



▶ MLG PRIVATE FUND VII

Our series of private real estate funds aim to produce tax-advantaged cash flow and appreciation over time.

As of 3/31/2025

DISCLAIMER

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This Presentation is qualified in its entirety by reference to the Confidential Private Placement Memorandum (as modified or supplemented from time to time, the “Memorandum”) of MLG Private Fund VII LLC (the “Main Fund”), MLG Dividend Fund VII LLC (the “Parallel Fund”), (and together with the Main Fund, the “Fund”), the limited liability company agreements (“LLCAs”) of the Main Fund, and the Parallel Fund, as each as may be amended and/or modified from time to time, and a subscription agreement related thereto, copies of which will be made available upon request and should be reviewed before purchasing units in the Fund. The Fund reserves the right to modify any of the terms of the offering and the membership interests described herein. Capitalized terms not defined herein shall have the meaning giving to them in the Memorandum and LLCAs.

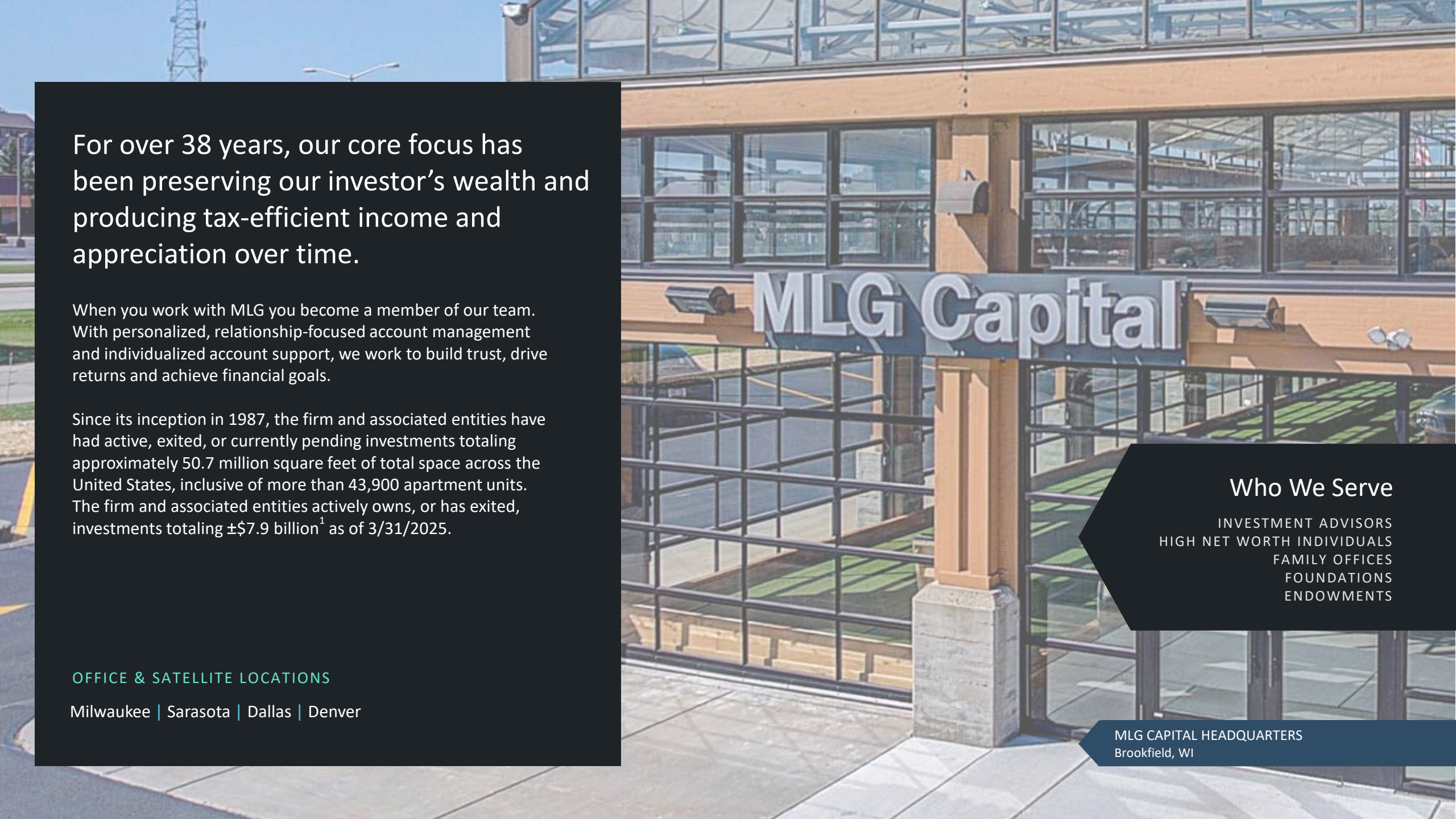
This Presentation is intended for qualified accredited investors only and is not intended for use with the general public. The units of the Fund, have not been approved or disapproved by the United States Securities and Exchange Commission (the “SEC”) or by the securities regulatory authority of any state or foreign jurisdiction, and neither the SEC nor any such authority has passed upon the accuracy or adequacy of the Memorandum nor is it intended that the SEC or any such authority will do so. The units of the Fund have not been and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”), or the securities laws of any state or foreign jurisdiction. It is not expected that the units of the Fund, will be registered under any provision of the U.S. Securities Exchange Act of 1934, as amended, and the rules and regulations promulgated thereunder. The Fund will not be registered as an investment company under the U.S. Investment Company Act of 1940, as amended, and the rules and regulations promulgated thereunder (the “Investment Company Act”). Consequently, investors will not be afforded the protections of the Investment Company Act. There will be no public market for the units in the Fund. These units may not be resold except under limited circumstances in compliance with applicable laws and other restrictions described in the LLCAs.

