



OVERVIEW

Ironton Asset Fund LLC (Ironton or the Fund) is a private real estate investment fund that invests in distressed commercial real estate assets in the greater Minneapolis-Saint Paul region and other urban areas of the Upper Midwest. The Fund focuses on existing properties and loans that are underperforming and undervalued.

Ironton seeks to generate superior risk-adjusted returns for its investors through attractive acquisition pricing, intensive management and creative re-positioning of assets in which it invests, and dispositions timed to take advantage of market cycles.

INVESTMENT STRATEGY

Ironton pursues smaller market commercial real estate assets (less than \$10 million) with its own capital and middle market assets (\$10 to \$50 million) along with its institutional investors. The Fund targets assets with significant value enhancement opportunities that can be captured in the near to mid-term. The Fund invests in quality pre-foreclosure, bankruptcy, foreclosure, and REO properties and loans that are operationally distressed.

Ironton's management has the market knowledge and real estate experience to take on complex transactions and formulate innovative investment solutions. The Fund deploys a variety of creative and flexible ownership structures and purchases fee simple interests, non-performing loans, and managing partner and similar positions. Ironton also makes short-term mezzanine loans.

FOR MORE INFORMATION

Visit: www.IrontonAsset.com or contact any of the following individuals:

James A. Stolpestad
JStolpestad@IrontonAsset.com
651-294-2441

Thomas M. Nelson
TNelson@IrontonAsset.com
612-805-9369

Herbert W. Tousley IV
HTousley@IrontonAsset.com
651-294-2444

Robert W. Stolpestad
RStolpestad@IrontonAsset.com
651-294-2443

Michael T. Hatting
MHatting@IrontonAsset.com
651-294-2445

PROPERTY TYPES

- Retail
- Office & Medical Office
- Multi-Family
- Mixed-Use
- Fractured Condominiums (less than 15% sold)

INVESTMENT OPTIONS

- Purchase of Distressed & REO Assets
- Purchase of Non-Performing Loans
- Partnership & JV Positions
- Managing Ownership Positions
- New Secondary Financing

PREFERRED ASSET LOCATIONS

- Greater Minneapolis-Saint Paul "Twin Cities" Region
- Other Locations in the Upper Midwest

Visit: www.ExeterRealty.com for Ironton affiliate Exeter Realty Company. For professional asset management and property and loan workout services, contact Exeter Asset Services LLC at www.ExeterAsset.com.