

Vertical Capital Income Fund

Class A

VCAPX

Cusip: 92535C104

Class C

VCCPX

Cusip: 92535C401

Annual Report

September 30, 2018

Investor Information: 1-866-277-VCIF

This report and the financial statements contained herein are submitted for the general information of shareholders and are not authorized for distribution to prospective investors unless preceded or accompanied by an effective prospectus. Nothing contained herein is to be considered an offer of sale or solicitation of an offer to buy shares of the Vertical Capital Income Fund. Such offering is made only by prospectus, which includes details as to offering price and other material information.

Distributed by Northern Lights Distributors, LLC
Member FINRA



November 29, 2018

Dear Shareholder,

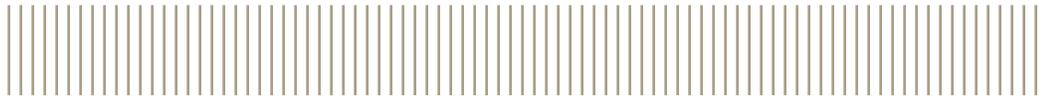
We are pleased to report the completion of another successful year for the Vertical Capital Income Fund (the "Fund"). Consistent with our investment objective to seek income, the Fund once again made continuous monthly distributions aggregating approximately \$0.39 per Class A share for the fiscal year ended September 30, 2018. In addition, the Fund expects to make a special distribution of approximately \$0.23 per share in December 2018 as a result of net capital gains realized on loan sales and loan payoffs. For the year ended September 30, 2018, the Fund produced a total return (load waived) of 4.03% (including the \$0.21 special dividend paid in December 2017) compared to one of its key benchmarks, the Barclays Capital Mortgage Backed Securities Index, which reported a total return of -0.92%. Including the maximum load, the Fund's total return was -0.64%. Since inception through the end of our fiscal year 2018, the Fund has produced an annualized total return of 7.86%. The SEC Yield as of September 30, 2018, including the expense cap, totaled 2.53%.

Update on Economic Outlook and Fund Strategy

During the past year, the U.S. again produced solid economic growth. Real GDP is expected to average 3.1% for the twelve months ended September 30, 2018 compared to 2.5% for the twelve months ended September 30, 2017. The economy should continue to do well into 2019 before projected deceleration in 2020 and 2021. The unemployment rate was 3.9% at the end of the second calendar quarter of 2018, the lowest level in 50 years; and it is expected to further decrease to 3.5% by the end of 2019.

Reflecting its focus on inflationary trends, The Federal Reserve raised the Federal Funds rate four times during the past year from 1.25% to 2.25% and has indicated that this key short-term rate could be in the ranges of 2.5% by the end of 2018, 3.25% by the end of 2019 and 3.5% by the end of 2020. During the past year, long-term interest rates also rose, though not as much as short-term rates. At September 30, 2018, the 10-year U.S. Treasury rate was 2.9%, an increase of 60 bps from September 30, 2017. Long-term rates are also expected to increase, likely by 25 bps before the end of 2018 and another 50 bps by mid-2019. The 30-year fixed rate residential mortgage (which is typically bench-marked against the 10-year Treasury rate) was 4.6% in September 2018, reflecting an 80 bps increase during the last year, double the increase seen from September 2016 to September 2017, when the rate was 3.8%.

Economic growth helps support jobs and wage growth, and along with population growth and household formation, are important factors in creating demand for housing. Slightly less than two-thirds of all U. S. households own a home. Home ownership generates demand for purchase mortgage originations and for re-financings of existing mortgages. Mortgage volume is also highly influenced by home prices, the inventory of homes for sale, particularly newly constructed housing, and by the cost of mortgage financing.



As a result of positive market fundamentals, purchase mortgage originations for calendar year 2018 are expected to be \$1.19 trillion, a 7.3% increase over 2017; and they are further forecast to increase by another 4.2% in 2019. The continued increase in purchase mortgages comes as little surprise given the health of the economy and the improving financial conditions of most consumers. However, higher mortgage costs have dampened the demand for refinance originations considerably, reducing their percentage of total mortgage originations from 35% to 25%. “Re-fi’s” are estimated at \$420 billion for 2018 compared to more than \$500 billion in 2017, with current forecasts projecting a further decrease of 12% to \$395 billion during 2019.