This presentation may include forward-looking statements of the issuer that represent the opinions, expectations, beliefs, intentions, estimates or strategies regarding the future, which may not be realized. These statements may be identified by the use of words including “anticipate,” “believe,” “estimate,” “expect,” “intend,” “may,” “plan,” “will,” “should,” “seek,” and similar expressions. The forward-looking statements reflect MLG’s views and assumptions with respect to future events as of the date of this document and are subject to risks and uncertainties. Actual and future results could differ materially from those described by such statements due to various factors, including those beyond our ability to control or predict. Given these uncertainties, you should not rely upon forward-looking statements.

An investment in the Fund is subject to 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. Please review the private placement memorandum for this offering (specifically sections 8, 9, 10, and 11) for further detail describing such risks. Private investments are highly speculative, illiquid, may involve a complete loss of capital, and are not suitable for all investors. Past performance is not indicative of future results. Prospective investors should conduct their own due diligence and are encouraged to consult with a financial advisor, attorney, accountant, and any other professional that can help them to understand and assess the risks associated with any investment opportunity.

All figures, unless otherwise noted, are as of 3/31/2025.

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.



For over 38 years, our core focus has been preserving our investor's wealth and producing tax-efficient income and appreciation over time.

When you work with MLG you become a member of our team. With personalized, relationship-focused account management and individualized account support, we work to build trust, drive returns and achieve financial goals.

Since its inception in 1987, the firm and associated entities have had active, exited, or currently pending investments totaling approximately 50.7 million square feet of total space across the United States, inclusive of more than 43,900 apartment units. The firm and associated entities actively owns, or has exited, investments totaling ±\$7.9 billion¹ as of 3/31/2025.

OFFICE & SATELLITE LOCATIONS

Milwaukee | Sarasota | Dallas | Denver

MLG Capital

Who We Serve

INVESTMENT ADVISORS
HIGH NET WORTH INDIVIDUALS
FAMILY OFFICES
FOUNDATIONS
ENDOWMENTS

MLG CAPITAL HEADQUARTERS
Brookfield, WI

▶ AWARD-WINNING

Don't just take our word for it. We've been recognized for our work in real estate, as a place for innovation and growth, and a great place to work.



2021, 2022, 2023 & 2024



'19, '20, '21, '22, '23

**BEST PLACES
TO WORK**

The MLG Team

MLG is an affiliation of companies with more than 850 total employees as of 3/31/2025. The management team consists of ten principals who have extensive experience in the real estate industry with skills in real estate investment, real estate tax advisory, mortgage banking, capital markets, asset management, property management, brokerage, securities and development fields.

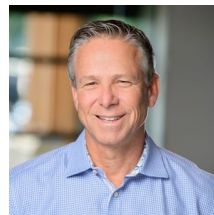
60+ core MLG Capital team members focus on our series of funds and investment offerings:

- Principals (10)
- CPAs, Audit Staff & Tax Director
- Attorneys
- Engineers & Land Planners
- Real Estate Brokers And Professionals
- Accounting & Asset Management
- Deal Acquisitions & Investor Relations
- Property Management
- Internal Fund Administration
- Marketing

AFFILIATES



MLGDEVELOPMENT
MLGMANAGEMENT



Tim Wallen

30+ years with MLG

Principal, CEO,
Investment Committee



Barry Chavin

30+ years with MLG

Principal,
Investment Committee



Craig Lashley

15+ years with MLG

Principal, President Valiant
Residential, EVP Investments



Andy Teske

33+ years with MLG

Principal, EVP



Andy Bruce

30+ years with MLG

Principal,
Investment Committee



Billy Fox

10+ years with MLG

Principal, President
MLG Capital,
Investment Committee



Dan Price

4+ years with MLG

Principal, CIO,
Investment Committee



Mike Jagodinski

20+ years with MLG

Principal,
CFO



**Rick Reuter, CPA,
CGMA**

10+ years with MLG

Principal, Controller, Tax
Strategies



Ryan Mueller

10+ years with MLG

Principal, SVP,
Investment Committee


Investment Philosophy

Diversity in investments can reduce the risk in your financial portfolio. Through Fund VII, MLG targets to provide investors real diversification, spreading investments across geographic markets, property types, property classes and even managers.

MLG CAPITAL - ALL TRANSACTIONS: 1987 – PRESENT (as of 3/31/2025)

STATUS	DEALS	SIZE SQUARE FEET (Rounded)	MULTIFAMILY UNITS	EQUITY RAISED (Rounded)	SALE & ESTIMATED ¹ CURRENT VALUE
Sold	103	16,473,000	13,498	\$466,621,000	\$1,861,585,000
Active	155	33,656,000	29,832	\$2,258,228,000	\$5,943,684,000
Pending	3	641,000	656	\$55,385,000	\$136,600,000
Total	261	50,770,000	43,986	\$2,780,234,000	\$7,941,869,000

A HISTORY OF RETURNS

<div>±\$7.9B</div> <div>Market Value¹</div>	<div>±50.7 Million</div> <div>Square Feet¹</div>	<div>±43,900</div> <div>Multifamily Units¹</div>	
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KEY TERMS

