

LBC Capital Income Fund

— Investor Overview

LBC Capital[®]

PRIVATE CAPITAL LENDING & INVESTING

Investment Objective

Generate **consistent income (~8% annually)** while prioritizing **capital preservation** through real estate-backed lending.

Strategy

- Invest in **loans secured by residential & commercial real estate**
- Focus on **short-term, asset-backed lending**
- Emphasis on **conservative underwriting and downside protection**

Risk Management

- Typical low **loan-to-value (LTV)** structure: 60-70%
- **First lien position** on most loans
- Active monitoring of every loan
- Real estate collateral backing each investment

Track Record

- **15+ years** in real estate lending
- **~8% target annual returns**
- **No realized investor principal losses over 15 years**
- **<1% historical foreclosure rate**

Scale & Infrastructure

- **\$100M+ Assets Under Management**
- **\$55M institutional credit facility**
- Operator-driven platform with direct loan origination

Investor Profile

- Accredited investors
- Minimum investment: **\$250,000**
- Designed for **passive income & capital preservation**

Income & Structure

- Consistent income distributions (monthly)
- Medium- to long-term investment horizon

Why Investors Choose Us

- Focus on **consistency over speculation**
- **Real asset backing** for every investment
- **Active management**, not passive allocation
- Alignment between management and investors



Next Step

Schedule a call to review full details, performance, and current opportunities.

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