

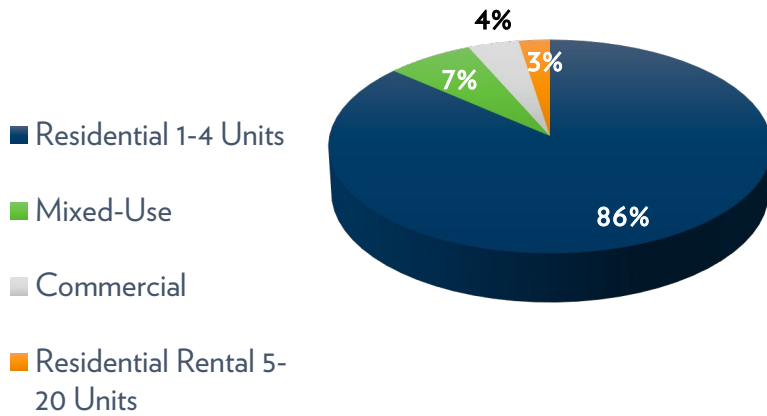
Mission statement: RF Boston Fund IV provides investors an uncorrelated alternative to traditional high-yield assets by creating an income stream that is stable through all market conditions.

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.

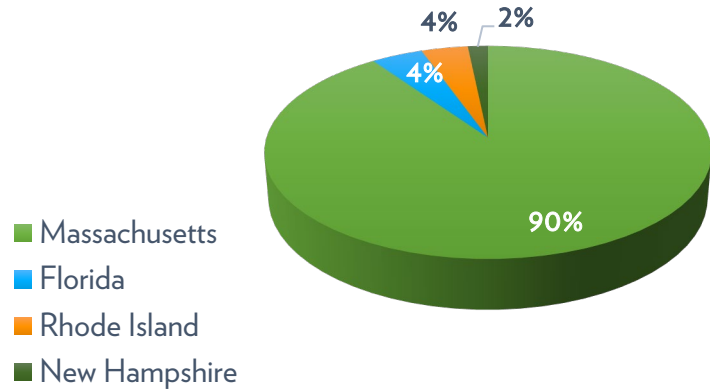
New Loans Underwritten	Beginning Loan Balance	Ending Loan Balance	Average Loan Amount	Fund Leverage
\$4,854,930.00	\$38,500,588.02	\$41,646,017.00	\$718,034.78	58.33%
Average Maturity (In Years)	Average Loan to Value	Quarterly Return	Year To Date Return	Annualized Return Since Inception
0.39	57.7%	2.75%	8.39%	11.35%

Fund inception date was 8/11/2022.