FUND NAME	MLG Private Fund VII LLC MLG Dividend Fund VII LLC
TARGET SIZE	\$400 Million (which may be increased to \$450 million in the sole discretion of the Manager)
TARGETED OVERALL EXPOSURE	Targeting 25-30 investments
TARGETED ASSET TYPE	Focus, in order of historic preference, on multifamily apartments, industrial, retail, office investments, and other opportunistic real estate.
DISTRIBUTION FREQUENCY 4	Manager intends to make quarterly distributions of available cash subject to the payment of Fund expenses and reasonable reserves
PREFERRED RETURN 4	Cumulative 8% compounded annually; payable from Distributable Cash, as determined by the Manager
CASH DISTRIBUTIONS 4	The Fund intends to identify potential investments that have a targeted cash distribution of 3% to 5% annually. Cash distributions paid at any time may exceed the cumulative operating income received by the Fund from the Fund’s investments. The Fund may also use, Capital Contributions, loans, or net refinancing or sale proceeds from the Fund’s investments. The Fund will likely need to utilize additional funds other than operating cash flow in order to distribute the entire accrued Preferred Return.
PROMOTE	30% of the net profits after the Preferred Return is paid and return of all Capital Contributions will be allocated to MLG Promote Member. Amended to 20% for allocations to Fund of \$5M+.
ASSET MANAGEMENT FEE	1.25% per annum
INDEBTNESS	Target 65% LTC on assets acquired within the Fund. Maximum of 70% LTC of the book value of Fund assets on a consolidated basis

▶ INVESTMENT MODEL

Our investment model is a fund structure that puts you first.

We prioritize cash flow to investors and do not share in profits until you've been made whole. This prioritized investment model assures that we remain focused on ensuring we only engage with the most compelling opportunities in the marketplace.

*** The Enhanced Profit Sharing of 80/20 is only available to RIA clients if they cumulatively allocate \$5M+ to the Fund. Cumulative client allocations of less than \$5M will result in the standard 70/30 profit-sharing.**

*Distributions Paid Quarterly and are not guaranteed.

Asset Management Fee: 1.25% on invested capital⁶

Fund will not acquire new assets after August 31, 2032⁷

The Fund's structure puts our investors first.
100% of available distributions are paid to investors as follows:⁵

- 1 INVESTORS ACCRUE AN 8% CUMULATIVE**
preferred return on invested equity⁸
Preferred return is not guaranteed.
- 2 INVESTORS RECEIVE 100% RETURN**
of original principal invested
after the 8% preferred
- 3 ENHANCED PROFIT-SHARING***
80% / 20%
INVESTORS MLG CAPITAL
Split of remaining cash flow
distributions*



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.

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.



LODGES ON ENGLISH STATION
Louisville, KY MSA | 288 Units

	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

▶ FEE & REIMBURSEMENT SUMMARY

Fees and Reimbursements	Description
Acquisition Fee	1% of gross purchase price. Paid at the time of acquisition
Asset Management Fee	1.25% annual recurring fee
Refinance Fee	0.5% fee charged on the refinance proceeds. A refinance fee is not charged for the financing arranged or assumed at acquisition of an Investment
Disposition Fee	0.5% of the gross sale price. Paid at the time of disposition
Property Management Fee	Sliding scale based on property type and size (see Memorandum)
Due Diligence Travel Reimbursement Fee	\$7,500 per property acquired
In-House Legal Fees	Billed at \$425/hour for attorneys and \$150/hour for legal assistants
Construction Oversight Fee / Construction Management Fee	5% of the total costs of any capital improvement project that exceeds \$100,000 if an unaffiliated party is leading the construction / 5% of the total costs of any capital improvement project that exceeds \$10,000 if our affiliate is leading the construction
Expense Reimbursement	The Fund shall reimburse the Manager (or its affiliates) for expenses incurred by the Manager(or its affiliates) on behalf of the Fund, as further described in Section 3.7 of the LLCAs

The above fees and reimbursements is not an exhaustive list. For a detailed description of the fees that may be paid to the Manager and/or its affiliates, please consult the Memorandum.

36+ YEARS OF EXPERTISE

We have the knowledge and experience to be the right partner in private real estate. We know the importance of diversification and the benefits that have the potential to be realized with our investments as we work to strategically work to grow NOI.



MULTIFAMILY

Any residential property that contains more than one housing unit. MLG often invests in larger complexes with 200 or more units.

- ▶ Potential higher appreciation rate
- ▶ Stability
- ▶ Strong rental demand in most markets (supply and demand)



INDUSTRIAL AND FLEX

Buildings used for industrial activities such as manufacturing, assembly, storage, light office and distribution.

- ▶ Potentially higher cash flow
- ▶ Strong rental rate growth potential as occupancies tighten
- ▶ FLEX or distribution allow for sub-asset class diversity



RETAIL

Establishments primarily used for shopping and entertainment. Viewed through an opportunistic lens, where well located assets can be improved by fixing a problem and exited upon completion.



OFFICE

Assets generally used for staff workplace and corporate settings. Viewed through an opportunistic lens, where well located assets can be improved by fixing a problem and exited upon completion.



OTHER

MLG's nimble team and fund structure can take advantage of other exceptional, or unconventional assets as they present themselves. We allow up to 10% of our funds' equity to be placed into other non-primary assets as described in the memorandum.

LAKEWOOD FLATS
Dallas, TX MSA | 435 Units

▶ Why Invest In Private Real Estate?

POTENTIAL
INFLATION HEDGE

PORTFOLIO
DIVERSIFICATION

PROSPECT OF CASH FLOW AND
APPRECIATION

CRENSHAW GRAND
Houston, TX MSA | 264 Units

CAN REAL ESTATE HANDLE HIGHER INTEREST RATES FROM INFLATION?

