

LUKROM PUTS INVESTORS FIRST



COMPETITIVE RETURNS
OF 7% TO 9.9%¹



TAX-ADVANTAGED
INVESTMENTS



TRANSPARENCY
INCLUDING AUDITED
FINANCIALS



TEAM
EXPERIENCE



FIRST LOSS
PROTECTION³



NON-CORRELATED,
ASSET-BACKED
DIVERSIFICATION

Lukrom iFund LP seeks to provide accredited investors with a competitive monthly preferred return opportunity¹.

	CLASS A	CLASS B	CLASS C
PREFERRED RETURN ¹	7.0%	7.5%	8.5%
PREFERRED RETURN COMPOUNDED ¹	7.2%	7.8%	8.8%
SUB-REIT RETURN ^{1, 2}	7.8%	8.4%	9.5%
SUB-REIT RETURN COMPOUNDED ^{1, 2}	8.1%	8.7%	9.9%

MINIMUM INVESTMENT – Class A \$50,000, Class B \$500,000, Class C \$2,500,000
(Family investor accounts are combined to meet minimum investments.)

¹ Potential distributions are not guaranteed and could be lower than anticipated.

² Tax-Equivalent Return after accounting for 20% QBID tax deduction. We suggest you consult a tax advisor.

³ To help mitigate the risk of loss to Class A, B, and C Partners, Class E Partner(s) shall bear the first loss incurred up to but not to exceed their capital account in the Fund, and Class D Partners shall cover any first loss not covered by Class E Partner(s) thereafter up to but not to exceed their capital account in the Fund. This includes all loans held by the Fund, the Sub REIT, and any subsidiaries of the Fund. In addition, the First Loss Protection shall be applied to satisfy if necessary for withdrawals at dissolution, redemptions, and distributions.

Important iFund Investment Terms

TARGET FUND SIZE	\$250M raise over the next 5+ years
THE INITIAL ASK	<p>Minimum Investment:</p> <ul style="list-style-type: none"> · Class A - \$50K · Class B - \$500K · Class C - \$2.5M
ACCOUNT GROUPING	Family investor accounts are combined to meet minimum investments.
INVESTMENT PERIOD AND FUND LIFE	The iFund is open-ended, and investments may stay in perpetuity.
FIRST LOSS PROTECTION³	<p>Lukrom prioritizes investors with our "First Loss Protection."</p> <p>While we don't expect losses, our executives and advisory board members have added millions of dollars as a First Loss Protection to iFund. This amount is lost first before investor returns are impacted.</p>
DISTRIBUTION OF RETURNS¹	Returns are distributed monthly via ACH or compounded monthly.
REDEMPTION	<p>Limited to 20% of the total iFund contributed capital each year. Early withdrawal fee (percentage of the withdrawal amount):</p> <ul style="list-style-type: none"> · 15% for months 0 to 12 · 10% for months 12+ to 24 · 5% for months 24+ to 36 <p><i>More details in Memorandum (PPM) and Limited Partnership Agreement (LPA).</i></p>
REIT STRUCTURE AND TAX SAVINGS	<p>Lukrom iFund LP and its subsidiary, Lukrom REIT LLC, are structured to help maximize tax savings and seeks to increase investment returns.</p> <p>The Qualified Business Income Deduction (QBID)² available to iFund investors reduces taxes by 20% from the Fund, which may reduce the federal tax rate from 37% to 29.6%.</p>

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Risk Disclosure:

This is for informational purposes and should not be considered tax, legal or investment advice. Returns are not guaranteed and may be lower than anticipated. Individual results may vary. This is neither an offer to sell nor a solicitation or an offer to buy the securities described herein. The offering is made only by the Prospectus.

This Investment is speculative, illiquid, and carries a high degree of risk – including the potential loss of the entire investment. Investments in securities are not suitable for all investors. Prospective investors should perform their own due diligence carefully and review the “Risk Factors” section of the Prospectus before considering any investment. Diversification does not guarantee a profit or protect against a loss in a declining market. It is a method used to help manage investment risk.

There are risks associated with Real Estate Investment Trusts (REITs) and include but are not limited to the following: Typically, no secondary market exists for the security listed above. Potential difficulty discerning between routine interest payments and principal repayment. Redemption price of a REIT may be worth more or less than the original price paid. Value of the shares in the trust will fluctuate with the portfolio of underlying real estate. Involves risks such as refinancing in the real estate industry, interest rates, availability of mortgage funds, operating expenses, cost of insurance, lease terminations, potential economic and regulatory changes.

Securities offered through American Alternative Capital, LLC (AAC), member FINRA/SIPC. Lukrom is independent of AAC. Available only in states AAC is registered.