The Fund primarily invests in residential mortgage loans traded in the secondary market at a discount to their unpaid principal balances. The secondary whole loan market is part of the larger \$10.7 trillion residential mortgage market which boasts a deep roster of institutional participants. As such, we are comfortable that we will continue to see one-off and portfolio acquisition opportunities, as well as disposition opportunities when it makes sense for us to sell.

During the last fiscal year, we continued to actively manage the portfolio, both buying and selling. On a net basis during the past year, the Fund sold more loans than it acquired which reflects our selective acquisition criteria, sellers’ reluctance to adjust pricing expectations in the face of rising rates, as well as the Fund’s need to honor its quarterly shareholder redemptions. This resulted in total net assets decreasing by approximately \$15 million from September 30, 2017 to September 30, 2018.

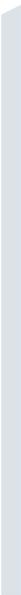
Fund Results of Operations and Liquidity

The last year saw a continued improvement in virtually every one of the portfolio’s key metrics, most notably a reduction in the Fund’s aggregate loan-to-value by 10.36% (reflecting more collateral value) and in both higher coupon and effective interest rates of 0.11% and 0.12%, respectively. These improvements in portfolio fundamentals have occurred while we continue to distribute fully covered monthly distributions and maintain a conservative approach to managing the Fund’s financial position. The Fund continues to have a positive net working capital position, and we continue to maintain cash reserves and a bank line of credit for general fund purposes and contingencies. During 2018, the Fund refinanced its prior credit facility with a new line of credit with a new lender, increasing availability by \$15 million to \$35 million at a lower cost.

We again appreciate your support during the past year and look forward to working on your behalf in 2019.

Regards,

Robert J. Chapman
Chairman of the Board of Trustees and Co-Portfolio Manager



David Aisner
Co-Portfolio Manager

Past performance is neither indicative nor a guarantee of future results. The performance data quoted here represents past performance. Current performance may be lower or higher than the performance data quoted above. The investment return and principal value of an investment will fluctuate so that investor's shares, when redeemed, may be worth more or less than their original cost. Results shown reflect the Fund's expense waiver, without which the results could have been lower. The Fund's total annual operating expenses, as of the Prospectus dated January 19, 2018, would be 2.86% (gross expenses)/1.99% (net expenses after fee waiver) for Class A shares, 3.61% (gross expenses)/2.74% (net expenses after fee waiver) for Class C shares. Please review the Fund's prospectus for more information regarding the Fund's fees and expenses. For performance information current to the most recent month-end, please go to provasicapital.com or call 866.655.3600.