MLG believes it can. But first, one must ask “Why are interest rates going up?” Generally, higher interest rates are driven by a stronger economy triggering inflation. We believe that private real estate is uniquely positioned to handle a **growing economy**. A stronger economic growth outlook may lead to the following enhancements to revenue:



Growing Rents

In a growing economy, wages and employment are generally on an upward trend. Space users and tenants can therefore afford improved spaces and higher rents.



Increased Occupancies

As the economy grows, the labor market may tighten causing increases in residential and commercial occupancies.



Lower Concessions and Delinquency

As occupancies climb, landlord's command greater pricing power if supply lags demand. Furthermore, tenants generally enjoy more economic stability and have a greater likelihood of making payments.



Greater Opportunity to Create Value

In a healthy economy, tenants typically are willing to pay more for improved spaces. Value-Add and new development projects can enable landlords to drive revenue growth above and beyond the market.



Rising Asset Prices

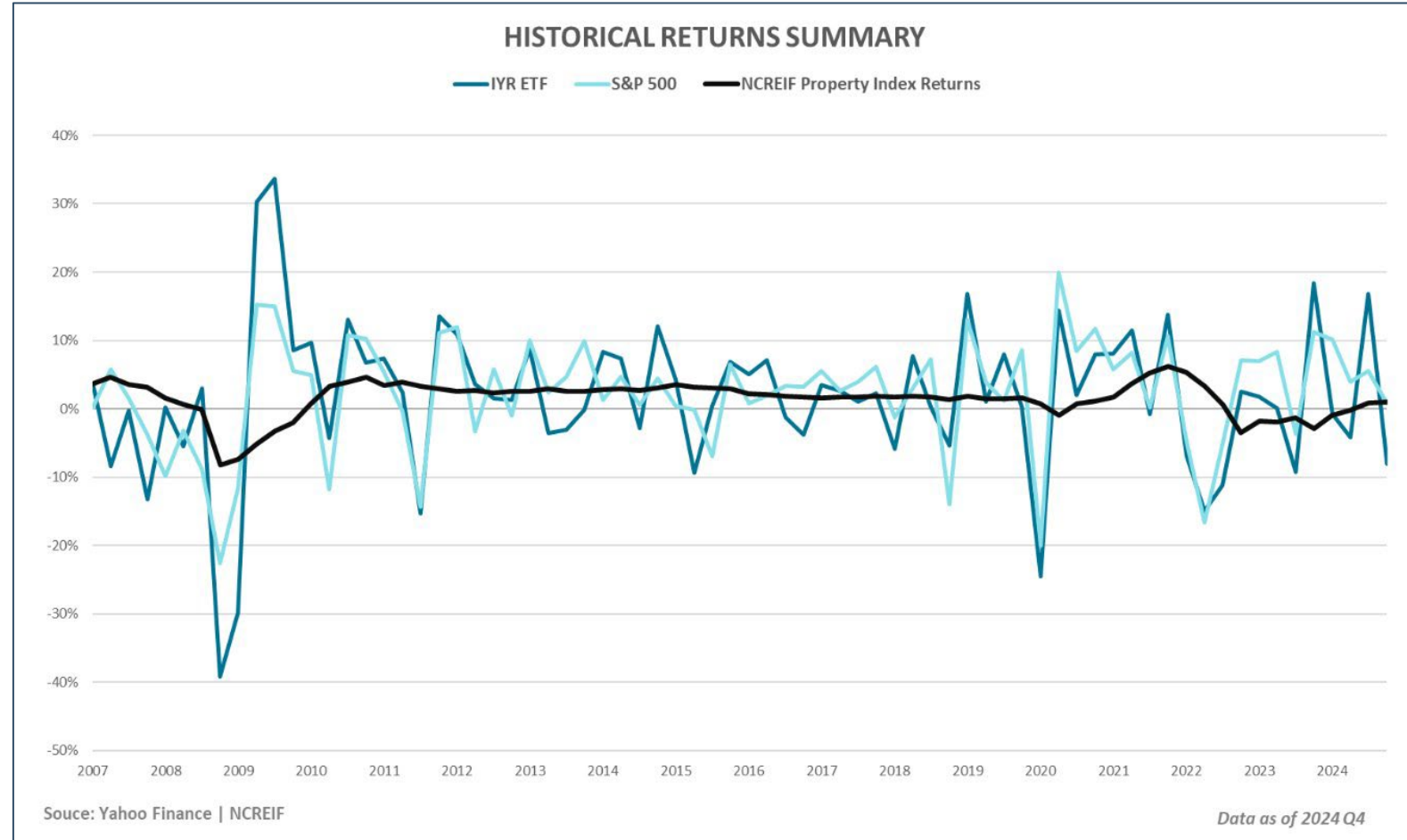
Rising revenues coupled with experienced asset operators allow landlords to grow their bottom lines, which may lead to rising asset prices and returns for investors.

Mitigating Risk through Diversification

We believe investment portfolio diversification is critical for both capital preservation and balanced returns. The goal of diversification is to minimize market volatility and protect against loss, often referred to as principal preservation. True diversification requires investments in asset classes with low correlation to other investments.

When investors think of real estate investing, they tend to look to the publicly traded real estate investment trusts (REITs). However, as a result of REITs being traded on the same exchanges as stocks and bonds, they are exposed to the same public markets and therefore their returns may be correlated to the public market.

Private real estate, however, has a historically low correlation rate with the S&P 500 because it is not a publicly traded product, making it a nice complement and potential diversification tool for investors. Prospective investors should consult with their personal financial advisor to discuss the pros and cons of private real estate and to make sure private real estate is an appropriate investment for them.



