



# ASPEN OPPORTUNITY FUND, LP

The *Aspen Opportunity Fund, LP* (the "**Fund**") is a private equity partnership formed to provide investors with access to a broad array of structured venture capital investment opportunities through a single entity. The Fund's objectives are as follows:

- Deliver an all-in rate of return of 20-35% per annum to Limited Partners;
- Deliver current income of 8-10% per annum once the Fund has deployed most of its capital; and
- Mitigate downside risks, while retaining significant upside potential by pursuing shorter-term, highly structured investment opportunities with emerging growth companies.

The Fund is expected to be invested in U.S.-based companies in which the members of the General Partner (the "Principals") have significant industry expertise, including healthcare, telecommunications, information technology, and other emerging growth industries. The Principals believe that early-stage investing in any given company should be done in phases in order to minimize potential losses attributable to target company mismanagement.

The Fund intends to deploy as much as 60% of its aggregate capital contributions through its wholly-owned venture leasing subsidiary, Gulf Pointe Capital, LLC ("Gulf Pointe"). Gulf Pointe was formed to provide operating lease capital, a form of mezzanine financing, to earlier stage companies. Providing operating lease capital is significantly less risky than straight equity capital, because the obligation is "secured" by the underlying equipment and the terms are generally only 24-36 months. In addition, since a lessor retains ownership of any equipment under an operating lease, it can retain valuable tax benefits for its own account. Gulf Pointe intends to structure its operating leases so that it can achieve an "implied interest rate" on the lease stream of 18-21% before factoring in any residual value on the equipment or other economic incentives such as warrants or security deposits which are received up front. Once the Principals are comfortable with a management team's ability to execute on its business plan, the Fund will consider making straight equity investments into a Portfolio Company to layer in additional returns from long-term capital gains with the remaining 40% of the Fund not deployed through Gulf Pointe.

### **Investment Highlights include:**

- Wholly-owned venture leasing firm, Gulf Pointe Capital, focused on vastly underserved market
- Asset security mitigates portfolio risk - 60% of investments will be secured
- Focus on high velocity investing with 60% of investments in securities with three year terms or less
- Smaller transaction sizes of \$500K - \$2.5 million, a segment overlooked by larger venture capital funds
- Established track record of Principals in prior funds - over 70 years of collective investment experience
- Venture leasing allows for substantial current income - 8-10% targeted once Fund assets are deployed
- Shorter duration than other funds - Seven year Fund with mandatory distributions beginning in year six
- Limited Partner "Call" Rights after five years (on six months notice) provide additional liquidity option

### **Partnership Offering Summary:**

<b>Issuer:</b>	<i>Aspen Opportunity Fund, LP</i>	<b>Duration of Fund:</b>	<i>5-7 Years</i>
<b>Security Offered:</b>	<i>Limited Partnership Units</i>	<b>Mandatory Distributions:</b>	<i>Beginning in Year 6</i>
<b>Target Fund Size:</b>	<i>\$25 - \$50 Million</i>	<b>Preferred Returns:</b>	<i>Cumulative 8%/yr</i>
<b>Capital Commitment:</b>	<i>\$100,000/LP Unit</i>	<b>Carried Interest:</b>	<i>20%</i>
<b>Investment Timing:</b>	<i>\$50K upfront/\$50K at Call</i>	<b>Management Fee:</b>	<i>2.0% per annum</i>

The minimum Capital Commitment for this unique opportunity is \$100,000 per LP Unit, \$50,000 of which will be funded at the initial close and the remaining \$50,000 will be funded at a Capital Call which may occur within three years of each Limited Partner's initial closing, but is expected within 18 months. For additional information, please contact: **Steven Jones** at (239) 325-2001.