BEDROCK

IMPACT ASSETS

Capital for Faith Based Education Infrastructure

The Problem

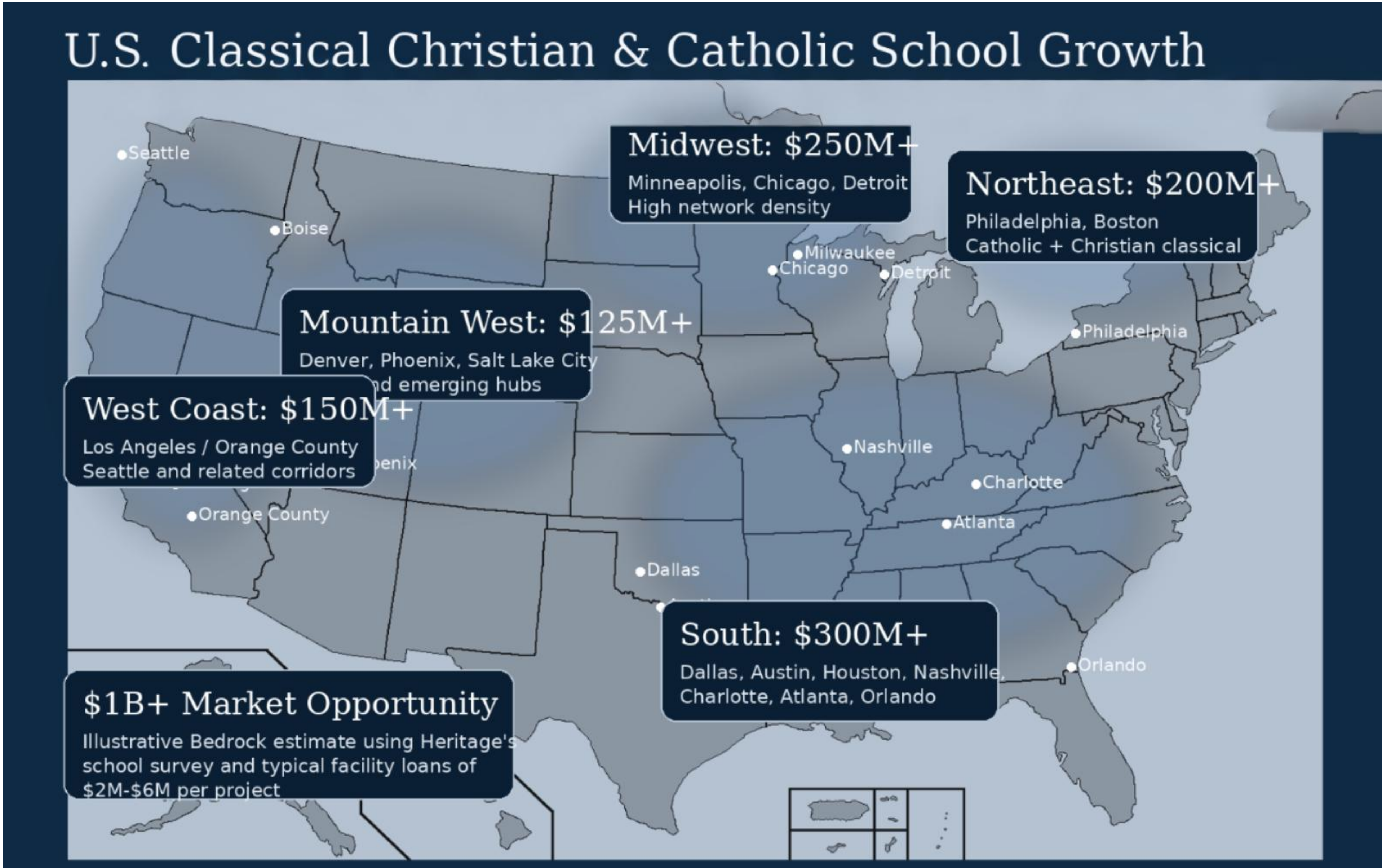
Faith-based and classical schools are resurging and expanding nationwide.

Many operate in temporary facilities and quickly outgrow them after the first 5 years.

$1M–$5M facility loans are underserved by banks.

Few specialized lenders focus on faith-based classical education institutions.

Market Opportunity exceeds $1 Billion



Bedrock Lending Strategy

Focus on faith-based schools with 5+ year of operating history.

Provide facilities acquisition, renovation and expansion loans.

Target loan size $2M–$4M.

Target portfolio yield ~6%.

Manager Origination Advantage

Strong record in community development finance.

Specialized relationships within faith-based educational networks across the country.

Direct sourcing in segment overlooked by banks.

Underwriter expertise tailored to school operators and facility projects.

Disciplined Underwriting

Senior secured first mortgage collateral on Real Estate.

Loan-to-value target below 70% on appraised value.

Minimum DSCR target 1.20x.