*The S&P 500 is the leading indicator of US Large Cap Equities. **The IYR ETF seeks to track the investment results of the Dow Jones US Real Estate Index, which measures the performance of the publicly traded real estate sector of the US equity market. ***NCREIF Property Index is a quarterly measure of the unleveraged composite total return for private commercial real estate properties held for investment purposes only.

The above graph also reveals that the returns of REITs and the S&P 500 are more correlated to each other than they are to private real estate.

► Prospect of Cash Flow and Appreciation Over Time

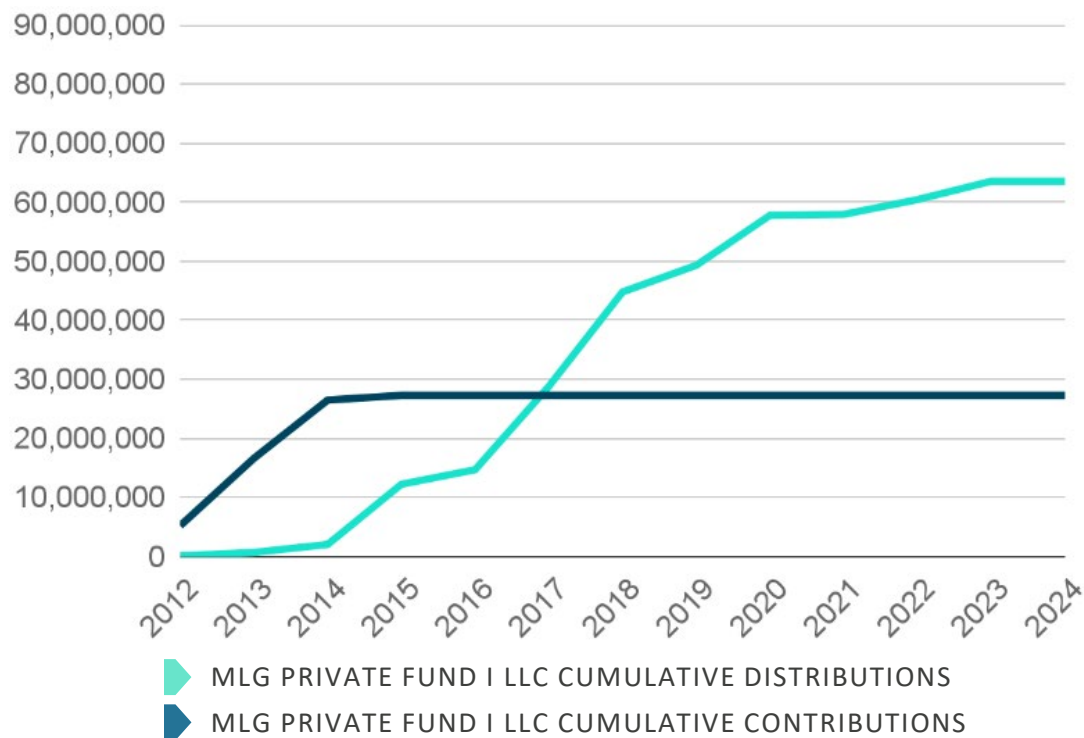
CASE STUDY: REAL ESTATE TAKES TIME

The time spent building a real estate portfolio is may be rewarded by producing cash flow and appreciation over time through the execution of business plans to improve asset cash flow. **MLG Private Fund I** is a compelling example of how time can reward investors. **MLG Private Fund I** was the first of the MLG Private Funds series. **MLG Private Fund I** was inceptioned in 2012 and closed as of December 31, 2023.

Fund I Investor IRR = 19.90%²

Fund I Investor Equity Multiple = 2.0x³

Private Fund I Cumulative Contributions and Distributions by Year



DISTRIBUTION ALLOCATION/\$1M CONTRIBUTED AT INCEPTION

Capital Contributed		\$	1,000,000
Capital Returned	100%	\$	(1,000,000)
Capital Outstanding	0%		0
Preferred Return Rate			8%
Preferred Returns Accrued		\$	337,487
Preferred Returns Paid		\$	(337,487)
Accrued Unpaid Balance			0
Additional Distributions Paid		\$	761,290

TOTAL DISTRIBUTIONS

2,098,777

*Distributions are not guaranteed. This is an internally prepared summary of cash flow to a theoretical \$1M investor in MLG Private Fund LLC. Past Performance is not indicative of future results. The analysis above assumes a contribution of \$1M on the inception of Fund I. Investors who were admitted after the date of inception received different distributions than what is shown.

Why Invest with MLG?