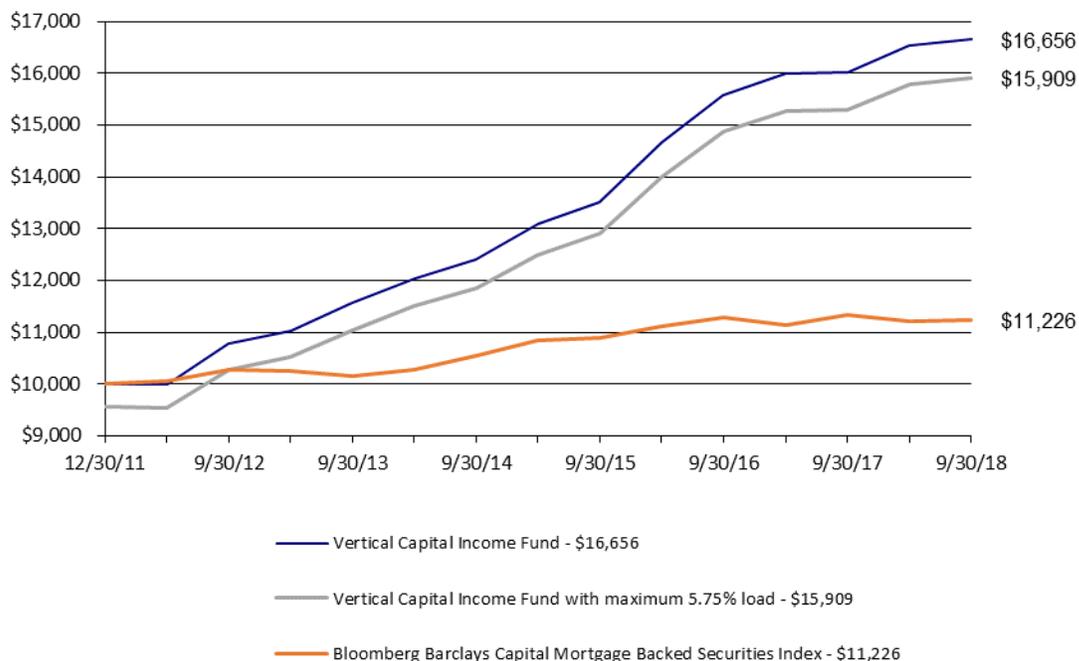
This material contains forward-looking statements relating to the business and financial outlook of Vertical Capital Income Fund that are based on our current expectations, estimates, forecasts and projections and are not guarantees of future performance. There is no assurance that the Fund will achieve its investment objective. Actual results may differ materially from those expressed in these forward-looking statements, and you should not place undue reliance on any such statements. A number of important factors could cause actual results to differ materially from the forward-looking statements contained in this material.

Securities may be subject to prepayment risk because borrowers are typically able to prepay principal. The Fund will not invest in real estate directly, but, because the Fund will invest the majority of its assets in securities secured by real estate, its portfolio will be significantly impacted by the performance of the real estate market and may experience more volatility and be exposed to greater risk than a more diversified portfolio. Quarterly repurchases by the Fund of its shares typically will be funded from available cash or sales of portfolio securities. The sale of securities to fund repurchases could reduce the market price of those securities, which in turn would reduce the Fund's net asset value.

9082-NLD-11/28/2018

Vertical Capital Income Fund
PORTFOLIO REVIEW (Unaudited)
September 30, 2018

PERFORMANCE OF A \$10,000 INVESTMENT



The Fund's performance figures for the period ended September 30, 2018, compared to its benchmark:

| | One Year | Three Years | Five Years | Since Inception * | Since Inception ** |
|---|----------|-------------|------------|-------------------|--------------------|
| The Vertical Capital Income Fund Class A | 4.03% | 7.25% | 7.58% | 7.86% | N/A |
| The Vertical Capital Income Fund Class A with load | (0.64)% | 5.59% | 6.58% | 7.12% | N/A |
| The Vertical Capital Income Fund Class C | N/A | N/A | N/A | N/A | 1.16% |
| Bloomberg Barclays Capital Mortgage Backed Securities Index | (0.92)% | 0.98% | 2.02% | 1.73% | (0.19)% |

* Class A shares commenced operations on December 30, 2011. The performance of the Fund is based on average annual returns.

** Class C shares commenced operations on January 24, 2018. The performance of the Fund is based on average annual returns.

The Bloomberg Barclays Capital Mortgage Backed Securities Index is an unmanaged index composed of securities backed by mortgage pools of Ginnie Mae, Freddie Mac and Fannie Mae. Investors cannot invest directly in an index or benchmark.

Past performance is not predictive of future results. The investment return and principal value of an investment will fluctuate. An investor's shares, when redeemed, may be worth more or less than the original cost. Total return is calculated assuming reinvestment of all dividends and distributions. Total returns would have been lower had the Adviser not waived its fees and reimbursed a portion of the Fund's expenses. The Fund's total gross annual operating expenses are 2.86% for Class A and 3.61% for Class C per the latest Prospectus (see Financial Highlights for more current expense ratios). For performance information current to the most recent month-end, please call 1-866-277-VCIF.

