



SELECTED FUND TERMS

Fund Strategy:	Cash Flow
Asset Class:	Real Estate, Private equity, Private Credit
Investment:	\$250 up to 10% of income
Fund Term:	~7 Years
Preferred Return:	5%*
Management Fee:	None
Distributions:	Quarterly**
Fund Audited:	Yes

*The preferred return and annual return is subject to the availability of distributable cash and is not guaranteed

**Quarterly returns are subject to the availability of distributable cash and are not guaranteed

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Capital Allocation

Aurora Fund I is structured to provide cash flow through a diversified portfolio of several asset classes. The fund allocates capital with a focus on generating liquid returns through real estate, private credit and private equity.

ABOUT AURORA FUND I

The fund is designed to diversify investors' capital across private credit, growth-stage private equity, and cash-flowing real estate. We believe this gives non-accredited investors the opportunity for cash flow early in the life of the fund, and big upside potential through appreciation on real estate and growth in the private equity markets.

KEY DETAILS

- **Attractive cashflow schedule:** Potentially cash-flowing assets with quarterly distributions to investors.
- **Competitive fee structure:** We do not assess a management fee based on capital raised and we provide a 5% preferred return* to investors.
- **Diversified Exposure:** Investments will span various geographic regions to potentially reduce the impact of localized risk on fund performance.

DIVERSIFIED ASSET CLASSES

