

Larson Income Fund II, LLC & LIFII Blocker, LLC

Larson Income Fund, II LLC (LIFII) was created for investors seeking cashflow and diversification.

- The fund will make preferred equity¹ investments in multifamily and industrial development projects primarily located in targeted markets.
- The fund intends to make monthly distributions during the first three years, with further distributions being made after a project refinance or sale².
- Preferred equity interests are expected to be held for 3 to 5 years.



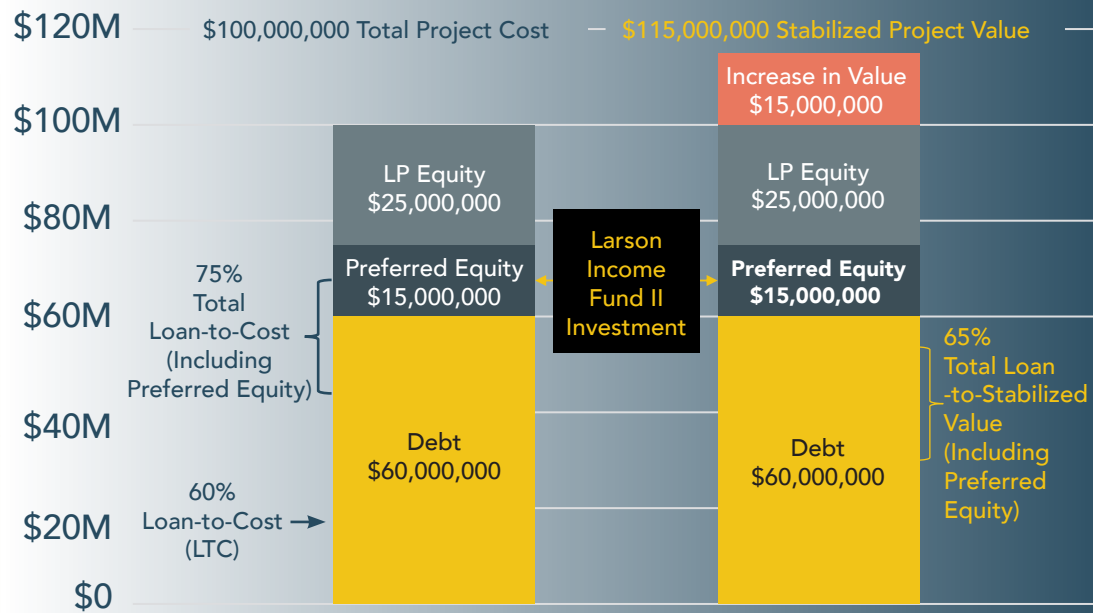
How the Fund Works

The Fund makes a preferred equity investment into a development project totaling 10-15% of the total project cost

The project uses a portion of the equity raised to pay monthly distributions while projects are under development

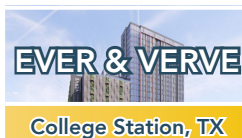
After stabilization, completed project is refinanced, construction loan is paid off, and final project distributions are made to Fund investors

Example - For Illustration Purposes



FUND PROPERTY TARGETS

The properties and markets listed below are not an exhaustive representation of the expected final fund composition; additional properties will be added as we source new investment opportunities, and the fund is expected to only own a portion of each property sourced.



College Station, TX

Expected Project Cost	\$347,081,048
Cost / Bed	\$202,026
Capital Infused	\$135,863,820
Developer Co-Invest	\$14,377,124
Construction Loan	\$203,309,809
Financed Amount	59% LTC
Expected Hold Period	4 Years

LIFII's objective is to make preferred equity investments in multifamily and industrial development projects and will source additional properties primarily located in targeted cities including:

Atlanta, GA	Austin, TX	Greenville, NC
Charlotte, NC	Columbus, OH	Indianapolis, IN
Dallas-Fort	Washington DC	Jacksonville, FL
Orlando, FL	Phoenix, AZ	Louisville, KY
Raleigh, NC	Denver, CO	Salt Lake City, UT
San Antonio, TX	Tampa, FL	...Among Others

Risks and Limitations- the risks associated with making investment decisions based on targeted metrics is that they are targets. Commercial real estate investing is risky, and that means that the investment will not always play out according to expectations. Targeted returns involved multiple degrees of uncertainty and risk related but not limited to rental rates, lease expiration dates, occupancy rates, length of the investment period, exit cap rates, and interest rates. - Criteria and Assumptions- how a sponsor approaches the underwriting process (conservative, moderate, aggressive) may change the assumptions of the model which include targeted: cash yield, equity multiple, IRR, investment period and distribution rates.

Who is Larson Capital Management?

Larson Capital Management is a Registered Investment Advisor (RIA) with a focus on real estate private equity offerings. Our primary goal is to acquire and develop real estate investments as an alternative investment solution for our investors. To accomplish this, we target premium quality properties in high growth, secondary and tertiary markets throughout the United States, including opportunity zones. Our leadership brings a combined 20+ years of experience to 1,700+ investors. Since February 2014, we have acquired over \$1.7B of commercial real estate property, including \$1.2B+ of ground-up developments.



Larson Capital Management uses data-driven analytics to acquire highly functional assets that present unique investment opportunities to investors.



Our funds are comprised of quality properties with stable tenants, favorable lease agreements and the potential to improve operating efficiencies to increase value.



Paul Larson CEO and Managing Partner | 314.438.2073 | Paul.Larson@Larson-Capital.com

Paul Larson is the founder and CEO of Larson Capital Management. Paul holds a degree in Finance from Northwestern College. Paul is responsible for business development, capital raise, capital deployment, asset profitability and strategic direction for the firm.



Jon White President | 636.445.0648 | Jon.White@Larson-Capital.com

Jon White is the President of Larson Capital Management. Since joining Larson Capital Management in May 2017, Jon has led the acquisition of property with purchase prices totaling \$363.5 million and oversees approximately \$165 million in assets under management. Before joining LCM, Jon served as President of Hoffman Commercial Real Estate (HCRE) and Operating Partner at Osprey Capital, a large family office private equity firm based in Chicago, IL, where he was responsible for the deployment of private equity through strategic acquisitions of office, retail, industrial and multi-family assets. During his tenure at HCRE, Jon executed in excess of \$1.5 billion of transactions.



Kelly Eisenloeffel COO | 314.787.7416 | Kelly.Eisenloeffel@Larson-Capital.com

Kelly Eisenloeffel was recruited in 2018 to Larson Commercial Real Estate (LCRE) as the Director of Asset Management. Tasked with building the foundation for a scalable, fully integrated real estate company, she executed a growth strategy which catapulted LCRE into the top five management companies in the St. Louis market area, with over 2 million sq. ft of commercial office space. Under Kelly's leadership, company revenue grew in excess of 300%, allowing Larson Capital Management to purchase over \$200M of commercial real estate nationwide. In recognition of Kelly's accomplishments, she was promoted to President of LCRE.

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1 Preferred equity is a class of ownership that has repayment priority ahead of common equity and behind debt positions.

2 Blocker fund distributions will be net of taxes and may differ from those of the main fund.

Investment advisory services are provided by Larson Capital Management, LLC, an investment advisor registered with the Securities and Exchange Commission. Larson Capital Management, LLC and its representatives do not provide legal or tax advice or services. Please consult the appropriate professional regarding your legal or tax planning needs.

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