

MLG Historical After-Tax Cash Flow Summary

\$500K Investor Example

As of 3/31/2025

HYPOTHETICAL \$500K INVESTOR - MLG HISTORICAL AFTER TAX CASH FLOW SUMMARY - 12.31.24

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Contributions & Distributions														
Capital Contributions	500,000	-	500,000	-	500,000	-	500,000	-	-	500,000	500,000	-	-	3,000,000
Distributions	9,301	34,038	40,816	221,452	85,709	328,778	501,218	294,130	416,728	330,640	422,425	228,850	223,914	3,137,996
Taxable Income(Loss)														
Interest Income	345	277	340	296	401	470	2,512	1,366	800	2,001	4,403	4,416	4,380	22,004
Rental/Ordinary Income(Loss)	1,014	1,857	(23,230)	(135,519)	(71,961)	(67,503)	(549,545)	(19,218)	(86,333)	(305,815)	(349,790)	(29,838)	(18,187)	(1,654,067)
1231 Capital Gain	-	-	-	299,274	19,983	248,470	505,513	62,069	198,424	110,280	350,085	71,403	130,874	1,996,374
Passive Losses Suspended	-	-	23,230	-	51,978	-	44,032	-	-	195,535	-	-	-	314,775
Passive Losses Released	-	-	-	(23,230)	-	(51,978)	-	(42,851)	(1,181)	-	(295)	(41,565)	(112,687)	(273,786)
Current Year Taxable Income(Loss)	1,359	2,134	340	140,821	401	129,459	2,512	1,366	111,710	2,001	4,403	4,416	4,380	405,300
After Tax Cash Flow Summary														
Distributions	9,301	34,038	40,816	221,452	85,709	328,778	501,218	294,130	416,728	330,640	422,425	228,850	223,914	3,137,996
Capital Gain Tax (30%)	-	-	-	(89,782)	(5,995)	(74,541)	(151,654)	(18,621)	(59,527)	(33,084)	(105,026)	(21,421)	(39,262)	(598,912)
Ordinary Tax (50%)	(680)	(1,067)	(170)	79,227	9,791	59,506	251,501	30,352	43,357	54,140	172,841	33,494	63,247	795,537
Net Tax	(680)	(1,067)	(170)	(10,556)	3,796	(15,036)	99,847	11,731	(16,170)	21,056	67,816	12,073	23,985	196,625
After Tax Cash Flow	8,622	32,971	40,646	210,896	89,505	313,742	601,065	305,861	400,558	351,695	490,240	240,922	247,898	3,334,621
Capital Contributions														
Private Fund	500,000	-	-	-	-	-	-	-	-	-	-	-	-	500,000
Private Fund II	-	-	500,000	-	-	-	-	-	-	-	-	-	-	500,000
Private Fund III	-	-	-	-	500,000	-	-	-	-	-	-	-	-	500,000
Private Fund IV	-	-	-	-	-	-	500,000	-	-	-	-	-	-	500,000
Private Fund V	-	-	-	-	-	-	-	-	-	500,000	-	-	-	500,000
Private Fund VI	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
Total	500,000	-	500,000	-	500,000	-	500,000	-	-	500,000	500,000	-	-	3,000,000
Distributions														
Private Fund	9,301	34,038	40,816	187,688	45,191	258,747	233,103	57,863	108,657	2,021	32,075	39,889	-	1,049,389
Private Fund II	-	-	-	33,764	40,518	38,730	218,938	157,664	194,308	130,604	107,916	81,634	23,404	1,027,480
Private Fund III	-	-	-	-	-	31,301	49,177	47,360	81,658	133,886	150,537	28,536	93,263	615,717
Private Fund IV	-	-	-	-	-	-	-	31,243	32,105	39,993	91,743	28,768	67,885	291,735
Private Fund V	-	-	-	-	-	-	-	-	-	24,136	32,759	23,622	17,530	98,047
Private Fund VI	-	-	-	-	-	-	-	-	-	-	7,395	26,401	21,832	55,628
Total	9,301	34,038	40,816	221,452	85,709	328,778	501,218	294,130	416,728	330,640	422,425	228,850	223,914	3,137,996
Interest Income														
Private Fund	345	277	80	78	269	364	101	7	37	3	77	114	-	1,752
Private Fund II	-	-	260	218	86	52	1,810	1,340	176	1,238	2,284	1,988	1,530	10,982
Private Fund III	-	-	-	-	46	54	578	6	587	714	1,256	1,166	1,337	5,743
Private Fund IV	-	-	-	-	-	-	23	13	-	-	448	745	795	2,023
Private Fund V	-	-	-	-	-	-	-	-	-	46	9	403	718	1,176
Private Fund VI	-	-	-	-	-	-	-	-	-	-	329	-	-	329
Total	345	277	340	296	401	470	2,512	1,366	800	2,001	4,403	4,416	4,380	22,004
Rental/Ordinary Income(Loss)														
Private Fund	1,014	1,857	(16,005)	(47,097)	680	10,625	8,942	126	(9,748)	(1,689)	626	(1,643)	-	(52,312)
Private Fund II	-	-	(7,225)	(88,422)	(65,748)	(40,236)	(105,794)	(600)	(2,716)	(11,464)	1,948	3,622	3,260	(313,375)
Private Fund III	-	-	-	-	(6,893)	(37,892)	(155,103)	(447)	(73,869)	(5,833)	(4,005)	719	2,291	(281,031)
Private Fund IV	-	-	-	-	-	-	(297,590)	(18,298)	-	-	(52,650)	(19,615)	(4,468)	(392,620)
Private Fund V	-	-	-	-	-	-	-	-	-	(286,829)	(12,194)	(12,921)	(19,270)	(331,214)
Private Fund VI	-	-	-	-	-	-	-	-	-	-	(283,515)	-	-	(283,515)
Total	1,014	1,857	(23,230)	(135,519)	(71,961)	(67,503)	(549,545)	(19,218)	(86,333)	(305,815)	(349,790)	(29,838)	(18,187)	(1,654,067)
1231 Capital Gain														
Private Fund	-	-	-	170,666	19,983	212,070	152,864	-	3,357	-	14,643	25,652	-	599,235
Private Fund II	-	-	-	128,608	-	36,400	340,818	61,918	82,052	28,126	69,770	45,608	10,416	803,716
Private Fund III	-	-	-	-	-	-	11,831	151	113,015	82,154	87,445	-	71,216	365,811
Private Fund IV	-	-	-	-	-	-	-	-	-	-	178,228	143	40,278	218,648
Private Fund V	-	-	-	-	-	-	-	-	-	-	-	-	8,964	8,964
Private Fund VI	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	299,274	19,983	248,470	505,513	62,069	198,424	110,280	350,085	71,403	130,874	1,996,374

