



Aspen Private Credit Fund

AN OPPORTUNISTIC INCOME-FOCUSED FUND

Fund Highlights

10.46%

2024 ANNUALIZED
NET YIELD

10-12%

TARGETED ANNUAL
NET RETURN

6%

PREFERRED
RETURN

\$100k

MINIMUM
INVESTMENT

**Numbers are based on Class A Shares*

Investment Strategy

Aspen Funds is pleased to present the Aspen Private Credit Fund, an open-ended fund focused on providing credit to commercial real estate properties. A dislocation in the capital markets has created a unique opportunity for non-bank lenders to provide capital through **preferred equity, mezzanine debt and bridge loans**. This Fund will be focused on providing **current cash yield and upside through profit share** while investing in preferred positions in the underlying investment.

FOR ACCREDITED INVESTORS SEEKING

- ✓ **More Income Potential** – Reliable monthly distributions with competitive yields.
- ✓ **Secured Investments** – Loans backed by real assets to reduce risk.
- ✓ **Lower Volatility** – Private credit provides stability compared to public markets.
- ✓ **Tax Advantages** – Primarily long-term capital gains.

KEY REASONS TO INVEST

High Current Yield – Focus of the Fund will be on delivering a high current yield paid monthly, with additional profits shared quarterly.

Preferred Position in Capital Stack – Fund investments will be in preferred positions in underlying assets with priority of payment.

Optional Liquidity – Fund will accept capital contributions quarterly at the Net Asset Value. Optional liquidity after a 2-year lockup period.

Diversified Portfolio – Fund will make investments into multiple projects, markets & operators.

Strong Sponsor Team – We leverage an 11+ year track operating open-ended credit funds.

Alignment & Co-Investment – Aspen Funds management team are co-investing personal capital in this Fund and our incentive structure prioritizes a preferred return to our limited partners.



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Aspen Private Credit Fund Overview

	CLASS A	CLASS B	CLASS C
Minimum Investment	\$100,000	\$1,000,000	\$5,000,000
Preferred Return	6%	7%	8%
LP/GP Promote	70/30*	80/20*	90/10*
Target Net Total Return (annualized)	10-12%	11-13%	12-14%
Target Net Cash Yield (annualized)	8-11%	9-12%	10-13%
Target Compounded Return (annualized)	11-14%	12-15%	13-16%
AUM Fee	2%	1.5%	1.5%

*Performance shown are targeted returns and are not guaranteed.

Our Track Record

\$250M+

INVESTOR CAPITAL
MANAGED

\$600M+

ASSETS UNDER
MANAGEMENT

11+

YEARS TRACK
RECORD

\$65M+

INVESTOR
DISTRIBUTIONS
SINCE INCEPTION



Contact Us for More Information

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