PORTFOLIO COMPOSITION***

| | |
|----------------|---------------|
| Mortgage Notes | 100.0% |
| | <u>100.0%</u> |

***Based on Investments at Value as of September 30, 2018.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|------------|--------------------------------|---------------|---------------|-----------|------------|
| | MORTGAGE NOTES - 97.1 % | | | | |
| \$ 115,797 | Loan ID 200003 | Fixed | 7.250% | 9/1/2035 | \$ 100,876 |
| 242,053 | Loan ID 200004 | Fixed | 7.990% | 10/1/2036 | 254,156 |
| 49,720 | Loan ID 200012 | ARM | 9.800% | 7/1/2037 | 48,909 |
| 37,214 | Loan ID 200016 | ARM | 10.375% | 1/1/2031 | 39,075 |
| 49,534 | Loan ID 200018 | Fixed | 7.000% | 1/1/2033 | 52,011 |
| 98,708 | Loan ID 200023 | Fixed | 5.875% | 12/1/2050 | 85,720 |
| 122,971 | Loan ID 200025 | ARM | 4.375% | 3/1/2034 | 127,859 |
| 205,980 | Loan ID 200026 | Interest Only | 4.750% | 1/1/2050 | 175,546 |
| 227,685 | Loan ID 200028 | Fixed | 4.875% | 6/1/2050 | 228,329 |
| 208,219 | Loan ID 200029 | Fixed | 6.310% | 7/1/2037 | 158,494 |
| 326,973 | Loan ID 200032 | Fixed | 3.130% | 1/1/2051 | 281,685 |
| 547,525 | Loan ID 200035 | Fixed | 4.625% | 11/1/2050 | 484,850 |
| 63,122 | Loan ID 200036 | Fixed | 7.940% | 1/12/2034 | 66,278 |
| 157,221 | Loan ID 200037 | Fixed | 7.800% | 5/1/2035 | 165,083 |
| 114,796 | Loan ID 200041 | Fixed | 4.875% | 8/1/2039 | 115,061 |
| 39,855 | Loan ID 200042 | Fixed | 7.000% | 12/1/2037 | 41,848 |
| 60,328 | Loan ID 200043 | Fixed | 6.125% | 7/1/2039 | 63,344 |
| 33,258 | Loan ID 200046 | Fixed | 8.000% | 7/1/2027 | 34,921 |
| 50,881 | Loan ID 200048 | Fixed | 5.500% | 8/1/2039 | 52,512 |
| 151,418 | Loan ID 200052 | Fixed | 5.125% | 5/1/2040 | 153,297 |
| 53,567 | Loan ID 200054 | Fixed | 8.250% | 3/1/2039 | 56,245 |
| 80,594 | Loan ID 200055 | Fixed | 10.000% | 1/5/2036 | 84,623 |
| 123,697 | Loan ID 200057 | ARM | 4.375% | 10/1/2036 | 123,925 |
| 32,764 | Loan ID 200060 | Fixed | 5.750% | 8/1/2039 | 34,091 |
| 25,021 | Loan ID 200065 | ARM | 9.000% | 1/1/2037 | 26,272 |
| 209,449 | Loan ID 200072 | Fixed | 0.000% | 2/1/2051 | 163,778 |
| 132,710 | Loan ID 200073 | Fixed | 0.000% | 2/1/2026 | 104,911 |
| 135,441 | Loan ID 200074 | Fixed | 0.000% | 2/1/2031 | 107,070 |
| 195,457 | Loan ID 200075 | Fixed | 4.250% | 2/1/2042 | 188,446 |
| 162,030 | Loan ID 200076 | Fixed | 4.250% | 12/1/2041 | 155,577 |
| 27,473 | Loan ID 200078 | Fixed | 7.000% | 8/1/2036 | 27,455 |
| 131,537 | Loan ID 200079 | Fixed | 4.500% | 8/1/2049 | 55,084 |
| 66,055 | Loan ID 200082 | Fixed | 8.250% | 4/1/2040 | 56,805 |
