

REAL ESTATE INCOME FUND

Blue Vikings Income Fund I

*A Private Lending Fund Offering for
Accredited Investors*



Blue
Vikings
Capital

www.BlueVikingsCapital.com





Disclaimers

The following information is an investment summary provided to prospective investors and others. This information is not an offering to sell either a security or a solicitation to sell a security. At the request of a recipient, the Company will provide a private placement memorandum, subscription agreement and the Limited Liability Company Operating Agreement. The Managing Member in no way guarantees the projections contained herein. Real estate values, income, expenses and development costs are all affected by a multitude of forces outside the Managing Member's control. This investment is semi-liquid and only those persons that are able and willing to risk their entire investment should participate. Please consult your attorney, CPA and/or professional financial advisor regarding the suitability of an investment by you.

What is the Blue Vikings Capital Real Estate Income Fund?



PRIVATE LENDING

It is a private lending fund that provides first position loans on short term (usually 6-9 months) rehab projects. Companies use the loan funds for property acquisitions and renovations, then quickly resell the properties for a profit.



DIVERSIFICATION

Unlike direct private lending where your investment is tied to one loan on one property, your investment in the Income Fund is immediately diversified across all portfolio loans to mitigate risk.



SECURITY

These loans are secured by a mortgage on the properties being purchased, ensuring a collateral-backed investment. Our team services and oversees all loan activities.

Monthly Passive Income From **Real Estate Loans**



7-10%



**EARN UP TO
10%
PREFERRED
RETURN**

**\$ EACH
MONTH**



**MONTHLY
DISTRIBUTIONS**

\$25K



**\$25,000
MINIMUM
INVESTMENT**

**90
DAYS**



**90-DAY
LIQUIDITY
OPTION**

***506(C) OPPORTUNITY FOR ACCREDITED INVESTORS ONLY**

How The Income Fund Works



INVESTOR

- Invests in the Income Fund
- Receives monthly Preferred Returns from the Fund
- Withdraws or compounds those returns



