

ROCKWELL INCOME FUND

Offering Memorandum

CONFIDENTIAL



BalcomieCapital.com



EXECUTIVE SUMMARY

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THE ROCKWELL FUND IN 30 SECONDS

- ✓ 10% fixed annual return, paid monthly.
- ✓ Invested in land entitlement, residential developments, self storage and hard money lending.
- ✓ For high-net-worth investors who want a passive, stable income stream.
- ✓ Easily rollover your IRA directly into the fund

HOW WE'RE DIFFERENT

- ✓ No fees. Your money works for you, not for us.
- ✓ No market timing risks. You simply get paid every month.
- ✓ We invest in what we own and control. No speculative deals.





How your 100K Investment Works

Example: You invest \$100K

- We use your capital to buy cash-flowing real estate assets and notes.
- You get paid 10% annually – every month, like a paycheck.
- We improve the properties, refinance, and reinvest – keeping the cycle going.
- You receive \$833/month (\$10K/year in passive income)
- Liquidity available after 12 months

Why This Works:

- ✓ You replace bank debt (and banks don't gamble on bad deals).
- ✓ We only invest in properties we already own & control.
- ✓ Debt gets paid before equity – meaning you get paid first.

WHERE YOUR MONEY GOES

AND WHY IT'S SAFE

Residential Development

- ✓ We pay cash for smaller properties, bundle them, improve them, then refinance
- ✓ Your capital is secured by first lien positions on real assets

Hard Money Loans

- ✓ We lend to smaller real estate investors at 70-75% Loan-to-Value (first lien position)
- ✓ Rockwell Income Fund is the lender, not the borrower

Land Entitlement:

- ✓ The U.S. has a 4+ million home shortage—land entitlement fills that gap
- ✓ We secure raw land, rezone it, and sell it to national builders without developing

Self-Storage

- ✓ We buy smaller properties, bundle them, improve them, then refinance
- ✓ Your capital is secured by first lien positions on real assets

Bottom Line: Your investment is backed by real assets – not speculation.



HOW YOU GET PAID

Investor Distributions

- ✓ Invest before the 15th of any month
- ✓ First payment arrives in 30 days
- ✓ Cash flow continues, every single month

Your Investment at Work

- ✓ 80% invested in residential development, hard money loans, land entitlement, and self storage
 - ✓ 20% held in cash reserves for liquidity & investor payouts
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WHY INVEST WITH ROCKWELL

**We don't just manage money.
We build wealth.**

Transactions
Closed

350+

Funds
Raised

\$75M

Average
IRR

23.6%

www.rockwell.com

A Proven Track Record

Meet Travis Baucom, Our Founder

Travis Baucom, founder of Rockwell Capital and Rockwell Income Fund, brings a deep legacy in traditional real estate investment and operations. With over \$75 million in assets under management, Travis has led the acquisition, development, repositioning, disposition, asset management, and strategic planning for a diverse portfolio of real estate projects.

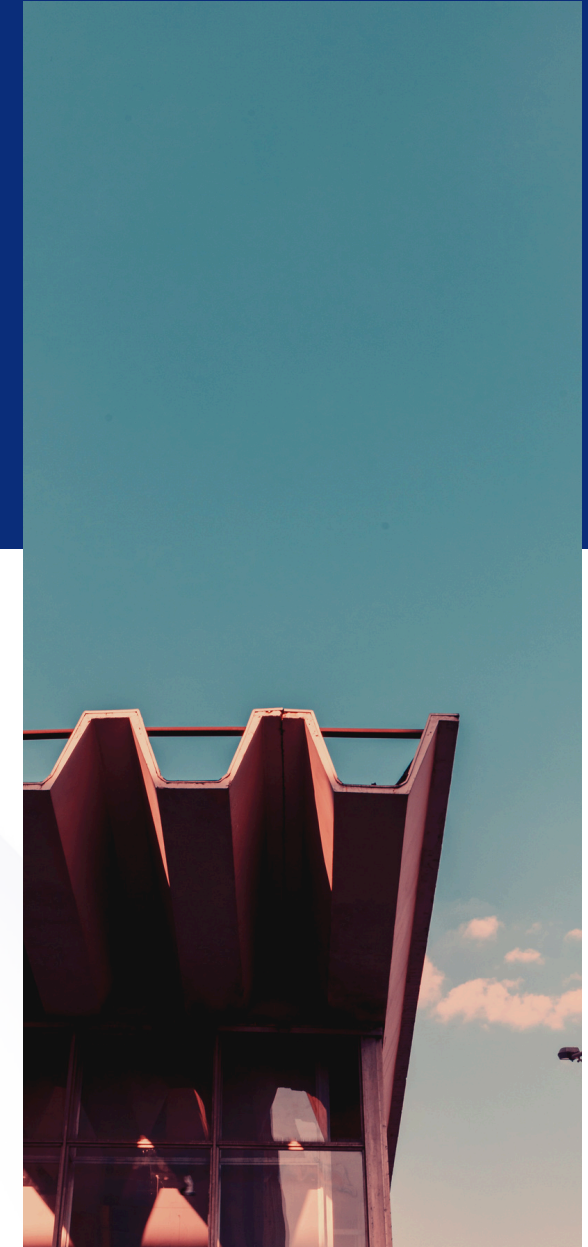
Before launching Rockwell Income Fund, Travis served as CEO of Texas Trust Home Buyers, the largest privately owned distressed home-buying firm in Texas. During his five-year tenure, he personally acquired over 400 single-family properties and oversaw the company's strategic direction, asset acquisition, and ongoing management.

Today, as President of Balcomie Capital Investment Group, Travis continues to identify and execute on innovative real estate opportunities, combining operational excellence with investor-first thinking to deliver long-term value.



HOW TO INVEST

- **Schedule a Call:** Book a brief call with the Balcomie Capital team to review the fund details and ensure alignment.
- **Review & Sign the Subscription Agreement:** We'll send over your documents securely for e-signature.
- **Complete the Investor Questionnaire:** This short form verifies your accreditation and helps us tailor communications.
- **Fund Your Investment:** Wire your capital to the designated account. Instructions will be provided.
- **Confirm & Receive Your Investor Packet:** Once we receive your funds, email us to get your official investor materials and first distribution schedule.



— THE FINE PRINT

DISCLAIMER: The interests offered hereby are highly speculative, and an investment in the assets involves a high degree of risk. The company is offering the interests solely to investors that satisfy certain suitability standards, including the ability to afford a complete loss of their investment. In making an investment decision, prospective investors must rely on their own examination of the company and the terms of the offering, including the merits and risks involved. These assets have not been recommended, approved or disapproved by the Securities and Exchange Commission, any state securities commission or any other federal or state regulatory authority, nor has the securities and exchange commission, any state securities commission or any other federal or state regulatory authority confirmed or passed upon the accuracy or determined or passed upon the adequacy of this offering memorandum. Any representation to the contrary is a criminal offense. Prospective investors should be aware that they will be required to bear the financial risks of an investment for an indefinite period of time. The performance projections are hypothetical and a best guess by the Company. Past Performance is not a guarantee of future performance.