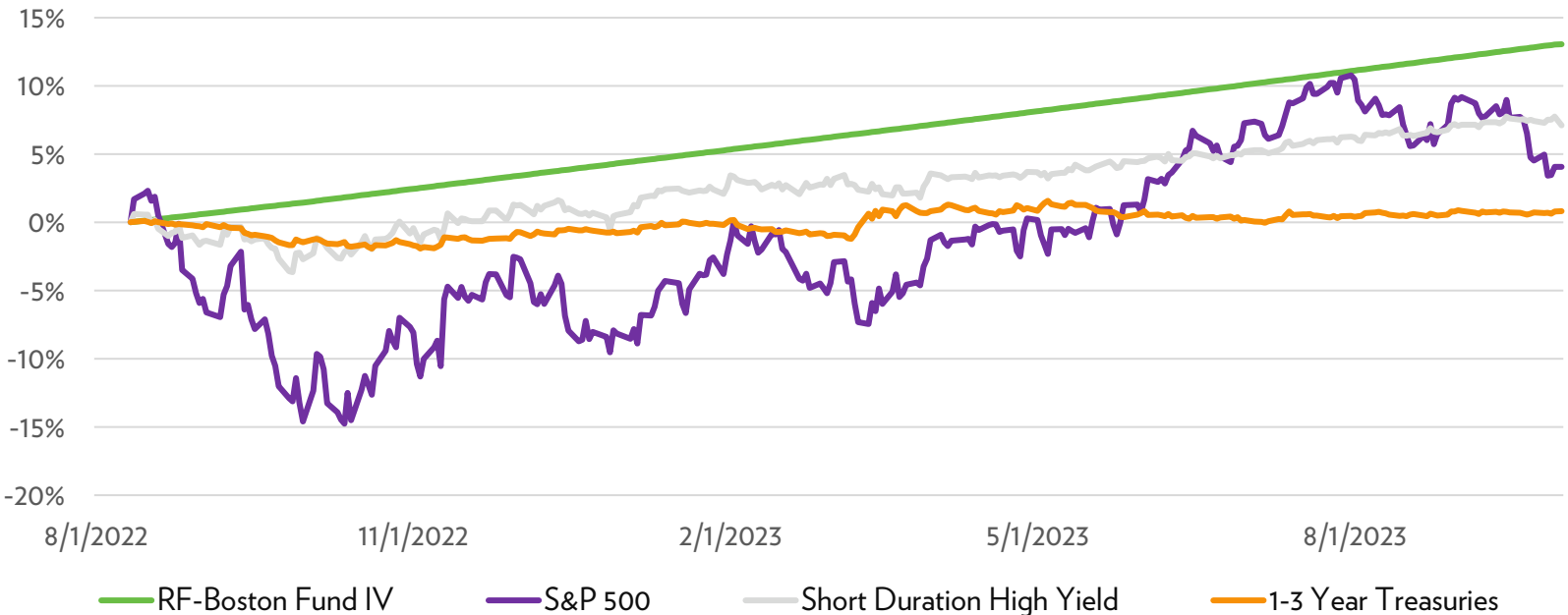
Asset Type



Loan Allocation By State



Performance Chart Through Sept 30, 2023



Management Team



Michael Garrity – Owner/ Manager/Principal RF Boston

Michael is RF Boston’s managing partner, overseeing all operations of RF Boston, LLC, and co-manager 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, and servicing of the loan portfolio. Under his leadership, RF Boston originates approximately \$100 million of loans annually, and has serviced a staggering \$500 million loans since their inception.



Robert Napolitano – Principal, GWCLF Management, LLC

Robert is a founding member and Managing Partner of GenWel Capital, a boutique investment management firm that has raised \$60 million in equity since its inception, and co-manager of RF Boston Fund IV. He is a member of the loan committee and manages investor relations for the fund. Combining his background in wealth management and real estate, Robert aims to deliver a unique investment opportunity that is anchored on strong cash flow.



Emily Scanlon – Director of Lending, RF Boston

As RF Boston’s Director of Operations Emily oversees the entire life cycle of a loan – from origination and underwriting, through loan servicing, and loan payoff. Emily has closed over 200 bridge loans in her career, totaling over \$120,000,000, ranging in size from \$100,000 to \$9,000,000. Additionally, Emily has significant accounting and property management experience as she managed both receivables and payables for a portfolio of 200+ residential and commercial units.



Tony Vlasak – VP of Finance & Administrative Operations

Tony is VP of Finance & Administrative Operations with RF Boston. He oversees company operations, investor onboarding, loan servicing platforms, and client servicing processes. Tony is instrumental in fund management, accounting management, analysis modeling, and regional bank relationship management. Tony is a problem solver at his core and constantly seeks operational improvement for both external clients and internal efficiency.

Fund Overview		Portfolio Statistics	
Target Loan Size	\$500K - \$2M	Cumulative Preferred Return	8%
Target LTV	70%	AUM Fee*	0%
Inception Date	August 11, 2022	Loan Servicing Fee*	0%
Investor Eligibility	Accredited Investor	Share of Profit above Preferred Returns*	40%
Minimum Investment	\$100,000	Average Term of New Loans	12 months
Distribution Frequency	Quarterly	Average Loan Rate	12.32%

*RF Boston Fund IV does not incur an Asset Management fee or a Loan Servicing Fee. The manager only earns compensation when an investors cumulative preferred return has been achieved. Utilizing this structure, the managers compensation is aligned with investors interests to create a strong and stable source of income.

IMPORTANT DISCLOSURE: This document is for informational purposes only. For actual details about this offering, please refer to the Private Placement Memorandum (PPM). This document does not constitute an offer to sell (nor the solicitation of an offer to buy) any investment product or vehicle. Any such offer may be made only to certain eligible investors via the PPM and related offering documents prepared by the issuer, which contain important disclosures and risk factors. Prospective investors should solely rely upon the PPM and related offering documents in making an investment decision and not on this document. 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.