

The HARTLEY INCOME FUND



Prepared by:
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➤ Investment Overview

The Hartley Income Fund is a Regulation A+, SEC-qualified fund focused on stabilized self-storage real estate in supply-constrained U.S. markets.

➤ Why Self-Storage?

Recession-resilient demand: people downsize in downturns; accumulate in upturns

Month-to-month leases: rents adjust quickly with the market; no long lock-ins

Low maintenance overhead: no plumbing, appliances, or tenant improvement costs

90%+ occupancy norms: stable cash flow with low tenant concentration risk

6%

Preferred Return
Class A cumulative

\$50K

Minimum Investment
500 units @ \$100/unit

\$50M

Offering Size
Max. Offering Amount

7-10

Year Horizon
Target hold period

➤ 1st Acquisition: Jefferson Valley, NY

- **Occupancy:** ~80% Economic
- **Status:** Active, Cash-Flowing
- **Asset Type:** Class A Self-Storage
- **Operator:** Horizon Storage Group
- **Strategy:** Stabilized Income



➤ Fund Details

Fund Name	The Hartley Income Fund, LLC
Who Can Invest	All U.S. Investors – Accredited and Non-Accredited (Reg A+)
Minimum Investment	\$50,000
Preferred Return	6% cumulative, non-compounded (1.5% per quarter)
Distribution Target	6% annually, paid monthly
Management Fee	1.25% per annum of AUM, payable monthly in arrears
Performance Fee	10% above the preferred return of 6% (1.25% quarterly)
Liquidity	Quarterly redemption program (subject to availability)
Subscriptions	Monthly closings; submit by 5:00 PM PT on last business day of prior month
Fund Administrator	Great Lakes Fund Solutions
Tax Reporting	Annual Schedule K-1 (within 90 days of fiscal year-end)

➤ About the Manager

Hartley Fund Group is led by Steve Larsen, CPA, CFP® – a finance professional with experience managing private fund offerings, including a self-storage development fund, several multifamily projects, and a private credit fund with approximately \$15 million AUM. Hartley's operator network includes Horizon, an experienced self-storage developer and operator with a demonstrated track record across multiple completed facilities.

➤ Important Disclosures

This material is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. This offering is made pursuant to an Offering Circular qualified by the U.S. Securities and Exchange Commission (SEC). The SEC does not pass upon the merits of or give its approval to any securities offered. Investing involves risk, including possible loss of principal. The preferred return and distribution targets are not guaranteed. Non-accredited investors may not invest more than 10% of the greater of annual income or net worth. Review the full Offering Circular before investing – available at www.hartleyfunds.com/offering and on SEC EDGAR. Forward-looking statements are subject to risks; actual results may differ materially.