Equities Securities, LLC

Issuer/Program Information	
Issuer Name	192 nd West Lofts LLC
Program Description & Notable Features	Offering of all-cash Tenant in Common Interests (1031 eligible) in a 98% occupied, 2021-construction multi-family property located in Vancouver, Washington.
Offering Structure	Reg. D 506(c) - Tenancy in Common (TIC)
Suitability Standard	Accredited Investors Only
Effective Date	9/26/24
Anticipated Closing Date	9/30/25
Targeted Hold Period	7-10 years
Min/Max Raise	\$45,950,000
Minimum Investment	\$1,000,000
Current Raise	\$23,989,667
Share/Interest Class(es)	N/A
Commissions	Up to 4%
Total Offering Related Fees & Expenses	Up to 8%
Investment Risk Strategy	Typical real estate and economic risks, which Sponsor believes are mitigated through all-cash acquisition and hold period until accretive, non-recourse financing becomes available.
Asset Class	Multi-Family
Asset Sub-Class(es)	Garden-Style
Current Assets in Portfolio	1
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	All-Cash
Targeted Annual Return	5%
Current Distribution Rate	5%

Investor Back End Participation	50% above 100% return of capital and 5% per annum, non-compounding income return.
Redemption/Liquidity Provision	Projected financing event to occur within 1-2 years of operations (as of 6/18/25), anticipated to generate a 50% tax-deferred return of capital event to each TIC investor. Potential sale and return of capital within years 7-10. The timing and success of both aforementioned events is contingent on market conditions.

Other Information	
Custodial Platforms	N/A
Program Administrator	Time Equities, Inc.
Program Auditor	N/A
Tax Reporting	Financial Statements while ownership structure is a TIC. If/when TIC is rolled-up into an LLC, K1s.
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Time Equities, Inc.
Sponsor Inception	1966
Sponsor's DD Contact	Alexander Anderson
Sponsor Website	www.timeequities.com
Sponsor Description	<p>Founded in 1966, Time Equities, Inc. ("TEI") is a diversified real estate investment, development, asset and property management company headquartered in New York City. TEI's investment portfolio exceeds 400 commercial properties, approximately 43 million square feet of multi-family, student housing, industrial, office, and retail asset types and 2 million square feet of pre-development and development projects. Across 37 states, 5 Canadian provinces, Germany, Italy, the Netherlands and island of Anguilla, the TEI portfolio benefits from a diversified portfolio of stabilized and opportunistic assets and new markets around the world are always being evaluated.</p> <p>TEI offers boutique Reg. D private placement customized 1031 exchange solutions and diversified income equity and short term debt offerings.</p>
Managing BD	Time Equities Securities, LLC

Issuer/Program Information	
Issuer Name	Mumford Park
Program Description & Notable Features	Offering of all-cash Tenant in Common Interests (1031 eligible) in a 90% occupied, 10-building industrial park totaling approximately 118,000 rentable square feet located in Greenville, North Carolina.
Offering Structure	Reg. D 506(c) - Tenancy in Common (TIC)
Suitability Standard	Accredited Investors Only
Effective Date	4/1/25
Anticipated Closing Date	7/15/25
Targeted Hold Period	10+ years
Min/Max Raise	\$9,373,000
Minimum Investment	\$1,000,000
Current Raise	\$5,373,000
Share/Interest Class(es)	N/A
Commissions	Up to 4%
Total Offering Related Fees & Expenses	Up to 8%
Investment Risk Strategy	Typical real estate and economic risks, which Sponsor believes are mitigated through all-cash acquisition, relatively high going-in capitalization rate, relatively low basis compared to market comparables, and flexible hold period until accretive, non-recourse financing becomes available.
Asset Class	Industrial
Asset Sub-Class(es)	Multi-Tenant Industrial
Current Assets in Portfolio	1
Asset Value Acquired to Date	N/A
Current/Targeted Leverage	All-Cash

Targeted Annual Return	6%
Current Distribution Rate	6%
Investor Back End Participation	50% above 100% return of capital and 6% per annum, non-compounding income return.
Redemption/Liquidity Provision	Projected financing event to occur within 4 years of operations (as of 6/18/25), anticipated to generate a 55% tax-deferred return of capital event to each TIC investor.

