

**LBC Capital<sup>®</sup>**

PRIVATE CAPITAL LENDING & INVESTING

# Invest with Confidence, Invest with LBC Capital Income fund

Discover Secure Investments Backed by Decades of Expertise





# Hello!

**Thank you for your interest in our Income fund!**

Imagine a future where your financial aspirations are not just dreams, but tangible realities. At LBC Capital, we're more than investment managers; we're your partners in achieving financial success.

At LBC Capital, our main goal is to help you grow your money and keep it safe. We've been doing this for over 12 years and being a part of a big and trusted financial group, makes us a reliable partner and guide in the world of real estate investments.

We're not just about numbers – we're your partners in making your money work for you. We invest in safe things like real estate loans, and our experience and modern strategies mean your money can grow while staying secure.

**Come join us on this financial journey where your goals matter. With LBC Capital, your success is what we care about most.**



**Boris Dorfman**

is the founder and Fund Manager  
of LBC Capital Income Fund, LLC

# Investment Summary

<b>The Fund</b>	LBC Capital Income Fund, LLC — a California limited liability company
<b>Fund Manager</b>	Lending Bee, Inc., a California corporation
<b>Maximum Fund Size</b>	\$100,000,000. The Fund’s capitalization is currently (as of December 2022) \$50M
<b>Minimum Investment</b>	\$250,000, subject to the discretion of the Manager
<b>Target ROI</b>	8.00% plus additional .5% for Investments of \$1mil and more
<b>Leverage</b>	\$15M line of credit through Pacific Premier Bank



# Why Choose LBC Capital

- Over 12 years in the market, experienced management and C-suite
- Extensive portfolio & over 100 success stories
- Return of ~ 8% annually
- \$3,000,000 of held capital
- Independently audited financial statements
- Strong alignment of interests between fund management and investors
- Experienced management and C-suite
- Possibility to invest for non-residents
- Investing in real estate loans, securing high liquidity and predictable cash flow
- Funds are managed by leading hard money lender - Lending Bee Inc





# Our Investment Strategy:

**Our approach is simple yet powerful:** we invest in loans backed by real, tangible assets like houses. This means your investment is rooted in something real and secure.

**Safety is our priority.** By focusing on loans and not just buying and selling properties, we reduce risks often associated with real estate. It's our way of saying your money matters to us.

But it's not just about investing – it's about **smart** investing. Our risk management practices ensure that your investment stays strong even in changing times. We're not just managing funds; we're safeguarding your future.

Discover the strategy that sets us apart. With LBC Capital, your investment journey is built on **trust, security, and growth.**



# Ideal for a Wide Range of Investors

The Fund is available to Accredited Investors (as per Regulation D under the Securities Act) who fit any of the following profiles:

