INCOME FUND OVERVIEW

SolPacific

The SolPacific Income Fund (SPIF) is a fixed-income, high-yield investment focused on offering loans to real estate holding companies that specialize in developing multifamily housing primarily in the Midwest and Western United States. SPIF is for investors wanting to achieve a stable, risk adjusted return, and a stable cash flow.

$3B+	$115M+*	7.08%	15,000+
Real estate transactions supported	SPIF assets under management	Net return in 2024	Housing units financed

Annual Performance		Annualized		
Index	**1-Year**	**3-Year**	**5-Year**	**Average Since Fund Inception**
SolPacific Income Fund (gross)	8.98%	9.26%	9.18%	8.77%
SolPacific Income Fund (net)[1]	7.08%	7.34%	7.42%	7.23%
Bloomberg U.S. Aggregate Index	1.25%	-2.41%	-0.33%	1.52%
3-Year Treasury Rate[2]	4.23%	3.86%	2.49%	2.06%
S&P 500	23.31%	9.37%	14.25%	12.21%

* 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

SPIF FUNDED PROJECTS

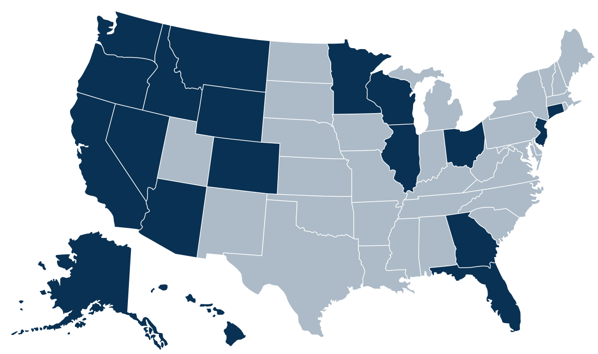
Santa Ana
Metro East, CA

Meridian Old
Town Lofts, ID

Central Flats, WI

Snow King, WY

GEOGRAPHIC DIVERSIFICATION OF INVESTMENTS



INCOME FUND INFORMATION

- No management fees[3]
- Manager profit participation earned only after Investor's return exceeds 4.00% annually
- Quarterly distributions can be reinvested
- Open to Qualified Clients
- Minimum investment: $300,000
- Investment can be redeemed after one year
- Independently Audited Financial Statements

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SolPacific

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 responsibly 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

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