INVESTMENT STRATEGY

ASSET & GEOGRAPHICAL
DIVERSIFICATION

TAX PLANNING

ACCOUNT SERVICE

WESTGROVE APARTMENTS
Milwaukee, WI MSA | 476 Units

▶ TARGET INVESTMENTS

WHAT WE SEEK

OPERATOR MISTAKES

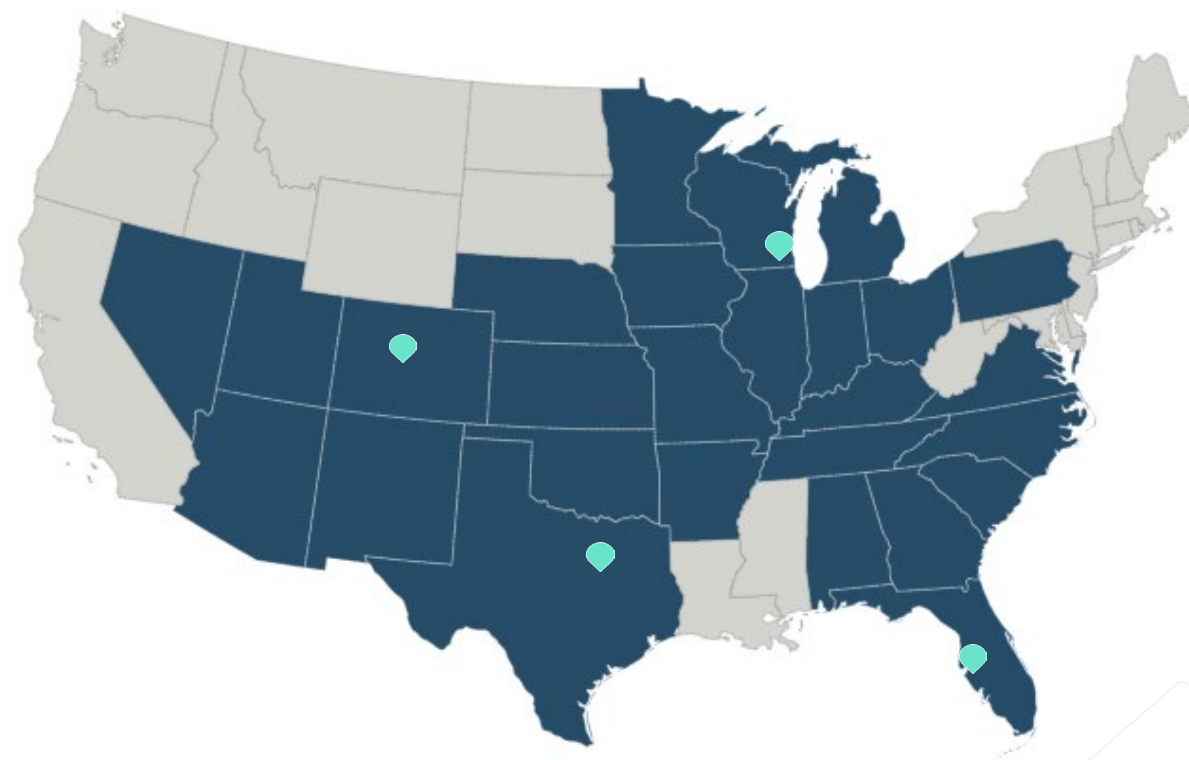
Focusing on opportunities that yield returns from current owner mistakes. For example, a property may have been under-capitalized for new tenants to lease space, causing below market occupancies.

BUYING OFF-MARKET

Realizing an opportunity to complete a purchase without having to bid against other groups or buyers. MLG strives to establish local real estate relationships with sponsors that have rapport with local owners.

KEY RELATIONSHIP REFERRALS OF LOCAL SPONSORS

Capitalizing on local knowledge and referrals gives us better understanding of local market pricing, demands, and supply growth. Referrals provide access to opportunities to purchase and great service relationships.



- ▶ Targeted Acquisition Markets
- MLG Corporate and Satellite Locations

▶ DEAL
SOURCING

MLG’s deal sourcing team, analyst team and Principals vet and scrutinize deals narrowing them down to the most compelling opportunities. We do not limit the deals reviewed to a certain asset class, but rather focus on deals that appear to be the most likely to perform best based on the available property information and market research data.

Contacts: (as of 3/31/2025)

OWNERS, OPERATORS, & SPONSORS	350+
MORTGAGE BROKERS	250+
INVESTMENT BROKERS & OTHERS	1,350+

WHAT MAKES US DIFFERENT:
OUR DUAL SOURCING STRATEGY

JOINT VENTURE PRIVATE EQUITY

WHY CO-INVEST WITH PARTNERS?

The Fund’s joint venture private equity acquisition strategy is focused on positive economic markets with job and population growth. MLG has accumulated numerous contacts from across the nation from which we seek opportunities and partnerships. These local contacts allow us to capitalize off their local knowledge and local relationships.

KEY RELATIONSHIPS: Foster relationships with local real estate partners

DIVERSITY: Geographic, asset type and partner/sponsor

DEAL FLOW: Critical selection of the most compelling investments based on market research

DIRECT ACQUISITION

WHY EXPERIENCE MATTERS

MLG’s direct acquisition strategy falls within the Fund’s target asset classes and includes states where MLG is located, or a state where MLG has long-established and historical relationships.

36+ YEARS EXPERIENCE : Acquisitions and relationships are time tested and proven

LOCAL STAFF : Ability to manage with “boots on the ground”

REACH : Owning and operating multiple properties within an MSA

▶ DIVERSIFICATION

Our assets are diversified across geographic markets, property types, asset classes and managers/deal partners.

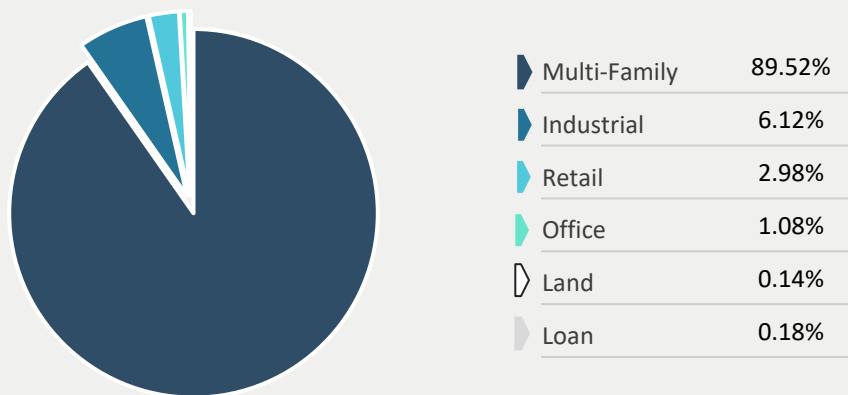
Arriving at what MLG believes are the most compelling opportunities, the firm considers a potential investment and performs due diligence on the partner/sponsor (if a joint venture), market, and asset.

