

LBC Capital[®]

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

The Fund	LBC Capital Income Fund, LLC — a California limited liability company
Fund Manager	LBC Fund Management, Inc.
Maximum Fund Size	\$100M
Minimum Investment	\$250,000, subject to the discretion of the Manager
Target ROI	8.00% plus additional 0.5% for Investments of \$1mil and more
Assets Under Management	Currently at \$58M
Leverage	\$30M line of credit from Cross River 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
- 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
- Zero losses for the past 13 years
- Less than 1% foreclosure rate for the past 13 years



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 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

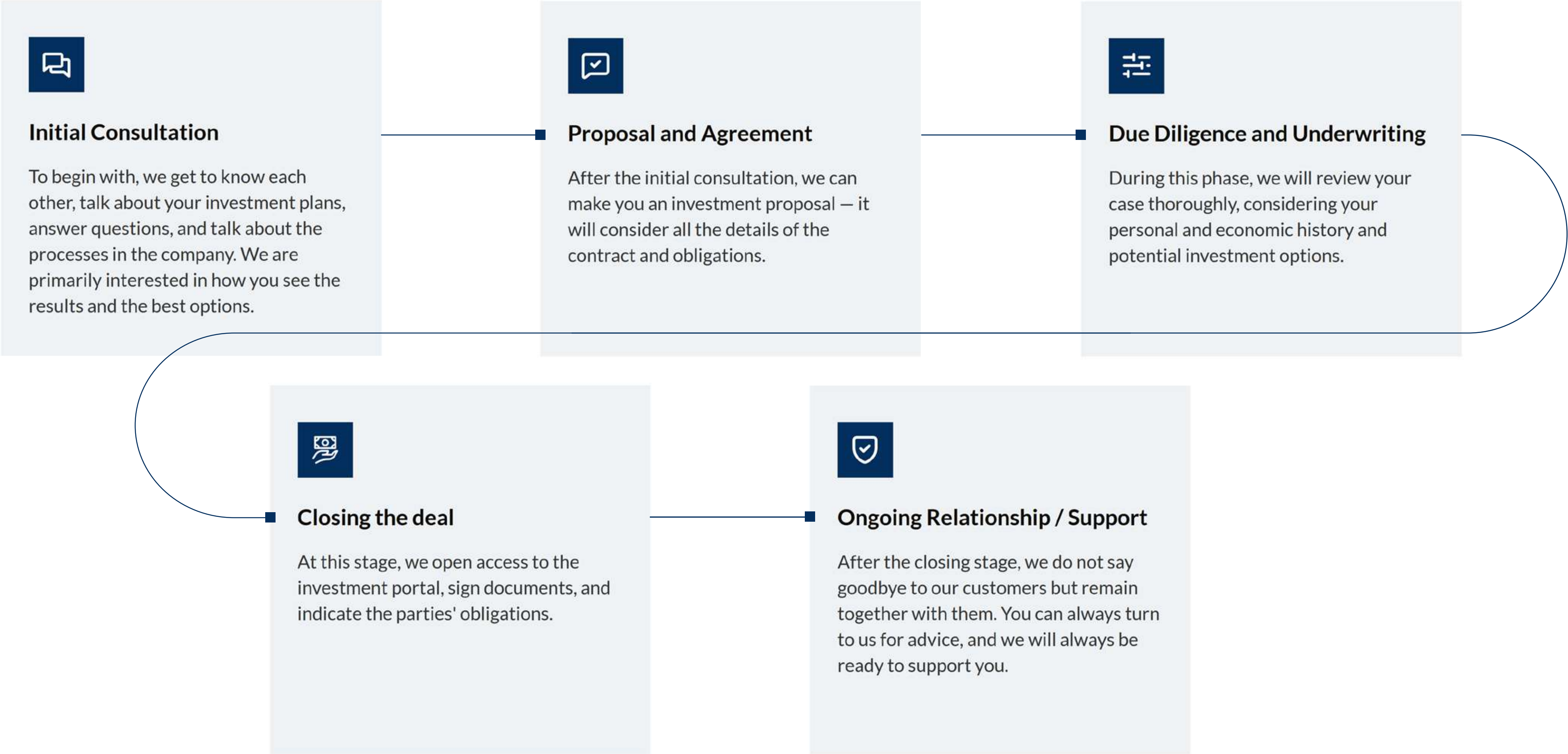
Crypto Enthusiasts
and Investors

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.

