



LEGACY
LAND INCOME FUND

PASSIVE
INCOME
FUND FACT SHEET – 2024

IMPORTANT INFORMATION: This document is for informational purposes only, does not represent an offering, and is NOT an invitation to make an investment in any fund. PAST PERFORMANCE MAY NOT BE REPEATED. Investing in funds can involve significant risks, including loss of capital. There is no guarantee of performance. There is currently no secondary market through which the fund units may be sold and there can be no assurance that any such market will develop. An investment in a fund is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only investors who do not require immediate liquidity of their investment should consider a potential investment in a fund. The risks involved in this type of investment may be greater than those normally associated with other types of investments.

INVESTMENT MODEL

Legacy Land Income Fund specializes in purchasing seller-financed land notes and providing specialty lending programs for land investors. Our approach ensures safe investments secured by properties in first lien position with low Investment-to-Value.

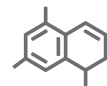
INVESTOR BENEFITS



10%
annualized
return



Distributed
Monthly,
beginning
immediately



Optional
compounding
for greater yield

THE MANAGERS



Eric Scharaga, a real estate/mortgage investor for 20 years, began investing in notes with his own funds as he learned the business. Since then, Eric has worked full time to develop his own portfolio while expanding investor capital. Eric authored *Lienlord* in 2020 and is dedicated to guiding land investors by introducing creative seller-financing strategies.



Quinn McArthur, a former Green Beret and West Point graduate, is experienced as a commercial real estate developer and noted for his expertise in land acquisitions and asset management. Quinn has been funding land investors since 2017 and has successfully completed 170 transactions worth 3.5M. He also maintains a personal portfolio of land notes.

MEETING THE GROWING DEMAND

In response to evolving buyer preferences and advancements in technology enabling rural living, we have identified a significant market gap. Traditional banks typically do not provide financing for vacant land. This positions us as a strategic player, serving the interests of land sellers, buyers, and investors alike. The scarcity of available housing inventory is prompting more buyers to invest in sizable land parcels for bespoke home construction. Additionally, mobile homes have emerged as an affordable housing solution, and many Americans are opting to purchase larger acreages with seller financing instead of paying rent in mobile home parks. Our services not only cater to the demand for seller-financed note sales, but also encompass specialized lending programs tailored to land investors' unique needs; we provide a speed and flexibility unmatched by a traditional bank.

THE SNOWBALL EFFECT

One advantage of investing in a **debt-free** fund lies in our continuous reinvestment of monthly profits into additional loans and lending. Over time, this strategy leads to a substantial gap between the fund's monthly income and the required payments to investors, ensuring the fund's resilience and allowing it to withstand potential disruptions in income while continuing to provide consistent monthly payouts.

THE VOLATILITY PREDICAMENT

Most investors underestimate the impact of volatility on their returns, since it erodes the most critical factor in portfolio growth: **time**. A consistent 10% return always outperforms a volatile 15%. Furthermore, diversifying with strategies uncorrelated to the markets can enhance portfolio stability. Land investments, a fundamentally stable hedge against inflation, offer an attractive option for a portion of an investment portfolio.

CONTACT INFORMATION

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