GENERAL ASSUMPTIONS

This summary represents the performance result of a hypothetical investor ("Investor") assuming the Investor invested \$500,000 upon the first capital call of each MLG Fund as depicted below. The summary utilizes actual historical performance results from the series of MLG Closed-End Real Estate Funds (each individually a "MLG Fund" and collectively the "MLG Funds").

Figures assume that (1) the Investor is subjected to the passive loss limitations, (2) the MLG Funds are the only passive activities the Investor has and (3) the Investor has other non-MLG ordinary income in an amount equal or greater to the total of Rental/Ordinary Income (Loss), Passive Losses Suspended, and Passive Losses Released in each respective year. The summary also assumes effective Capital Gain and Ordinary tax rates of 30% and 50%, respectively.

As shown in the figures, the combination of Rental/Ordinary Income(Loss) and 1231 Capital Gain allows the Investor to release the amount of losses from Rental/Ordinary Income(Loss) into the Investor's tax picture resulting in After Tax Cash Flow exceeding Distributions. Further, the Investor has additional Passive Losses Suspended that can be carried forward to help offset future income.

DISCLAIMER & DEFINED TERMS



Defined Terms:

"Capital Contributions" are assumed to be made upon the first capital call of each Fund.

"Distributions" are net of all fees and promote to MLG. Distributions may exceed the cumulative operating income from a fund's investments and are therefore not necessarily indicative of the investment returns received by a fund from a fund's investments. Distributions may be funded by sources other than operating income, including but not limited to: capital contributions, loans, return of deposits or reserves, or net refinancing or sale proceeds from a fund's investments.

"Interest Income" is the Investor's share of the Interest Income reported by the MLG Fund which would have been attributed to the Investor if they were an actual investor within the MLG Fund.

"Rental/Ordinary Income (Loss)" includes the Investor's share of Ordinary business income/(loss) and the Net rental real estate income/(loss) reported by the MLG Fund which would have been attributed to the Investor if they were an actual investor within the MLG Fund.

"1231 Capital Gain" is the Investor's share of Net Section 1231 gain reported in box 10 of the Investor's Schedule K-1

"Passive Losses Suspended" is the amount by which the absolute value of negative Rental/Ordinary Income (Loss) exceeds 1231 Capital Gain in that year if there is negative Rental/Ordinary Income (Loss).

"Passive Losses Released" is negative 1 multiplied by the lesser of 1) cumulative prior year Passive Losses Suspended subtracted by cumulative prior year Passive Losses Released or 2) 1231 Capital Gain plus Rental/Ordinary Income (Loss) or 3) 0, if there are no Passive Losses Suspended for that respective year.

"Current Year Taxable Income(Loss)" is the sum of Interest Income, Rental/Ordinary Income (Loss), 1231 Capital Gain, Passive Losses Suspended, and Passive Losses Released for each respective year.

"Capital Gain Tax (30%)" is negative 30% multiplied by the 1231 Capital Gain in each respective year

"Ordinary Impact (50%)" is negative 50% multiplied by the sum of Rental/Ordinary Income (Loss), Passive Losses Suspended, and Passive Losses Released in each respective year.

"After Tax Cash Flow" is the sum of Distributions, Capital Gain Tax (30%), and Ordinary Impact (50%) for each respective year.

This document ("Presentation") and associated materials are being presented for informational purposes only and is not an offer to sell interests in a security. A private real estate investment 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. Private investments are highly speculative, illiquid, may involve a complete loss of capital, and are not suitable for all investors. 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. This Presentation contemplates complex tax concepts that each prospective investor should review with their professional tax advisor for further guidance. This presentation should not be considered tax advice and each prospective investor should consult with their tax advisor regarding the content, definitions and assumptions outlined in this Presentation.

This Presentation does not demonstrate the hypothetical performance of any MLG Fund, but rather shows the potential tax efficiencies of investing in the MLG Funds. An investment in an MLG Fund involves expenses and fees that would ultimately impact the overall return to investors.

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

Past performance is not indicative of future results. **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.**