

DEFERRED INCOME FUND OVERVIEW



The SolPacific Deferred Income Fund (DIF) is a fixed-income, high-yield investment focused on offering loans related to real property assets primarily in the Midwest and Western United States. DIF is for investors seeking a stable, risk adjusted return with earnings compounded to their investment to generate steady growth.

Founded in
2021

\$25M+*

DIF assets under
management

6.78%

Net return
in 2024

\$0

Management
fees³

Annual Performance		Annualized	
Index	1-Year	3-Year Avg.	Average Since Fund Inception
Deferred Income Fund (gross)	8.64%	9.38%	9.88%
Deferred Income Fund (net) ¹	6.78%	7.45%	7.89%
Bloomberg U.S. Aggregate Index	1.25%	-2.41%	-1.94%
5-Year Treasury Rate ²	4.13%	3.72%	3.32%
S&P 500	23.31%	9.37%	13.75%

* As of March 31, 2025

¹ Represents net return to Investors after Manager's profit participation & Fund expenses

² Calculated as the average close rate of all days in the respective period

³ Management receives a profit participation as described in the offering memorandum

DIF FUNDED PROJECTS



Oakland Foothills, CA



Enlightenment Plaza, CA

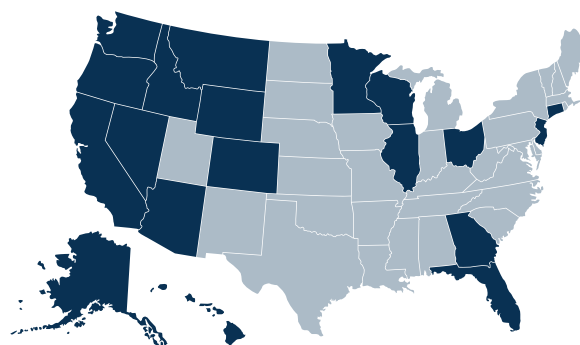


San Diego
Alvarado Creek, CA



San Jose Villa
del Sol, CA

GEOGRAPHIC DIVERSIFICATION OF INVESTMENTS



INCOME FUND INFORMATION

- No management fees³
- Manager profit participation earned only after Investor's return exceeds 4.00% annually
- Quarterly earnings must be reinvested
- Open to Qualified Clients
- Minimum investment: \$500,000
- Investment can be redeemed after two years
- Independently Audited Financial Statements



ABOUT SOLPACIFIC

SolPacific is a firm of investors focusing its efforts on real estate opportunities. We partner with developers offering loans and equity investments to facilitate the acquisition and development of market-rate and affordable housing projects. Our investor base consists of accredited individuals, qualified purchasers, and organizations pursuing annual returns ranging from 6% to 25%, characterized by low volatility and risks carefully calibrated to align with the targeted returns.

INVESTORS FIRST - ALWAYS

It's not just a slogan. It's our fundamental practice and our promise to take care of those most important to us. In a market full of "fee-first" thinkers, we set ourselves apart by putting our Investors First, Always. Our deals are structured to provide a return to investors before SolPacific receives any fees or profit participation. We align the incentives and direct the focus of all stakeholders to make sure every element of our business aligns with our investor's best interests.

THE TEAM

SolPacific, LLC serves as the sole manager of the Fund. The Manager has ultimate responsibility for the investment and operational affairs of the Fund. The Manager is controlled by Abbot Apter, the CEO and primary investment professional. Greg Borash, Jason Karnowski, and Jon Ross are additional investment professionals and oversee all day-to-day activity of the Manager.



Abbot Apter,
Chief Executive Officer



Greg Borash,
Chief Compliance Officer



Jason Karnowski,
Chief Operating Officer



Jon Ross,
Executive Director
of Investors

The information in this presentation was prepared by SolPacific, LLC (Registered Investment Adviser with the U.S. Securities and Exchange Commission, "SolPacific") and is believed to be reliable. The presentation is solely for informational purposes and is not an offer to sell or a solicitation of an offer to purchase an interest in any SolPacific managed entity. Any offer or solicitation will be made only pursuant to the Fund's confidential private placement memorandum and subscription documents and will be subject to the terms and conditions contained in such documents. Any such offering materials will contain additional information about the investment objectives, terms, and conditions of an investment in the Fund and will also contain important risk disclosures and tax information that must be considered prior to any investment decision regarding any SolPacific managed entity. You may inquire about these documents by calling our office at 218-720-3807 or emailing us at SolPacific@SolPacificInv.com.

This information is provided to you on a confidential basis and is intended solely for the use of the person to whom it is provided. It may not be modified, reproduced, or redistributed in whole or in part without the prior written consent of SolPacific.

Benchmarks and financial indices are shown for illustrative purposes only and are provided for the purpose of making general market data available as a point of reference only. Such benchmarks and financial indices are unmanaged, assume reinvestment of income, do not reflect the impact of any trading commissions and costs, management, and incentive fees, and have limitations when used for comparison or other purposes because they, among other reasons, may have a different trading strategy, volatility, credit, or other material characteristics (such as limitations on the number and types of securities or instruments). No representation is made that any benchmark or index is an appropriate measure of comparison. Investment in any SolPacific strategy is speculative and involves significant risk of loss. There is no promise that the recommendations made in the future will be profitable or will equal any performance that may be described herein. Past performance is not indicative of future results.