| 180,144 | Loan ID 200084 | Fixed | 7.000% | 3/1/2039 | 146,852 |
| 193,370 | Loan ID 200086 | Fixed | 4.250% | 11/1/2050 | 142,509 |
| 220,348 | Loan ID 200087 | Fixed | 6.000% | 3/1/2051 | 193,645 |
| 119,342 | Loan ID 200088 | Fixed | 7.000% | 6/1/2039 | 97,175 |
| 260,224 | Loan ID 200089 | Fixed | 3.875% | 3/1/2052 | 190,264 |
| 272,356 | Loan ID 200090 | Fixed | 4.500% | 11/1/2036 | 74,360 |
| 128,052 | Loan ID 200093 | Fixed | 5.000% | 2/1/2038 | 129,214 |
| 71,994 | Loan ID 200102 | Fixed | 8.250% | 3/1/2040 | 69,634 |
| 109,748 | Loan ID 200110 | Fixed | 8.250% | 8/1/2039 | 112,035 |
| 121,835 | Loan ID 200126 | Fixed | 8.250% | 8/1/2039 | 126,189 |
| 70,581 | Loan ID 200128 | Fixed | 4.710% | 7/1/2037 | 42,065 |
| 450,533 | Loan ID 200129 | Fixed | 4.625% | 3/1/2052 | 354,954 |
| 29,295 | Loan ID 200131 | Fixed | 3.875% | 11/1/2027 | 27,385 |
| 118,830 | Loan ID 200135 | Fixed | 4.375% | 12/1/2042 | 115,086 |
| 122,111 | Loan ID 200137 | Fixed | 4.500% | 9/1/2042 | 118,942 |
| 37,414 | Loan ID 200139 | Fixed | 4.625% | 5/1/2027 | 36,867 |
| 75,709 | Loan ID 200141 | Fixed | 4.250% | 2/1/2042 | 72,956 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 122,379 | Loan ID 200143 | Fixed | 3.000% | 2/1/2037 | \$ 109,360 |
| 382,914 | Loan ID 200145 | Fixed | 4.625% | 8/1/2051 | 311,598 |
| 98,489 | Loan ID 200152 | ARM | 5.250% | 9/1/2037 | 100,917 |
| 150,015 | Loan ID 200158 | Fixed | 3.625% | 12/1/2042 | 135,513 |
| 121,283 | Loan ID 200160 | Fixed | 3.250% | 2/1/2043 | 108,062 |
| 214,564 | Loan ID 200162 | Fixed | 3.875% | 7/1/2042 | 200,769 |
| 190,317 | Loan ID 200165 | Fixed | 4.375% | 12/1/2041 | 184,503 |
| 109,846 | Loan ID 200168 | Fixed | 3.750% | 10/1/2042 | 101,383 |
| 22,432 | Loan ID 200169 | Fixed | 6.923% | 9/1/2034 | 23,554 |
| 135,114 | Loan ID 200172 | Fixed | 7.250% | 2/1/2037 | 141,869 |
| 87,782 | Loan ID 200174 | Fixed | 7.340% | 4/1/2037 | 92,171 |
| 50,681 | Loan ID 200175 | Fixed | 9.600% | 5/1/2037 | 53,215 |
| 37,523 | Loan ID 200177 | Fixed | 8.000% | 1/11/2022 | 39,399 |
| 4,791 | Loan ID 200179 | Fixed | 7.250% | 7/27/2019 | 5,031 |
| 109,100 | Loan ID 200181 | Fixed | 7.500% | 6/1/2041 | 110,710 |
| 71,305 | Loan ID 200184 | Fixed | 4.375% | 12/1/2042 | 68,930 |
| 27,345 | Loan ID 200185 | Fixed | 5.375% | 6/1/2042 | 28,006 |
| 52,116 | Loan ID 200186 | Fixed | 5.125% | 8/1/2042 | 52,712 |
| 145,182 | Loan ID 200188 | Fixed | 3.875% | 2/1/2043 | 135,651 |
| 321,856 | Loan ID 200190 | Fixed | 3.625% | 11/1/2042 | 295,724 |