High-Growth Seekers

Sustainable Investors

Passive Income Seekers

Crypto Enthusiasts  
and Investors

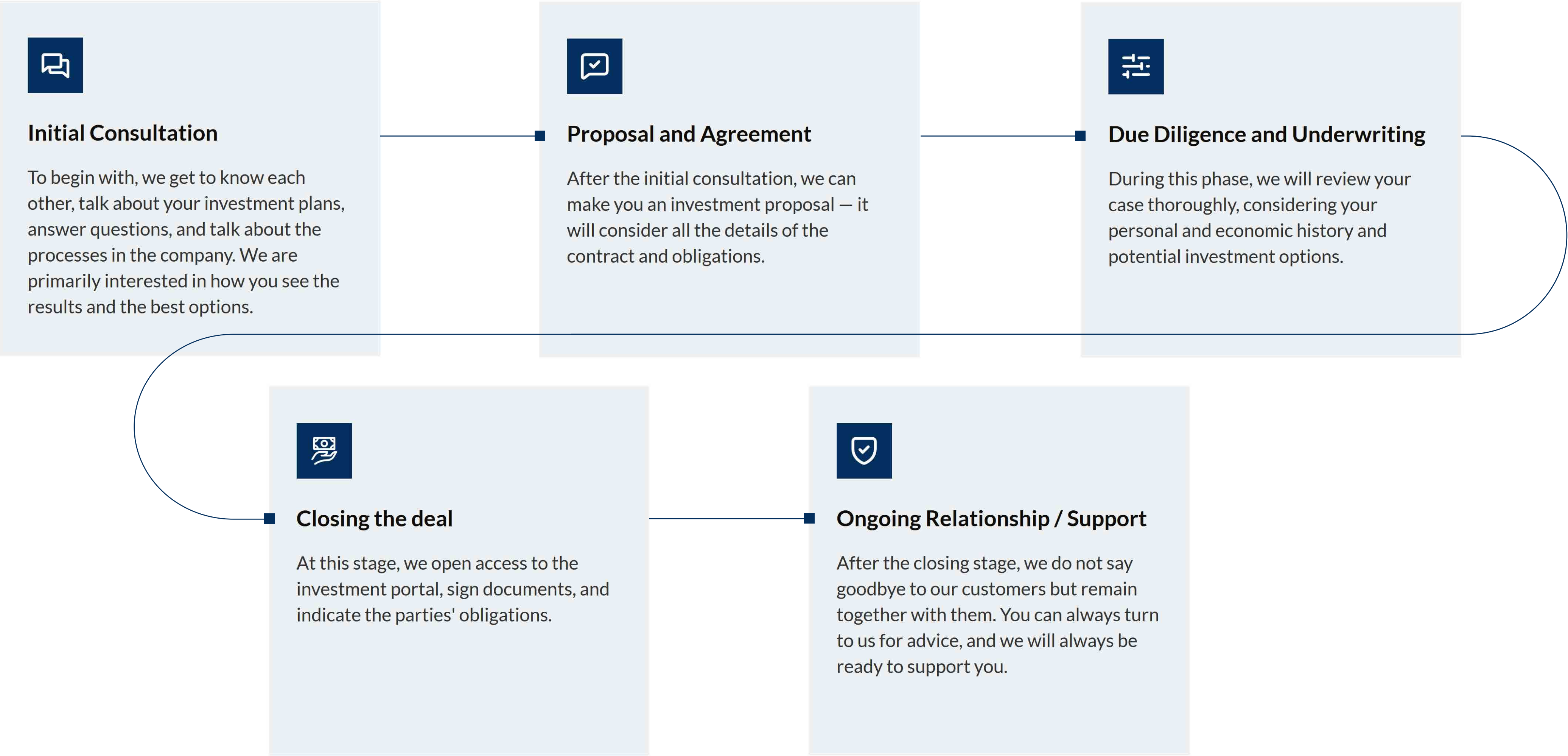
Foreign and non-resident  
investors

Retirement Investors

Our minimum deposit is **\$250,000**, it is right enough to join the Income Fund.



# Our Process



# The Fund’s Performance As of December 2022

For the past 10 years, the Fund has delivered solid returns — with low volatility — to its investors.