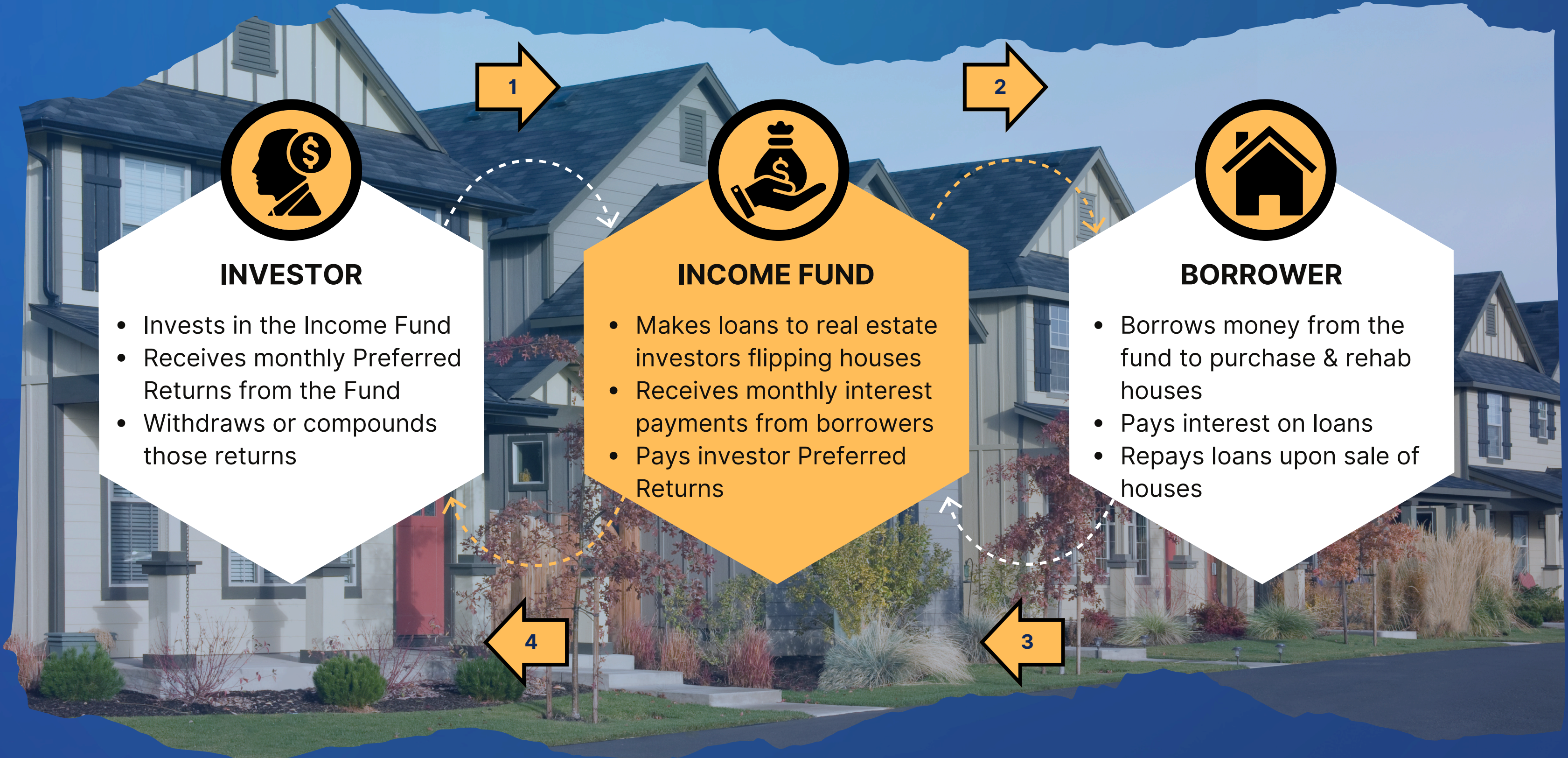
INCOME FUND

- Makes loans to real estate investors flipping houses
- Receives monthly interest payments from borrowers
- Pays investor Preferred Returns



BORROWER

- Borrows money from the fund to purchase & rehab houses
- Pays interest on loans
- Repays loans upon sale of houses



Investment Summary



----- Preferred Return -----

INVEST:	EARN:
\$1,000,000+	10%
\$500,000-\$999,999	9%
\$100,000-\$499,999	8%
\$25,000-\$99,999	7%

MONTHLY COMPOUNDING OPTION
◆-----◆
90-DAY LIQUIDITY OPTION

Investors receive their Preferred Return FIRST before we pay our expenses or realize a profit.

WHO CAN BENEFIT FROM THE INCOME FUND?



