

Mission statement: RF-Boston Fund IV provides investors an uncorrelated alternative to traditional high-yield assets by creating an income stream that is stable through all market conditions.

Investment Objective: The fund seeks to deliver strong quarterly cash flow while preserving investor capital. Investor assets are secured using short-duration first-position mortgages with conservative loan-to-value ratios. In doing so we aim to avoid volatility and meaningful drawdowns while providing a less tumultuous investor experience.

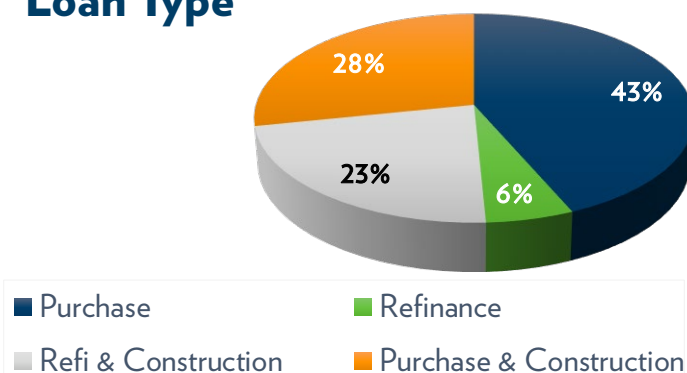
Period	New Loans Underwritten	Beginning Loan Balance	Ending Loan Balance	Average Loan Amount
Q1 2023	\$15,020,371.28	\$18,480,803.62	\$32,401,387.28	\$753,520.63
Duration	Average Loan to Value	Quarterly Return	Cumulative Return	Annualized Return
0.69	64.5%	2.73%	6.90%	10.90%

*Fund inception date was 8/11/2022. There were 232 days during the investment period through March 31, 2023.

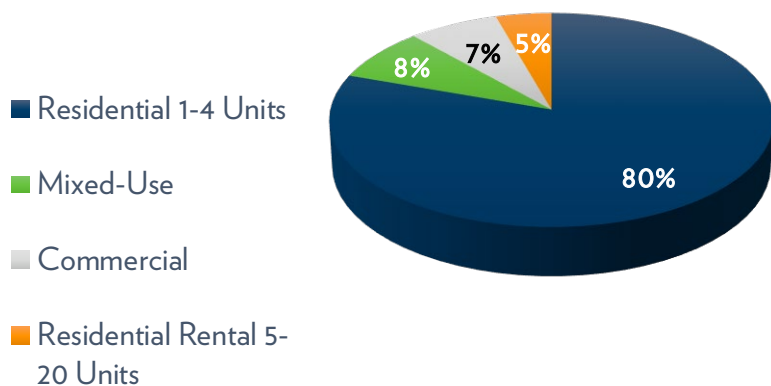
Fund Overview

Target Loan Size	\$500K - \$2M
Targeted Portfolio LTV	70%
Fund Leverage	59.75%
Inception Date	August 11, 2022
Investor Eligibility	Accredited Investor
Minimum Investment	\$100,000
Distribution Frequency	Quarterly

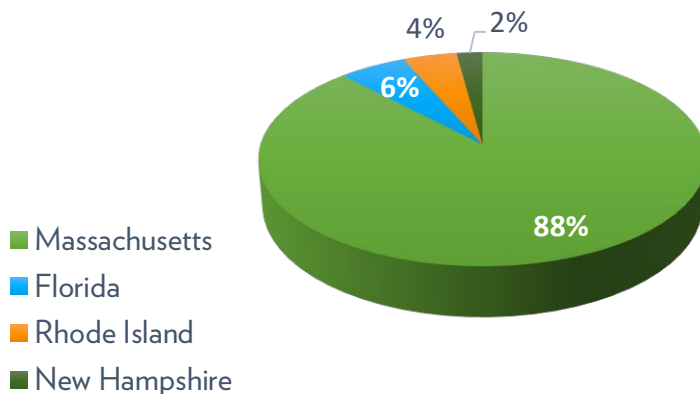
Loan Type



Asset Type



Loan Allocation By State



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This document and the information contained and described herein are confidential and proprietary to the Fund and may not be reproduced, distributed, or shared with any third party in any fashion without the Fund's prior written consent. These materials have been prepared solely for informational purposes, and the information contained herein is subject to change without notice. GenWel Capital and RF Boston, LLC ("The Team"), and their affiliates invest in loans secured by commercial real estate ("Loans"). The Team's highly experienced investment team thoroughly evaluates each loan and completes comprehensive due diligence prior to investing. As an investor in asset-based commercial real estate loans, The Team relies on independent, third-party valuation reports for all properties/loans it underwrites. The Team also applies its own proprietary underwriting methodology to evaluate the riskiness of a loan.