We analyze the assumptions, data, rent and comparable sales, ultimately focusing on one thing – finding “smart” real estate investments with believable and achievable assumptions, and enhancing them with sophisticated tax planning.

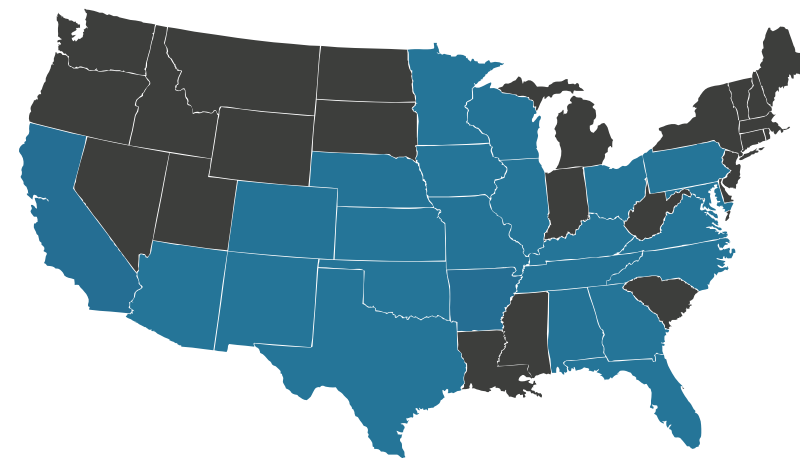
MLG focuses on reviewing 100+ deals, on average, in any given month as a result of our dual-sourcing strategy.

DIVERSIFICATION BY PROPERTY/ASSET TYPE

All private funds as of 3/31/2025. Includes pending transactions

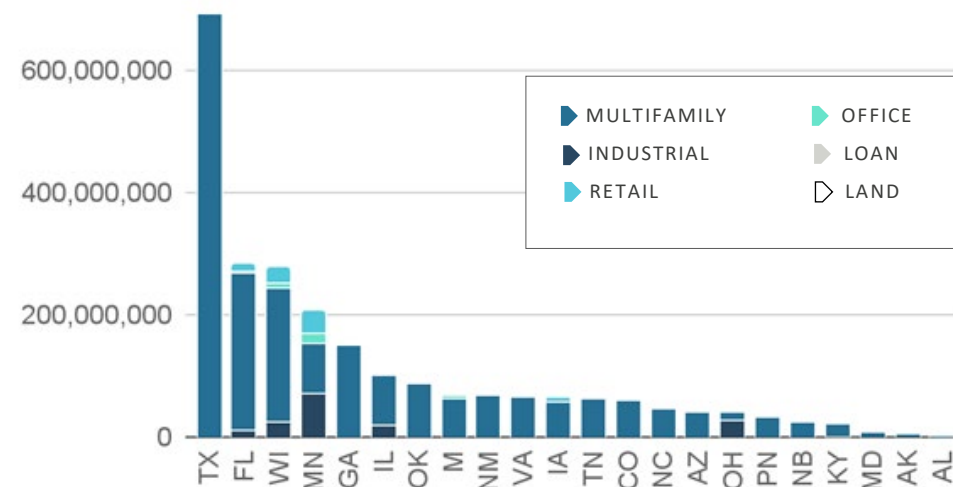


MLG'S HISTORIC MARKETS OF ACQUISITION



DIVERSIFICATION BY STATE AND ASSET TYPE

as of 3/31/2025



MLG IS FOCUSED ON TAX BENEFITS FOR YOU, OUR INVESTORS

There are tax-oriented benefits an investor may receive when investing in private real estate. MLG's team utilizes a range of strategies targeted to address tax burden and potentially enhance after-tax cash flow. MLG's approach to tax income planning includes, but is not limited to, the below:

- **Purchase Price Allocation Strategy**
 - Cost segregation studies are used to increase allocations to assets with shorter class lives which can result in accelerated depreciation in early years
- **Improvement Expense Strategies**
 - "Uniform Capitalization Rules" are utilized to expense as much as possible when properties are improved and disposal analysis is performed to increase expenses when assets are replaced
- **Interest Expense Techniques**
 - 163j election is made to ensure interest expense is deductible for investors and interest tracing calculations are performed to mitigate any nondeductible interest from debt financed distributions
- **Sale Strategies**
 - Properties are timely sold to trigger 1231 gain which can help investors release passive losses into their personal income tax calculations
 - Supportable sales price allocations are used to mitigate ordinary recapture upon sale of properties

Key Benefits



- **Tax Rate Benefit**
 - MLG Capital targets all funds to have realized cumulative negative net rental income over the life of the fund resulting in large portions of taxable income being taxed at capital gains rates through 1231 gain allocations.
- **Tax Deferral Benefit**
 - Generally, MLG's Private Funds have provided the ability to defer taxable income while realizing distributions in early years.

CONSULT WITH EXPERTS

Every investor has a different set of tax circumstances and investors should independently consult with their CPA, tax professional or attorney tax advisor to determine their potential tax benefits from investing in the Fund.

▶ A WHITE GLOVE EXPERIENCE

We take pride on making it clear and easy for our investors to gain access to the information they need, when they need it. If a question does come up, you'll have a dedicated contact at MLG as well as our entire Investor Relations team to assist where needed.

We put investors first. Always.

Investor Portal

Interactively view and obtain details about your current holdings with MLG. Details include equity balance, distribution information, personal performance, quarterly reporting, tax items and individual asset information.

