

OVERVIEW

The Genesis Fund Corporation/General Partner is a SEC registered private placement equity offering making investments in U.S. Federal Government Long Term Non-Cancelable Lease Contracts diversified by Agency mission and geography. The U.S. Federal Government Income Fund's primary goal is providing Consistent and Predictable Quarterly Income to investors by rigorously evaluating numerous U.S. Federal Government Lease Contract opportunities to find those that can support the distribution objectives.



DIVERSIFIED

Broad selection of Government lease contracts across asset types and geographies designed to reduce risk.



QUARTERLY INCOME

Targeting cash flow from equity investments in lease contracts with the US Federal Government.



PRINCIPAL PROTECTION

Equity investments with principal preservation in long term, non-cancelable U.S. Government lease contracts.

ABOUT THE U.S. GOVERNMENT INCOME FUND

PRICE PER COMMON STOCK "B" SHARES	\$1,000
ANNUALIZED TARGETED DISTRIBUTION RATE	6.25%
DISTRIBUTION FREQUENCY	Quarterly
LOCATION	United States
INVESTMENT TYPES	Equity
LEASE CONTRACTS	Diversified/Long-Term/Non-Cancellable

Key Terms

MANAGEMENT	Genesis General Partner
INVESTMENT LEGAL STRUCTURE	Limited Liability Company
TAX QUALIFICATION	Corporation
INVESTOR TAX REPORTING	Tax-Free Dividend Revenue for QFPF

Security Identifier

ISIN	US37187K1025
SEC	021-488182
Currency	USD
Stock Class Name	B Shares

Purchase Price

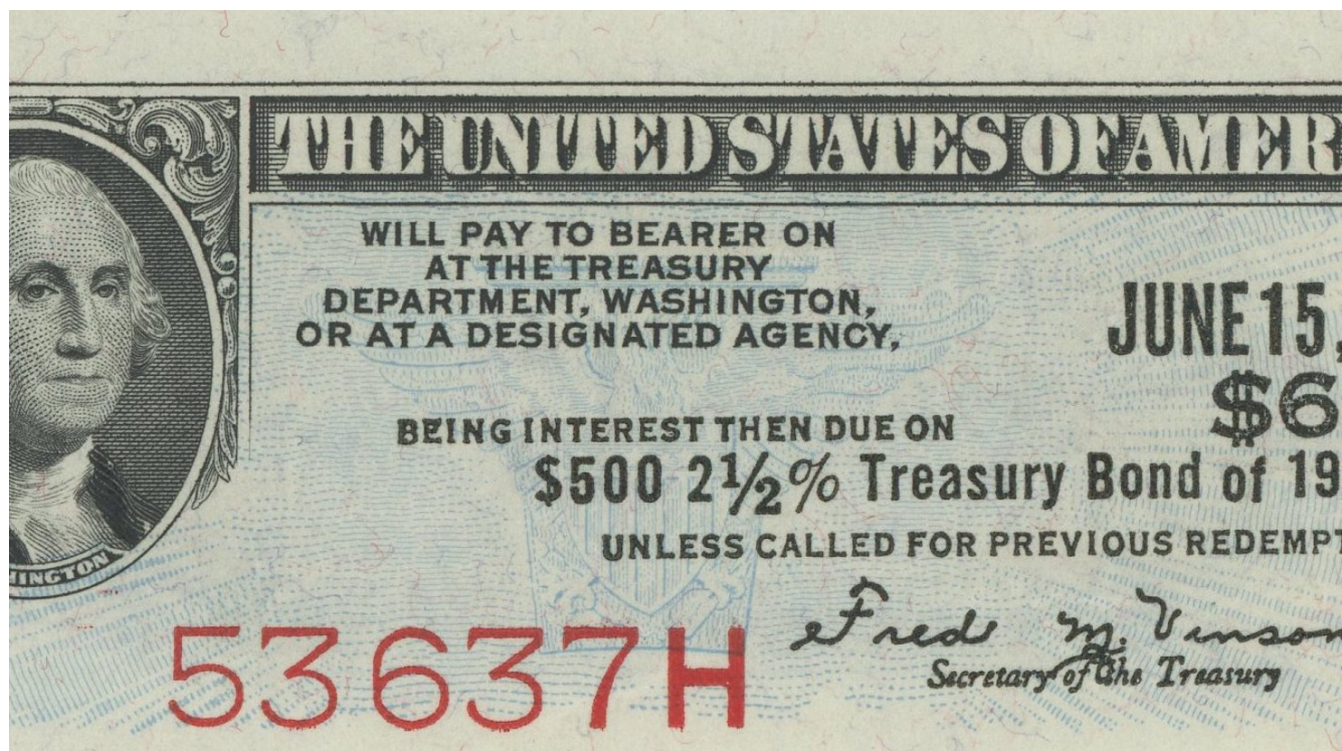
PRICE PER SHARE \$1,000

METHOD OF DETERMINING NET ASSET VALUE

NAV is calculated by taking the total value of the assets less the total value of the liabilities, divided by the number of shares outstanding. NAV will be adjusted at the beginning of each fiscal quarter, or as soon as commercially reasonable thereafter.

Fees and Expenses

ORGANIZATIONAL & OFFERING COSTS	Capped at 2%
UPFRONT SELLING COMMISSIONS	0%
ASSET MANAGEMENT FEE	Capped at 3% of NAV
PROPERTY MANAGEMENT FEE	4% of Gross Rents of each Lease Contract



GENESIS FINANCIAL GROUP / GENERAL PARTNER



FOUNDED	1994
CEO	Gregg Barton
CAPITAL DEPLOYED	\$500M+
TOTAL VALUE OF CONTRACTS ACQUIRED	\$2B+
NUMBER OF CONTRACTS MANAGED	115+
HEADQUARTERS	Grosse Ile, MI

As of December, 2023

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Investing in the Genesis Fund Corporation's common shares is speculative and involves substantial risks. The payment of distributions is not guaranteed and may fluctuate. Review the "Risk Factors" section of the Genesis Fund Corporation's private placement offering circular for a discussion of risks that should be considered before you invest. You should not invest unless you can sustain the risk of total loss of capital. Past performance is not necessarily indicative of future results.

Genesis Fund Corporation is not a registered broker-dealer, investment adviser or crowdfunding portal. We recommend that you consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with any investment opportunity.