

Kirkland Income Fund I, LLC

Principal preservation-focused passive high-yield income fund to build and fortify your wealth.



As of April 2026

Fund Performance

Dollar weighted net return for the portfolio
Past performance is not a guarantee of future results.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	0.64%	0.70%	0.65%	0.65%									2.66%
2025	0.72%	0.72%	0.79%	0.76%	0.67%	0.70%	0.69%	0.64%	0.62%	0.60%	0.61%	0.61%	8.44%
2024	0.91%	0.81%	0.80%	0.81%	0.83%	0.85%	0.82%	0.87%	0.83%	0.84%	0.84%	0.75%	10.43%
2023	0.89%	0.88%	0.83%	0.87%	1.02%	0.85%	0.88%	0.85%	0.84%	0.99%	0.89%	0.96%	11.30%
2022	0.89%	0.91%	0.75%	0.90%	0.95%	1.00%	1.01%	0.90%	0.84%	0.88%	0.95%	1.00%	11.55%
2021	0.82%	0.73%	0.68%	0.68%	0.74%	0.74%	0.69%	0.87%	0.92%	0.94%	0.95%	0.88%	10.08%
2020					0.61%	0.62%	0.54%	0.73%	0.69%	0.79%	0.85%	0.71%	6.14%

Why Bridge Loans?



Opportunity

Real estate investors can **make the most money** from properties that require renovation



Problem


Banks excel at loans on properties that sparkle like diamonds; **the most profitable deals** wanted by real estate investors are **unbankable by default.**



Solution


Bridge loans cost more than bank loans. But the real comparison should be the **loan costs vs. the opportunity cost of not doing the deal.**

Fund Highlights




8.06%

Trailing 12 Month Net Yield (compounded)




\$40.5M

Assets Under Management




58.0%

Weighted Average Loan-to-Value (LTV)



\$70.7M

Total Loan Originations



7.5 mos

Weighted Average Maturity

Investment Strategy

The fund invests in short-term, first-lien commercial real estate loans sourced from experienced borrowers in economically sound locations, with strict underwriting and verified exit strategies.

Who is the Fund For?

Accredited Investors seeking:

- **Consistent and stable** monthly income.
- **Diversification** into commercial real estate debt.
- **Principal preservation** through conservative underwriting and borrower guarantees.
- **Tax advantages** via our SubREIT structure.

Fund Details

- **Classification:** Debt Fund
- **Launch Date:** April 2020
- **Min. Investment:** \$100,000
- **Min. Holding Period:** 1 Year
- **Redemption:** Quarterly (60 Day Notice)
- **Management Fee:** 1.5% of net AUM
- **Performance Fee:** None
- **Target Return:** 10%-12% compounded net return
- **Leverage:** No Leverage
- **Distributions:** Monthly or Compounded
- **REIT:** Yes
- **Tax Reporting:** K-1
- **Audit:** Cherry Bekaert
- **Fund Administrator:** Formidium
- **IRA Investing Option:** Yes
- **Eligibility:** Accredited Investors Only

Meet the Team



Chris Carsley, CFA, CAIA
Chief Investment Officer

Chris Carsley brings over twenty nine years of investment industry expertise specializing in portfolio management, risk management, valuation, regulatory compliance practices, corporate and venture finance, business operations efficiency, research & analysis, and hedging. Chris is CIO and Managing Partner for Kirkland Capital Group and is responsible for portfolio management, risk assessment, and fund operations for the Kirkland Income Fund, a micro-balance commercial real estate bridge financing fund. He co-founded the Seattle Alternative Investment Association in 2004 and is a member of the executive board of the CAIA Pacific Northwest chapter that launched in 2017. He earned his Chartered Financial Analyst (CFA) designation in 1998, Chartered Alternative Investment Analyst in 2011, and holds a BBA from the University of Portland.



Brock Freeman, SSGB
Chief Operating Officer

Brock Freeman is the Chief Operating Officer and Managing Partner at Kirkland Capital Group, which he co-founded. His career has included technology, finance, and real estate in both Asia and America. In Taiwan, he worked as a capital markets analyst. In Hong Kong, he built the sales and marketing department for a software startup. In the U.S., he has held various roles with mortgage lenders, such as loan underwriting and auditing, managing underwriting teams, and constructing mortgage broker origination networks. For a fast-growing mortgage lender, he led a team to create the industry's first web-based end-to-end loan underwriting, processing, and secondary marketing platform. He has also led technology teams at Microsoft and TrueBlue, as well as his own construction software startup. He is a member of the National Small Business Association Leadership Council. Brock graduated from the Foster School of Business at the University of Washington.

Contact Us

Phone: +1-425-999-3269

Website: www.kirklandcapitalgroup.com

Email: investorrelations@kirklandcapitalgroup.com

Address: 525 Randall Ave., Ste 100, PMB 507 Cheyenne, WY 82001

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