Investor Support

A team of over a dozen employees ready to help our investors with anything MLG-related. From your dedicated contact to senior executives, know that you're always part of the MLG family.

Enhanced Tax Preparations

Tax estimates issued in December, targeted delivery of all K-1s by end of March every year, available directly in your investor portal. Over a dozen CPAs, tax-directors and compliance/fund-accounting team members.

Enhanced Security and Transparency

Multi-factor authentication, SOC 2 compliant portal, authorized user access enabling your extended financial team to have access to your personal account information.





THE PROCESS: I'VE DECIDED TO INVEST, NOW WHAT?

Our Investor Relations team is here to guide you along the process to get started investing. The first step includes completing subscription documents and providing proof of accreditation. After the paperwork is approved and when we have the appropriate investment lined up, you can expect a call for capital. **Here's a simplified timeline most investors can expect:**



► Appendix

SOCIAL RESPONSIBILITY

MAD INITIATIVE

BRACKEN HOUSE APARTMENTS
Pittsburgh, PA MSA | 232 Units



Making a Difference, While Making a Living

MLG Cares serves as our philanthropic arm for all applicable initiatives and donations. The goal of the MLG Cares committee is to participate in initiatives that cultivate a strong workplace culture and increase and maintain employee engagement through community service. **MLG Cares is comprised of 4 pillars:**



Employee Engagement

Developing employee-specific programs and events to encourage team building and collaboration



Community Relations

Participating in organized volunteer initiatives with local organizations



Corporate Sponsorships

Planning, giving and sharing monetary donations to selected organizations



MAD Initiative

Providing MLG investors in the opportunity to make charitable contributions through our private funds

MAD Initiative

INVEST WITH AN IMPACT.

The MLG Making a Difference (MAD) Initiative was created to provide entities and individuals the opportunity to invest in private real estate, while contributing to a charitable organization. By combining sustainable investor returns with charitable initiatives, the MAD Initiative enables philanthropic endeavors in the local community and abroad. Up to 10% of Fund VII can participate in this directive.

ALLOCATE

Make a commitment to invest in an MLG Private Fund with the MAD Initiative (3 Program Options)

ACCRUE

Accrue a portion of the preferred return (see MAD programs) on your investment, plus 100% return of capital

CONTRIBUTE

Designate specified returns to the charitable organization (“Charity”) of choice; MLG will donate 100% of its profit share

“The decision to focus on a cohesive relationship between our business strategy and our philanthropic goals is what birthed the MAD initiative, which is anchored in, and named after, our firm’s overall objective: making a difference, while making a living.”



Tim Wallen
Principal & CEO

SELECTED ORGANIZATIONS



MILWAUKEE COLLEGE PREP
College Bound. Character Strong.



Dr. Howard Fuller
Collegiate Academy
— Founded in 2004 —



War Memorial Center



NOTRE DAME SCHOOL
OF MILWAUKEE
Embracing Culture, Inspiring Excellence



AdoptionChoice
Inc.

The Charity is the beneficiary of the investor/donor’s investment in the applicable MLG Private Fund and subsequent donations under the MAD Initiative. This is not, and will not be, an offering of the Charity receiving the donation. The investor/donor’s ability to use charitable contributions as deductions against other income is dependent upon applicable income tax laws as well as the investor/donor’s personal tax situation. The investor/donor should consult with his, her or its own tax advisor regarding the income tax consequences of investing in the MLG Private Funds and the MAD Initiative.

► Contact Us

MLG Capital Headquarters

19000 W. Bluemound Rd.
Brookfield, WI 53045

262-797-9400
investors@mlgcapital.com
mlgcapital.com

OFFICE LOCATIONS

Milwaukee | Sarasota | Dallas | Denver



FOOTNOTES

1. Figures as of 3/31/2025. May include pending acquisitions, whether under contract or signed letter of intent, reasonably anticipated to close. Market Value and Sale & Estimated Current Value are based on MLG's internal estimate of current value of all assets and equity ever invested by MLG and its investment affiliates. Square Feet includes multifamily assets. All data was obtained from MLG's internally produced financial statements. These statements were not independently audited. Additional information regarding MLG's historic performance is included in the Memorandum.

2. Investor IRR is the rate at which the net present value of all Investor contributions into the Fund and distributions from the Fund to Investors equal zero, with the timing of the Investor contributions and distributions calculated on a weighted average basis during the subscription period. Based on the timing of an investor's contribution to the Fund I, the investor's IRR ranged from 16.71%-24.92%.

3. Investor Equity Multiple is calculated by taking the total distributions to the Investors from the Fund I divided by the total Investor contributions into the Fund I, with the timing of the Investor contributions and distributions calculated on a weighted average basis during the subscription period. Based on the timing of an investor's contribution to the Fund I, the investor's Equity Multiple ranged from 1.93x-2.10x.

4. Distributions and Preferred Return are not guaranteed.

5. MLG may receive distributions prior to return of 100% of investors original invested capital only if needed to pay income taxes on any taxable gain allocated to MLG. Preferred Return is subject to availability of cash flow.

6. All fees payable to MLG and its affiliates are disclosed in the Memorandum.

7. Additional details regarding the Fund's ability to acquire new assets are described in the Memorandum.

8. It is unlikely that the operating cash flow from individual assets acquired by the Fund will distribute sufficient cashflow to satisfy the cumulative 8% Preferred Return. Therefore, to distribute the full cumulative 8% Preferred Return, the Fund will likely need a combination of asset level operating cash flow and some profits from asset sales. There is no guaranty that the 8% Preferred Return will be paid.



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