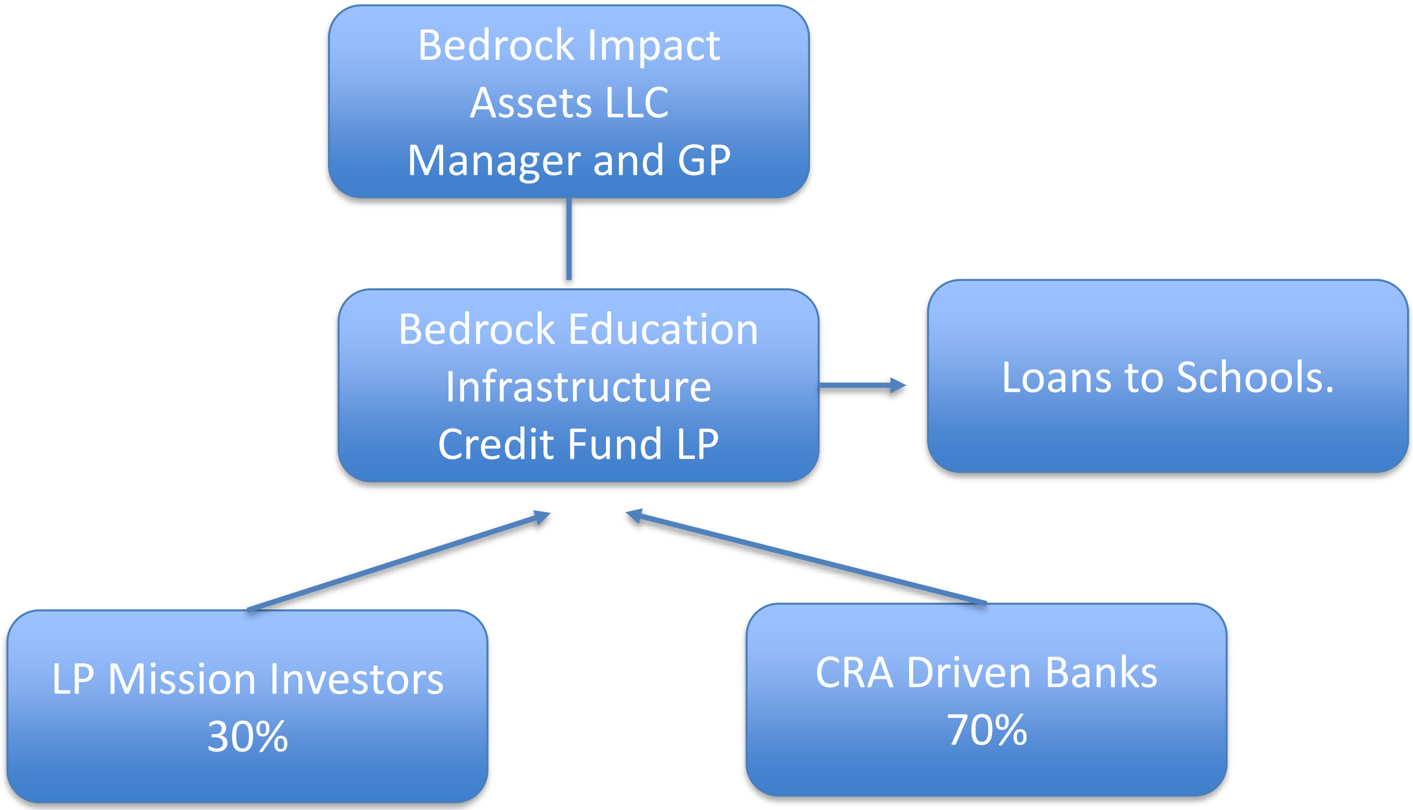
Strong governing boards and parent community support.

Seasoned credit committee with over $300 million in school origination structuring.

Initial Lending Pipeline (~$20M)

School	Location	Project	Loan	Stage
Classical 9-12 High School	Colorado	Facility Renovation	$2.0M	Underwriting
Classical Academy	Illinois	Campus Renovation	$2.0M	Pipeline
Catholic Elementary	Arizona	Expansion	$3.0M	Pipeline
Catholic 6-12	Illinois	Campus Expansion	$5.0 M	Pipeline
Classical K-12	Louisiana	Campus Construction	$5.0 M	Pipeline
Classical Academy	Florida	Renovation	$3.0M	Pipeline

Fund Structure



Leadership

Rodrigo Vela, Founder and Managing Partner

Rodrigo has nearly 15 years in community development, serving as Chief Financial Officer for two of the top 5 CDFI's in the country in asset size, including IFF, regional CDFI in Chicago IL with over $1 billion in assets under management, and RDF, a national CDFI based in Phoenix Arizona, with over half a billion in assets under management.

Serving as CFO, Mr. Vela raised nearly $1 billion in enterprise debt from major CRA driven financial institutions, deploying $250 million in loans in K-12 education. In addition, the entities deployed over $250 million in New Market Tax Credit authority. He led the initial public debt offering for RDF with AA(-) rating from S&P.

Rodrigo served as founding board member of the Tepeyac Leadership Initiative, which is dedicated to forming young leaders to serve in the public square. He established and is a board member of En Familia Radio, a catholic radio network serving the spanish speaking population in Arizona. He served as Secretary of the National Board for the Catholic Association of Latino Leaders and as President of the Phoenix Chapter. Other services include the Right to Life League of Southern California, Holy Family Academy, a K-12 classical school, and Treasurer for Catholic Education Arizona, a state tax credit organization where he fostered at the board level the establishing of an endowment.

He holds a B.S. in physics from Monterrey Institute of Technology in México, and an MBA from UCLA's Anderson School of Management. He completed Private Equity and leadership courses at University of Pennsylvania's Wharton School of Business. He is husband to Diana for over 23 years and father of five children ages 13 to 8 months.

Advisory Board

Dr. Aaron Dominguez, Provost for Catholic University of America

Gellert Dornay, 1571 Fund and Chairman for Chesterton Academies

Roldan Trujillo, Retired Finance CEO Executive

Steven Petsos, President at Broadstreet Impact Funds

Mission Impact

Enable permanent homes for post start up faith based schools.

Support enrollment growth and increase financial stability of schools.

Strengthen Faith Based education infrastructure.

Foster the resurgence of Classical education across the country.

For every $1 million in capital, 200 students will have new or renovated facilities with access to solid Christian and faith based formation.

Increase the pipeline of students to our Faith based universities.