**REAL ESTATE
INVESTORS**



**MEDICAL
PROFESSIONALS**



**BUSINESS
OWNERS**



**HIGH NET WORTH
INDIVIDUALS**

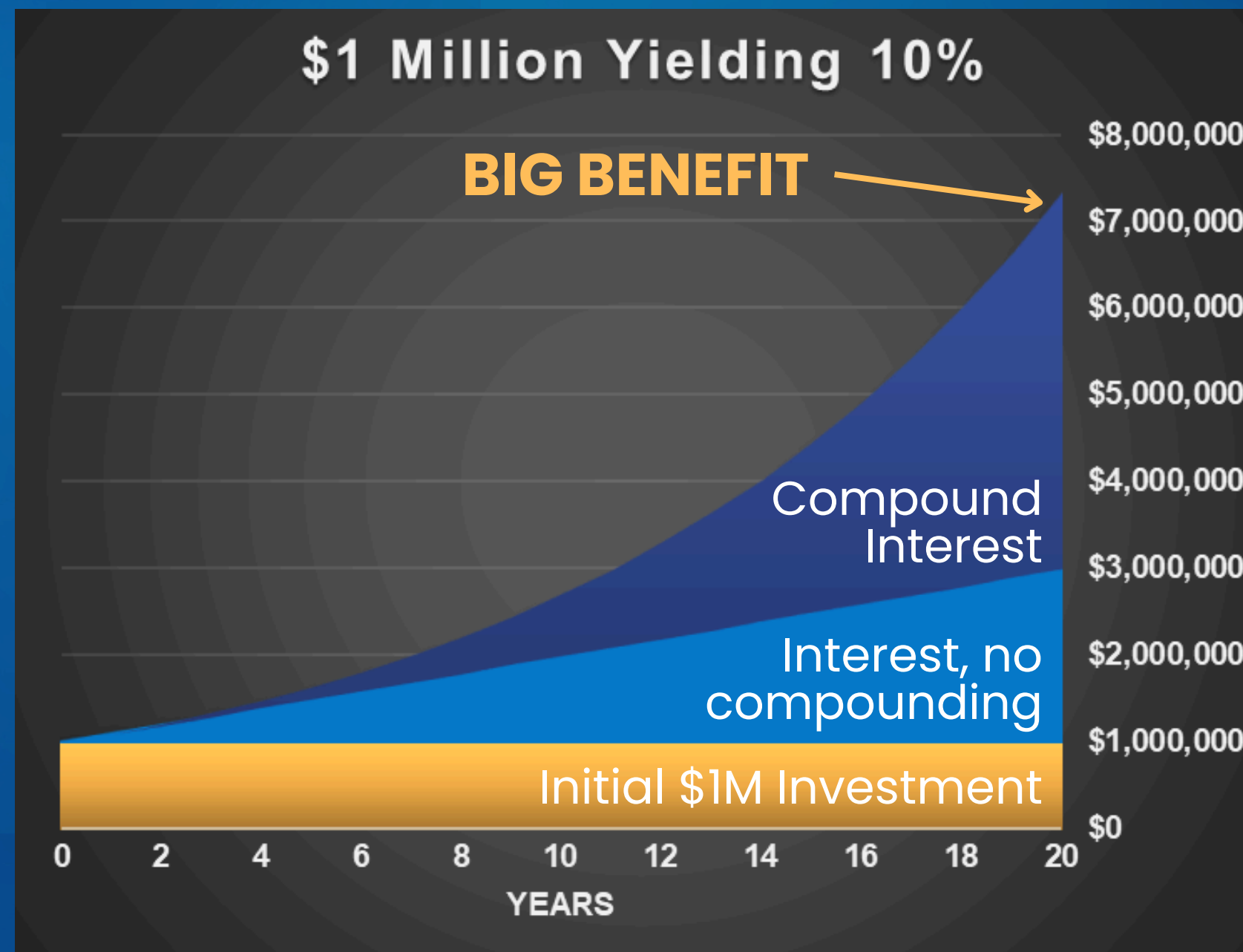


**HIGH INCOME
INDIVIDUALS**

This offering is available to anyone who qualifies as an accredited investor. An accredited investor either has a net worth of \$1 million, not including their primary residence, OR an annual income of \$200,000 (or \$300,000 if married) for the last two years and whom has a reasonable expectation that it will continue.

What is Compound Interest?

The Blue Viking Income Fund stands out by offering investors the choice of having monthly distributions deposited into their checking accounts or reinvested into their principal. Reinvesting allows for compound interest, where the distribution is added to the principal, generating interest on both the original amount and the added distribution, leading to faster growth over time.



Monthly Compounding Option

Effective annual returns if you were to invest **\$50,000, yielding 7%**

Month	Effective Annual Return	Annual Gain	Capital Balance	Year End
12	7.23%	\$3,615	\$53,615	1
24	7.75%	\$3,876	\$57,490	2
36	8.31%	\$4,156	\$61,646	3
48	8.91%	\$4,456	\$66,103	4
60	9.56%	\$4,779	\$70,881	5
72	10.25%	\$5,124	\$76,005	6
84	10.99%	\$5,494	\$81,500	7
96	11.78%	\$5,892	\$87,391	8
108	12.64%	\$6,318	\$93,709	9
120	13.55%	\$6,774	\$100,483	10

Effective annual returns if you were to invest **\$100,000, yielding 8%**

Month	Effective Annual Return	Annual Gain	Capital Balance	Year End
12	8.30%	\$8,300	\$108,300	1
24	8.99%	\$8,989	\$117,289	2
36	9.73%	\$9,735	\$127,024	3
48	10.54%	\$10,543	\$137,567	4
60	11.42%	\$11,418	\$148,985	5
72	12.37%	\$12,366	\$161,350	6
84	13.39%	\$13,392	\$174,742	7
96	14.50%	\$14,504	\$189,246	8
108	15.71%	\$15,707	\$204,953	9
120	17.01%	\$17,011	\$221,964	10

