STEADFIELD INCOME FUND

November 2026 Offering

A boring investment, on purpose.

WHO WE ARE

Who we are

Steve Theobald

Head of Lending and Investor Relations · Salt Lake City, Utah

Steve leads our underwriting and works directly with our investors. He's a licensed Utah mortgage loan originator and real estate principal broker with 20 years in real estate investing, including 250 home sales and 30 homes he's renovated himself.

Remington Carlson

Head of Operations and Finance · Tulsa, Oklahoma

Remington runs the fund's operations, systems and financial reporting. He has completed more than 300 projects across nine states and built the operation behind them. Before real estate, he spent 11 years as a U.S. Navy nuclear submarine officer.

TRACK RECORD

Track record

225
Loans

$57 Million
Lent

Zero
Missed Investor Payments

HOW IT WORKS

The same cycle, every month.

1. Borrowers make their interest payments every month
2. The fund receives those payments
3. Investors are paid their target return
4. We share only in what remains
5. When a loan pays off, the money goes into a new loan, and the cycle repeats

LENDING GUIDELINES

Every loan follows the same guidelines.

Real estate

Large-acreage land tracts and select income-producing properties

65%

Low leverage

Loans at 65% of property value

First position

Every loan secured by its property in first position

Monthly payments

Borrowers pay interest every month

Short term

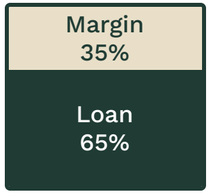
12-month loans

Reviewed borrowers

Experienced buyers and operators, reviewed before we lend

HOW WE PROTECT YOUR MONEY

Steady by design.

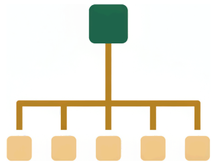


Property value

LOW LEVERAGE

A margin of value beneath every loan.

We lend at 65% of property value, and every loan is secured by its property in first position.



DIVERSIFICATION

Many loans, one fund.

Your money is spread across a group of loans, so no single loan decides your income.

UNDERWRITING

Every property and borrower, reviewed.

Before we lend, we review the property and its value, and the borrower's experience and track record.

PREFERRED RETURNS

You're paid first.

Your target return is met before we share in profits.

THE TARGET LOANS

The loans we intend to fund.

7 loans · $1,381,000 total · 5 states

PROPERTY	LOCATION	ACREAGE	ESTIMATED VALUE	LOAN AMOUNT
Property 1	Lauderdale County, TN	44.25	$226,000	$147,000
Property 2	Phillips County, AR	114.5	$286,250	$186,000
Property 3	Deer Lodge County, MT	56.29	$375,000	$244,000
Property 4	Seminole County, OK	70	$182,000	$118,000
Property 5	Bedford County, TN	85	$550,000	$358,000
Property 6	Wolfe County, KY	60.67	$425,000	$276,000
Property 7	McIntosh County, OK	20	$80,000	$52,000
Total		**450.71**	**$2,124,250**	**$1,381,000**

The final loans may change, and every loan we make follows our lending guidelines.

THIS OFFERING

November 2026 Offering

Target raise: $1,200,000

CLASS A

$25,000 minimum

9.15%

target annual return

$190.63 target monthly payment at the minimum

CLASS B

$100,000 and up

10.25%

target annual return

$854.17 target monthly payment at the minimum

CLASS C

$250,000 and up

11.05%

target annual return

$2,302.08 target monthly payment at the minimum

Paid monthly · 12-month minimum commitment · No management fees

Target returns are goals, not guarantees.

PREFERRED RETURNS AND FEES

Preferred returns. No management fees.

Preferred Returns

Your target return is met before we share in profits.

No Management Fees

Investors pay no management fees.

Operating Costs

Paid by the managers, not by the fund or its investors.

Loan Fees, Paid by Borrowers

2 points and a $300 document fee at closing. They go to Steadfield's management company and don't reduce the interest the fund earns.

Getting in and getting out

Getting in

1. Soft commit on the offering website. It isn't binding.
2. Confirm you're an accredited investor.
3. Review and sign the subscription agreement.
4. Fund your investment.