The information contained herein is generally believed to be reliable, but no representation or warranty is given with respect to its accuracy or completeness. Past performance is no guarantee of future results. Investments may lose value over time and no return is guaranteed. You should review the risks and uncertainties regarding the Fund prior to investing.

Management Team



Michael Garrity – Owner/Manager/Principal RF Boston

Michael Garrity is the managing partner and oversees all operations of RF Boston, LLC, an Affiliate of the Fund. He chairs the loan committee that reviews all loan proposals before consideration to fund real estate transactions, in addition to overseeing all origination, funding, servicing and investor relations.

Mr. Garrity has more than 20 years of experience as an entrepreneur in the real estate financial markets including Garrity Realty, Nationwide Short Sale Solution (NWSSS), Capital Line Funding (CLF), and RF Boston. At Garrity Realty he worked as real estate broker in all aspects of real estate. Shortly after the 2008 crash, Mr. Garrity headed one of the biggest distressed real estate companies in Massachusetts, NWSSS, working with dozens of different banks helping mitigate short-term capital losses. In 2014 Mr. Garrity opened CLF which operated as a lending platform designed to work with MA based fix and flip developers. CLF re branded in 2019 to become RF Boston. RF Boston is currently originating \$50MM+ a year in private loans and has serviced over \$150MM in loans since inception.

Mr. Garrity attended the Massachusetts Maritime Academy, served four years in the United States Marine Corps reserves, and two years in the Army National Guard.



Robert Napolitano – Principal, GWCLF Management, LLC

Robert Napolitano is a managing partner who oversees operations and the investment committee at GenWel Capital 2, LLC, a member of the Manager. Robert has worked in the wealth management industry since 2009, specializing in developing portfolios and reviewing alternative investments for high-net-worth families. During that time, he built a wealth management practice and has been working directly with individuals and business owners to tailor strategies for their financial future. Prior to that, Robert oversaw a portfolio of more than ten large commercial and residential properties with annual revenues exceeding \$28M. By delivering monthly financial statements, creating annual forecasts, and relaying that information to investors and management company shareholders, he gained real estate experience that ignited a passion. Combining that passion with his experience in wealth management, Robert aims to deliver a unique opportunity in real estate investing, anchored on strong cash flow.

Rob is a graduate of Bentley University with a B.S. degree in Corporate Finance and Accounting.



Emily Scanlon – Director of Lending, RF Boston

After graduating from Boston University with a degree in Communications, Emily entered the real estate industry with employment at a boutique Boston direct private lender and property management firm, managing short term loans and coordinating purchases, sales and refinance transactions.

In the spring of 2020, while the pandemic was creating an unprecedented level of uncertainty in the real estate market and record-high loan default rates, RF Boston was entering a period of transition. Emily was offered the opportunity to join the company and was immediately tasked with stabilizing the firm's current loan portfolio, shortening the time from origination to loan closing, and maximizing the loan close rate. In January 2021, RF Boston re-structured and Emily remained with the company as a co-founding team member and its Director of Operations. Nearly three years later, RF Boston has emerged as one of the most active and reliable private lenders in Massachusetts.

As RF Boston's Director of Operations Emily oversees the entire life cycle of a loan – from origination and underwriting, through loan servicing and managing the construction process, to loan payoff. Emily has closed over 200 bridge loans in her career, totaling over \$120,000,000 and ranging in loan size from \$100,000 to \$9,000,000.



Tony Vlasak – VP of Finance & Administrative Operations

Tony is an operations finance and administration professional with 17 years experience in live entertainment, and most recently over the past 4 years the private lending and real estate development sector. He holds a BBA of Finance from the University of Iowa.

While involved with live entertainment he was integral in the swift operational growth of multibillion dollar multinational operating organizations in the live entertainment space, both organically and through acquisitions. Post entertainment, his interests drove him into the private lending and real estate development industry within the greater Boston market, overseeing development of company operations, including implementation of loan servicing platforms, client servicing process, investor onboarding, RE fund management, accounting management, analysis modeling, and various regional bank relationship management duties.

Tony is a problem solver at his core and constantly seeks operational improvement for both external clients and internal efficiency.