



# Larson Income Fund I, LLC & LIFI Blocker, LLC

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

- The fund will make preferred equity<sup>1</sup> 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 sale.<sup>2</sup>
- Preferred equity interests are expected to be held for 3 to 5 years.

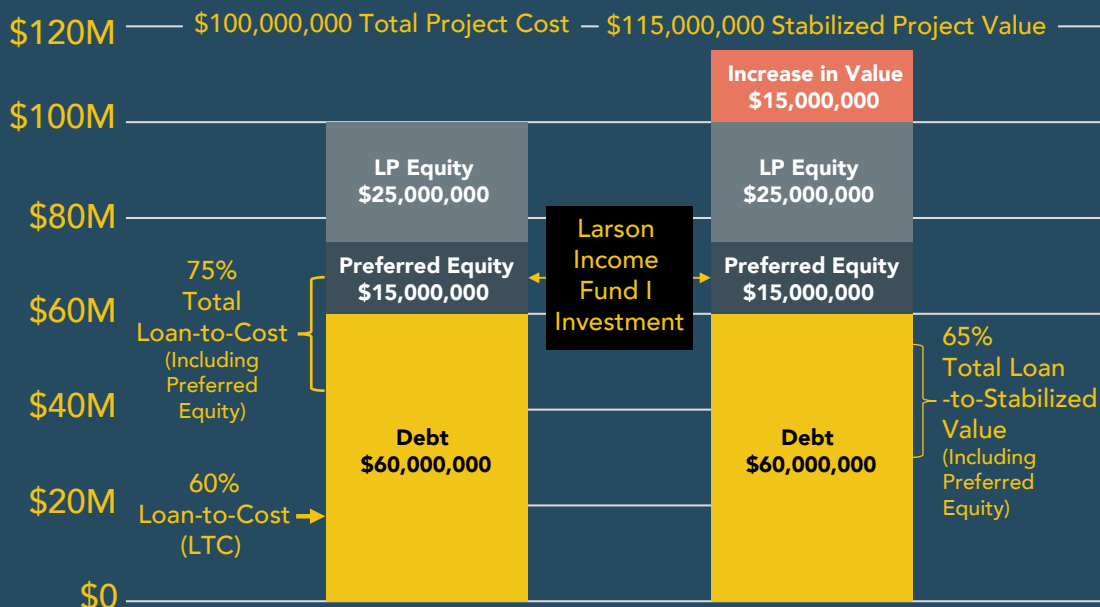
## How the Fund Works

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

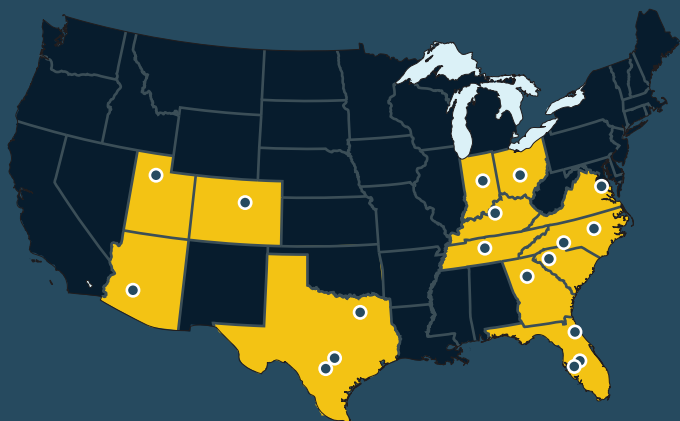
The project uses a portion of the equity raised to pay monthly distributions while projects are under development

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

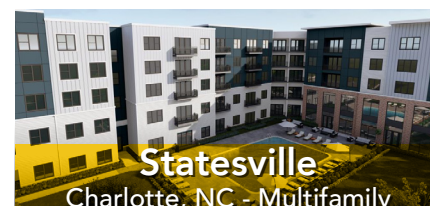
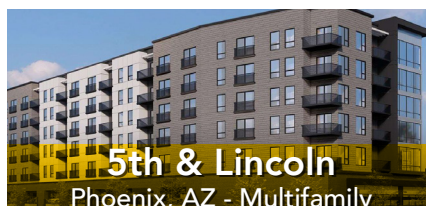
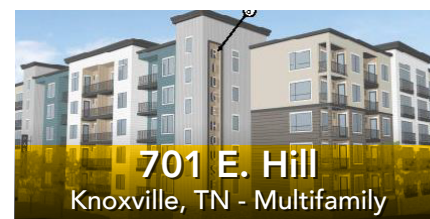
## Example - For Illustration Purposes



## Target Markets



## Current Planned Investments



# Who is Larson Capital Management?

**Larson Capital Management** is a real estate private equity firm that offers investments in institutional-grade, commercial property with a focus on income-producing commercial office properties, multifamily development, and industrial development in targeted U.S. markets. Our leadership brings a combined 20+ years of experience to 1,400+ investors. Since February 2014, we have acquired over \$1.2B of commercial real estate property, including \$725M 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. As an Operating Partner at Osprey Capital, Jon was responsible for business development, lender sourcing/management, project finance, capital raise, capital deployment, asset/portfolio profitability, M&A underwriting/financial, deal flow and strategic direction.

**info@larson-capital.com** 14567 North Outer 40, Suite 500 | Chesterfield, MO | 63017 **314.787.7226**

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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