Getting out

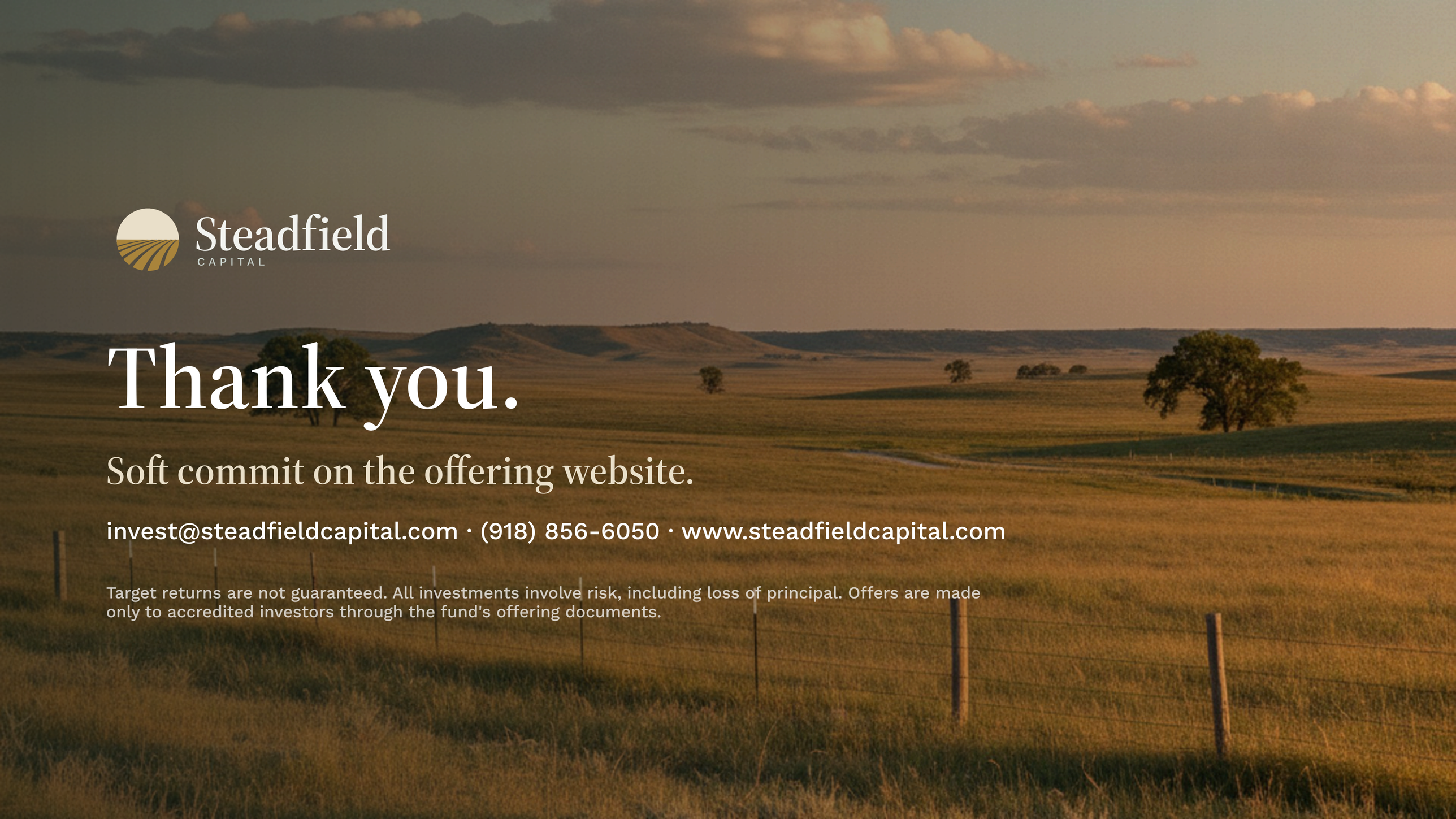
12-month minimum. Give 6 months' written notice whenever you're ready to exit.

SOFT COMMIT BY

Friday, November 13

FUND BY

Wednesday, November 25



Thank you.

Soft commit on the offering website.

invest@steadfieldcapital.com · (918) 856-6050 · www.steadfieldcapital.com

Target returns are not guaranteed. All investments involve risk, including loss of principal. Offers are made only to accredited investors through the fund's offering documents.