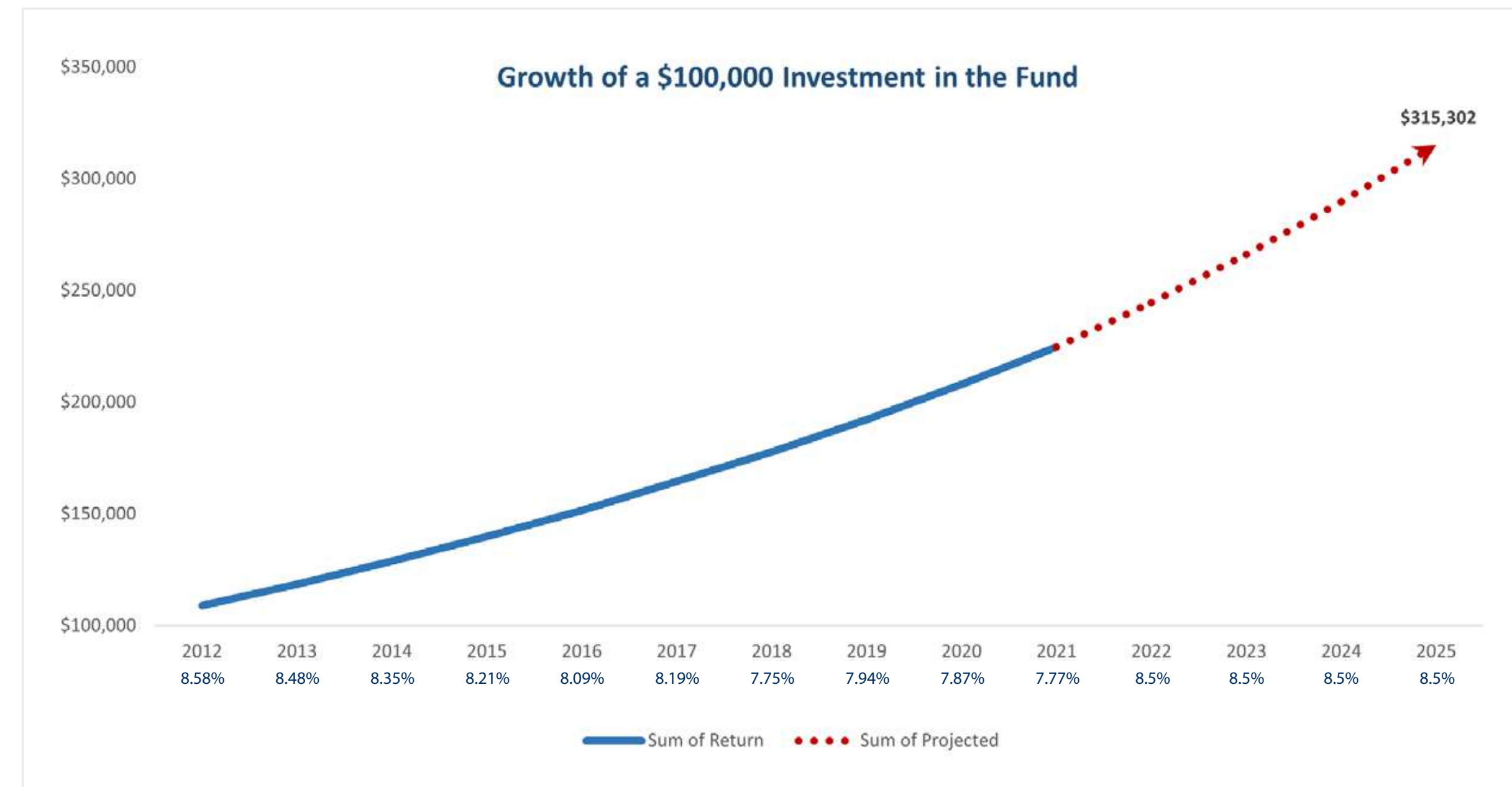
PROPERTY TYPE	# OF PROPERTIES	STATES	OUTSTANDING LOAN BALANCE
Residential (1 to 4 units)	40	CA, FL, NC	\$33,015,925.68
Commercial	9	DC, CA, FL	\$12,585,912.56
REO (Real Estate Owned)	1	CA	\$5,905,243
REO (Real Estate Owned)			\$51,507,081.24

The Fund's Diversified Loan Portfolio As of December 2022

LBC Capital Income Fund holds a \$50 mil+ 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.



The Expertise Factor

LBC Fund Management, Inc. — A trusted name in the private lending industry



Your Winning Investment Partner – LBC Capital



Real Security:

Your money is invested in providing loans for 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:

Thanks to the reinvesting we offer, your money has the potential to not only fight the inflation, but also grow over time.



Reliable Earnings:

Thanks to investing in trust deeds, we minimize risks and offer 8-8.5% of expected ROI

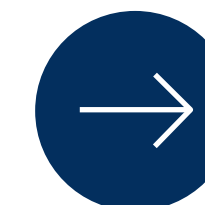


Positive Impact:

Your investment not only helps you get a source of passive income, but helps other investors grow their portfolios, which is a win-win strategy for everyone.

LBC Capital is here to make your investment journey better.

Let's get started today:



How to Get Started:

LBC Capital[®]

PRIVATE CAPITAL LENDING & INVESTING

1

Contact us for a consultation.

2

Confirm you are
an accredited investor,
explore the terms we offer.

3

Begin your journey towards
secure investments.

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