



MLG Private Fund VII

The MLG Private Fund VII LLC and the MLG Dividend Fund VII LLC will invest side-by-side in each investment. Each have their respective attributes and have the same overall pre-tax investment objectives.

LODGES ON ENGLISH STATION
Louisville, KY MSA | 288 Units



Investments in private offerings are speculative, illiquid, and may result in a complete loss of capital. Past performance is not indicative of future results. This offering includes risks and uncertainty many of which are not outlined herein including, without limitation, risks involved in the real estate industry such as market, operational, interest rate, occupancy, inflationary, natural disasters, capitalization rate, regulatory, tax and other risks which may or may not be able to be identified at this time and may result in actual results differing from expected. Securities offered through North Capital Private Securities, member FINRA/SIPC. Advisory services offered through MLG Fund Manager LLC, an investment adviser registered with U.S. Securities & Exchange Commission.

MLG PRIVATE FUND VII LLC:

A continuation of our historic fund model. Investors may be allocated beneficial taxable losses.

MLG DIVIDEND FUND VII LLC:

A compelling opportunity for retirement accounts (i.e.: IRA, 401k), foundations, or endowment investors seeking an allocation to real estate without incurring UBTI.

	MLG PRIVATE FUND VII	MLG DIVIDEND FUND VII
UBTI	YES	NO
MULTI-STATE TAX FILING	YES	NO
USE PASSIVE ACTIVITY LOSSES	YES	NO
K1	YES	YES
COMMON INCOME TYPES	Capital Gain and Net Rental Income (Loss)	Capital Gain, Ordinary REIT Dividends