



GUIDON FUND

Maximum Offering Amount	\$10.0 Million
Minimum Initial Investment (Commitment)	\$10,000
Suitability	Accredited Investors Only

	Guidon Fund I (the Fund)
Suitability	Accredited Investors Only, through www.guidonfund.net
Security	Preferred (Class A) Member Interests
Dividend Yield	Preferred Members receive annual dividend yield based on 6.0% of their investment amount, paid in quarterly distributions, for the life of the fund.
Investment Horizon	5-years from the time of final Fund closing, with limited redemption rights
Capital Contribution	The Fund is offering the Class A Units for \$1,000 Capital Contribution per Class A Unit and minimum Capital Contribution of \$10,000 (10 Class A Units) per investor. Investments of capital will be on a rolling basis, with preferred investors receiving Dividend Yield from the date their investment is received by the fund manager.
Manager	MARF Management LLC 530 East Main St Suite 1000 Richmond, VA 23219
Investment Objectives	Invest in defensive, single-tenant retail properties with a focus on discount retailers, with potential to generate current income and moderate long-term capital appreciation. The Fund intends to provide investors access to investments in Target Assets, which are not highly correlated with publicly traded equity and fixed income markets. The Fund will be operated as a closed-end private fund investing in a portfolio of the Target Assets ("Investments") located throughout the United States.
Use of Proceeds	Proceeds from the sale of Class A Units in the Offering will be invested in Target Assets, including the payment of acquisition costs such as Acquisition Fees.
Term & Fund Termination	The Manager may attempt to sell Target Assets when market conditions are favorable. It is anticipated the Fund will substantially liquidate its Investments and dissolve within 5 years of the date of the Fund's final investor closing.

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