Other Information	
Custodial Platforms	N/A
Program Administrator	Time Equities, Inc.
Program Auditor	N/A
Tax Reporting	Financial Statements while ownership structure is a TIC. If/when TIC is rolled-up into an LLC, K1s.
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Time Equities, Inc.
Sponsor Inception	1966
Sponsor's DD Contact	Alexander Anderson
Sponsor Website	www.timeequities.com
Sponsor Description	<p>Founded in 1966, Time Equities, Inc. ("TEI") is a diversified real estate investment, development, asset and property management company headquartered in New York City. TEI's investment portfolio exceeds 400 commercial properties, approximately 43 million square feet of multi-family, student housing, industrial, office, and retail asset types and 2 million square feet of pre-development and development projects. Across 37 states, 5 Canadian provinces, Germany, Italy, the Netherlands and island of Anguilla, the TEI portfolio benefits from a diversified portfolio of stabilized and opportunistic assets and new markets around the world are always being evaluated.</p> <p>TEI offers boutique Reg. D private placement customized 1031 exchange solutions, and diversified income equity and short term debt funds.</p>
Managing BD	Time Equities Securities, LLC

Issuer/Program Information	
Issuer Name	TEI Quarterly Debt Fund LLC
Program Description & Notable Features	Private debt offering that will provide quarterly income distributions and the option to redeem after the first full calendar quarter after a capital contribution is funded. Distributions and repayment of principal is 100% guaranteed by TEI LLC. The proceeds shall be used to make loans to Affiliates of TEI only that own a wide range of properties for working capital needs.
Offering Structure	Reg. D 506(c) Private Placement LLC
Suitability Standard	Accredited Investors Only
Effective Date	5/29/24
Anticipated Closing Date	Open ended, subject to initial offering amount (\$100,000,000) or the maximum of \$300,000,000 being fully funded
Targeted Hold Period	Minimum one calendar quarter
Min/Max Raise	Up to \$100,000,000, may be increased to up to \$300,000,000
Minimum Investment	\$25,000
Current Raise	\$17,182,605
Share/Interest Class(es)	\$5,000 per unit
Commissions	Up to 2% in addition to 1% trail on unreturned capital
Total Offering Related Fees & Expenses	Up to 2% in addition to a 1.5% Annual Servicing and distribution fee paid to TES that can be reallocated to Selling Group Members (noted above)
Investment Risk Strategy	TEI LLC which is wholly owned by Francis Greenburger, shall guarantee the quarterly stated return distributions and repayment of 100% of capital contributions made to the Fund. TEI LLC has a balance sheet in excess of \$700,000,000 and growing.
Asset Class	Private Debt
Asset Sub-Class(es)	
Current Assets in Portfolio	

Asset Value Acquired to Date	
Current/Targeted Leverage	
Targeted Annual Return	Minimum stated return for investors shall be 7% per annum until 6/30/26, thereafter, the quarterly distribution rate shall adjust on the first business day of each calendar quarter equal to the Three-Month US Treasury rate plus 150 basis points (unless further adjusted by the Sponsor on a quarterly basis).
Current Distribution Rate	8% per annum through 6/30/25, 7% per annum through 6/30/26
Investor Back End Participation	None
Redemption/Liquidity Provision	Redemptions are not permitted during the first calendar quarter after a Capital Contribution is funded (Example: An investment made on September 30, 2024, can be redeemed on January 1, 2025, without penalty). The first \$10,000,000 of redemption requests per calendar quarter are not subject to redemption caps. Thereafter, redemptions are capped at 6.25% of invested capital per quarter or 25% per year.

Other Information	
Custodial Platforms	Schwab, NFS, Pershing. Additional platforms available upon request.
Program Administrator	Self-administered
Program Auditor	Meisel, Tuteur & Lewis, P.C
Tax Reporting	K-1
Recent Management Changes	None
Other Notable Notes	

Sponsor Information	
Sponsor Name	Wildlife Partners, LLC
Sponsor Inception	2/18/2016
Sponsor's DD Contact	Grant Mathey – gmathey@wildlifepartners.com
Sponsor Website	Wildlifepartners.com
Sponsor Description	Exotic livestock breeding
Managing BD	JCC Capital Markets, LLC

Issuer/Program Information	
Issuer Name	Wildlife Partners 2024A, LLC
Program Description & Notable Features	Two-pronged approach. 1 st is owning an exotic wildlife breeding partnership. 2 nd is owning the underlying land (1,445 acres in Kerr Co. TX).
Offering Structure	Parent LLC owns two subsidiaries: one for land and one for breeding.
Suitability Standard	Accredited investors
Effective Date	Form D filed 12-04-2024
Anticipated Closing Date	Prior to December 31, 2025
Targeted Hold Period	7 years
Min/Max Raise	\$45 million
Minimum Investment	\$100,000
Current Raise	\$1 million
Share/Interest Class(es)	Class A (active) and Class B (passive)
Commissions	7%
Total Offering Related Fees & Expenses	11%
Investment Risk Strategy	Insurance
Asset Class	Agriculture and real estate
Asset Sub-Class(es)	Livestock
Current Assets in Portfolio	No assets currently
Asset Value Acquired to Date	
Current/Targeted Leverage	0%/depends on strategy but leverage is allowed
Targeted Annual Return	8% preferred in months 15 and 27 after closing, 15% after year 3
Current Distribution Rate	No distributions to date
Investor Back End Participation	Pro rata
Redemption/Liquidity Provision	N/A

Other Information	
Custodial Platforms	Great Lakes
Program Administrator	Great Lakes
Program Auditor	
Tax Reporting	
Recent Management Changes	N/A
Other Notable Notes	