



Aspen Legacy Fund

AN EVERGREEN MULTIFAMILY FUND

Fund Highlights

2 YEAR

LOCK UP PERIOD

11-14%

TARGET NET ANNUAL
RETURN

6-8%

PREFERRED
RETURN

\$100k

MINIMUM
INVESTMENT

Investment Strategy

Aspen Funds is pleased to present the Aspen Legacy Fund, an open-ended fund focused on owning and operating multifamily real estate properties.

The fund will target assets with long-term hold periods, conservative leverage, and proven upside in strong locations, operating efficiently through a pooled fund.

This Fund will be focused on providing investors long-term growth, with a primary focus on tax efficiency.

FOR ACCREDITED INVESTORS SEEKING

✓ **Compounded Growth** – The focus of the fund is long-term growth, with all profits reinvested back into the fund.

✓ **Real Asset Exposure** – The fund targets real estate assets with long-term hold periods, conservative leverage, and proven upside in strong locations

✓ **Tax Advantages** – Depreciation pass through and 1031 exchanges allow investors to defer taxes and compound returns faster

KEY REASONS TO INVEST

Investor Control – The evergreen nature of the fund allows investors to invest and exit on their own timeline. This enables smarter investment and tax planning.

Transparency and Accuracy – Quarterly NAV calculations and annual 3rd party CPA audit provides transparent structure, creating alignment and accurate reporting between LPs and GPs.

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 and markets.

Strong Sponsor Team – We leverage our 13+ year track record successfully operating real estate assets and 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.



ASPEN FUNDS®

Aspen Legacy Fund Overview

	CLASS A	CLASS B	CLASS C	CLASS D
Minimum Investment	\$100,000	\$250,000	\$1,000,000	\$5,000,000
Preferred Return	6%	7%	7%	8%
LP/GP Promote	70/30*	75/25*	85/15*	90/10*
Target Net Total Return (annualized)	11-13%	11-13%	12-14%	13-15%
Target Net Annual Return (Tax Adjusted)	14-17%	14-17%	15-18%	16-19%
AUM FEE	1.5%	1.5%	1.25%	1%

*Performance shown are targeted returns and are not guaranteed.

Our Track Record

\$400M+

INVESTOR CAPITAL
MANAGED

\$800M+

ASSETS UNDER
MANAGEMENT

13+

YEARS TRACK
RECORD

\$100M+

INVESTOR
DISTRIBUTIONS
SINCE INCEPTION



Contact Us for More Information

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