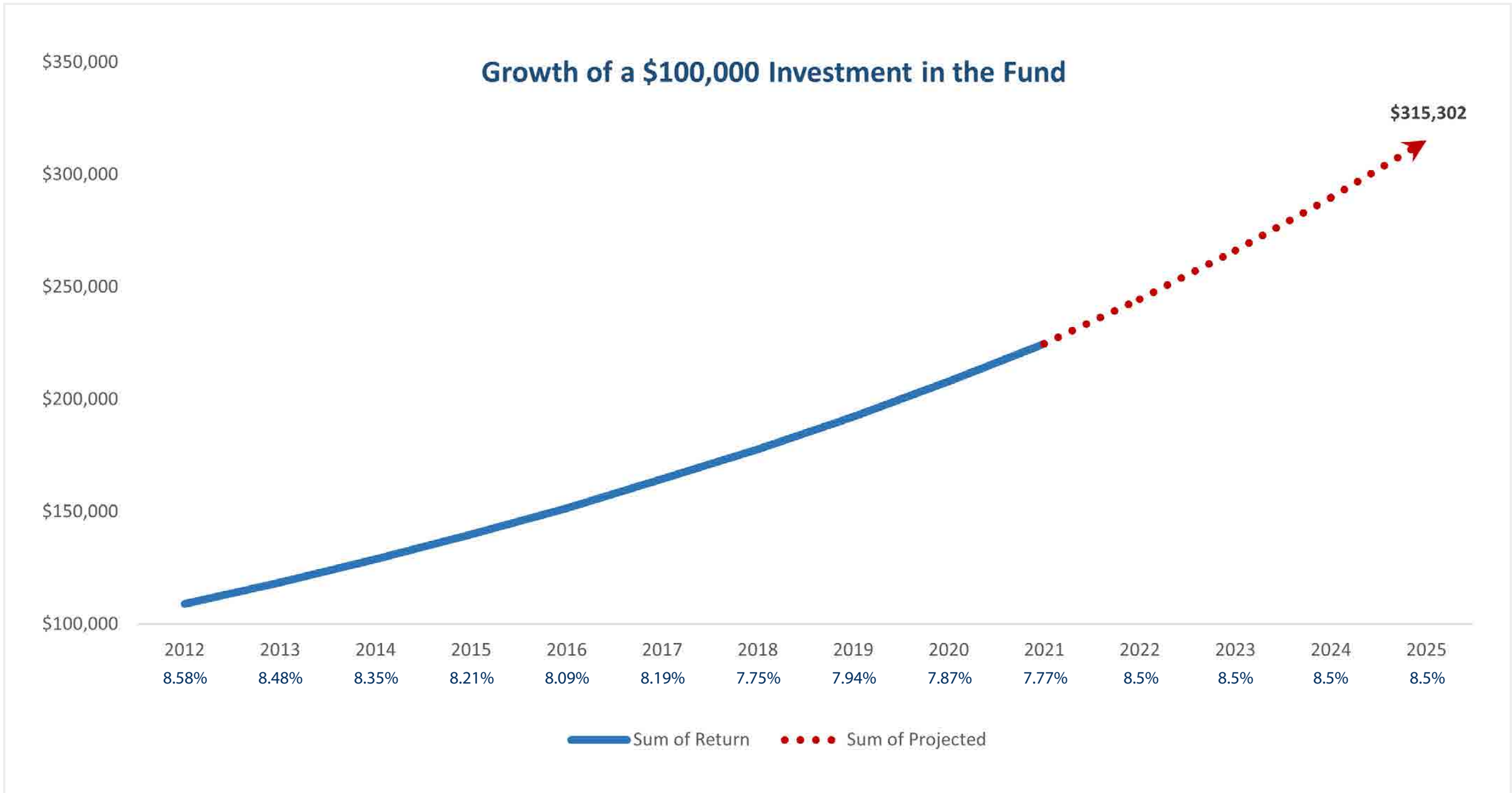
# The Fund’s Diversified Loan Portfolio As of December 2022

LBC Capital Income Fund holds a \$50 million portfolio of trust deeds which are secured by variety of properties and diversified by geographic location and property type.

## When an 8% annual return is reinvested each year and allowed to compound:

- The initial investment virtually doubles over the first 9 years.
- Quadruples over 18 years.
- Grows by more than 580% over 25 years.

PROPERTY TYPE	# OF PROPERTIES	STATES	OUTSTANDING LOAN BALANCE
Residential (1 to 4 units)	40	CA, FL, WA, NC	\$21,509,313
Commercial	9	DC, CA, FL	\$25,499,000
REO (Real Estate Owned)	1	CA	\$2,000,000





# The Expertise Factor

Lending Bee, Inc. — A trusted name in the private lending industry





# Your Winning Investment Partner – LBC Capital



## **Real Security:**

Your money is invested in funding investment real estate properties like houses, making sure it's safe and sound.



## **Diverse Choices:**

We offer different ways to invest, whether you want more money for later, a steady income, or both.



## **Growing Profits:**

Your money has the potential to grow over time, especially in real estate.



## **Reliable Earnings:**

We promise you'll get a steady income, like 8% every year.

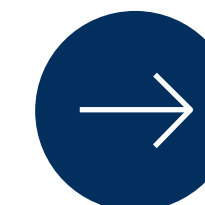


## **Positive Impact:**

Your investment also helps make homes better and more accessible for everyone.

LBC Capital is here to make your investment journey better.

## **Let's get started today:**





# How to Get Started:

**LBC Capital**<sup>®</sup>

PRIVATE CAPITAL LENDING & INVESTING

1

Contact us for a consultation.

2

Explore personalized  
investment options.

3

Begin your journey towards  
secure investments.

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