Monthly Compounding Option

Effective annual returns if you were to invest **\$500,000, yielding 9%**

Month	Effective Annual Return	Annual Gain	Capital Balance	Year End
12	9.38%	\$46,903	\$546,903	1
24	10.26%	\$51,303	\$598,207	2
36	11.22%	\$56,116	\$654,323	3
48	12.28%	\$61,380	\$715,703	4
60	13.43%	\$67,138	\$782,841	5
72	14.69%	\$73,436	\$856,276	6
84	16.06%	\$80,325	\$936,601	7
96	17.57%	\$87,860	\$1,024,461	8
108	19.22%	\$96,101	\$1,120,562	9
120	21.02%	\$105,116	\$1,225,679	10

Effective annual returns if you were to invest **\$1,000,000, yielding 10%**

Month	Effective Annual Return	Annual Gain	Capital Balance	Year End
12	10.47%	\$104,713	\$1,104,713	1
24	11.57%	\$115,678	\$1,220,391	2
36	12.78%	\$127,791	\$1,348,182	3
48	14.12%	\$141,172	\$1,489,354	4
60	15.60%	\$155,955	\$1,645,309	5
72	17.23%	\$172,285	\$1,817,594	6
84	19.03%	\$190,326	\$2,007,920	7
96	21.03%	\$210,255	\$2,218,176	8
108	23.23%	\$232,272	\$2,450,448	9
120	25.66%	\$256,594	\$2,707,041	10

RISK MITIGATION

We have developed several lending safeguards to mitigate risks.



INAPPROPRIATE USE OF FUNDS

To ensure renovation funds are used appropriately, we require borrowers to complete renovation work and provide proof of completion (via video and picture evidence) before receiving allocated funds.



UNFAMILIAR WITH LOCATION

When buying real estate, location is key. We rely on personal knowledge, third-party tools for property data and valuations, and require Broker Price Opinions (BPOs) for every property in our portfolio to assess their value.



FORECLOSURES

Despite best risk management efforts, occasional borrower defaults can lead to foreclosures. We strive to keep this number low by focusing on repeat borrowers, and proactively monitoring and addressing potential default issues early in the process.

FAQ



What happens if a loan defaults?

We hold first position liens with immediate rights to foreclose. Once foreclosed, our team will either wholesale the property to a well-known rehabber or rehab the property ourselves and then put it up for sale.

Do I have to compound my return or can I take out monthly distributions?

You are not required to compound your monthly return. In your investor portal, there will be an option to select monthly distributions or compounding of returns. You can switch this selection at any time.

How does the liquidity option work?

The liquidity option allows you to request your investment out of the fund anytime after the initial 6 months. There is no penalty to withdraw any portion, or all of your investment. When you submit your request, your requested amount will be returned to you as soon as possible, but no later than 90 days. *some exclusions apply – see PPM for details.

Is my capital diversified across all of the loans in the fund?

Yes, this provides lower risk than lending private money on individual assets. Using a fund is essential to reduce risk since your investment is diversified across all loans immediately when you invest in the fund.

How do you vet potential borrowers?

We use the number of deals that a potential borrower has successfully exited in the past. If we don't know them, we have them send HUDS showing proof of those deals. The main focus is the asset.

What requirements do the assets have to meet?

The asset needs to meet our guidelines of 65–70% ARV (After Repair Value.) Our more experienced borrowers get the higher end of that range.

How long does it take to start earning a return?

Once you have signed your subscription documents and wired your funds, we will start working on placing those funds into a loan. You start earning a return as soon as your money is placed, or at the 30-day mark, whichever occurs first.

Can I add additional funds after my initial investment?

Yes, you can add additional funds at any time. If adding funds brings your balance up into the next investment tier, your entire balance will begin to receive the returns associated with that tier. Adding funds does NOT restart the initial 6 month lock-in period.

READY TO INVEST?

Go to

www.BlueVikingsCapital.com

to get started.



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More questions? Set up a call via our website or click [HERE](#).