| 158,760 | Loan ID 200194 | Fixed | 4.750% | 9/1/2041 | 158,026 |
| 253,945 | Loan ID 200195 | Fixed | 3.875% | 3/1/2042 | 237,691 |
| 97,457 | Loan ID 200196 | Fixed | 4.500% | 1/1/2043 | 94,972 |
| 37,930 | Loan ID 200197 | Fixed | 4.750% | 11/1/2042 | 37,466 |
| 39,740 | Loan ID 200198 | Fixed | 5.250% | 10/1/2042 | 40,401 |
| 276,555 | Loan ID 200199 | Fixed | 4.000% | 9/1/2042 | 261,047 |
| 236,692 | Loan ID 200200 | Fixed | 3.875% | 9/1/2042 | 217,521 |
| 47,412 | Loan ID 200201 | Fixed | 5.125% | 8/1/2041 | 48,109 |
| 22,466 | Loan ID 200206 | Fixed | 3.990% | 12/1/2042 | 21,142 |
| 46,245 | Loan ID 200208 | Fixed | 4.250% | 1/1/2043 | 44,426 |
| 193,258 | Loan ID 200209 | Fixed | 3.875% | 8/1/2042 | 180,900 |
| 54,333 | Loan ID 200214 | Fixed | 5.750% | 7/1/2039 | 56,617 |
| 111,005 | Loan ID 200216 | Fixed | 5.750% | 9/1/2039 | 114,423 |
| 139,932 | Loan ID 200217 | Fixed | 5.250% | 7/1/2040 | 142,560 |
| 71,954 | Loan ID 200218 | Fixed | 4.250% | 12/1/2041 | 69,335 |
| 193,393 | Loan ID 200219 | Fixed | 4.250% | 4/1/2043 | 185,952 |
| 158,926 | Loan ID 200221 | Fixed | 4.250% | 4/1/2043 | 153,211 |
| 190,054 | Loan ID 200224 | Fixed | 4.000% | 7/1/2043 | 179,713 |
| 79,407 | Loan ID 200226 | Fixed | 5.250% | 7/1/2041 | 81,197 |
| 49,216 | Loan ID 200228 | Fixed | 4.625% | 8/1/2042 | 48,324 |
| 141,221 | Loan ID 200230 | Fixed | 3.500% | 2/1/2043 | 128,361 |
| 66,354 | Loan ID 200232 | Fixed | 3.875% | 8/1/2042 | 62,121 |
| 114,589 | Loan ID 200243 | Fixed | 3.750% | 4/1/2043 | 105,768 |
| 26,447 | Loan ID 200244 | Fixed | 5.000% | 5/1/2042 | 26,429 |
| 194,777 | Loan ID 200245 | Fixed | 3.875% | 3/1/2043 | 181,924 |
| 88,195 | Loan ID 200286 | Fixed | 4.500% | 7/1/2043 | 86,205 |
| 97,629 | Loan ID 200287 | Fixed | 4.375% | 7/1/2043 | 94,462 |
| 326,706 | Loan ID 200288 | Fixed | 4.375% | 11/1/2041 | 317,530 |
| 279,773 | Loan ID 200290 | Fixed | 4.250% | 4/1/2043 | 269,238 |
| 198,757 | Loan ID 200296 | Fixed | 3.250% | 2/1/2043 | 177,108 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|------------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 171,126 | Loan ID 200297 | Fixed | 3.375% | 10/1/2042 | \$ 153,946 |
| 187,666 | Loan ID 200299 | Fixed | 3.625% | 10/1/2042 | 172,306 |
| 116,235 | Loan ID 200300 | Fixed | 8.400% | 10/20/2037 | 122,047 |
| 106,685 | Loan ID 200302 | Fixed | 9.875% | 10/1/2035 | 110,865 |
| 133,569 | Loan ID 200304 | Fixed | 7.250% | 10/1/2033 | 140,247 |
| 42,680 | Loan ID 200307 | Fixed | 6.500% | 7/1/2031 | 44,814 |
| 40,142 | Loan ID 200313 | Fixed | 8.500% | 3/1/2028 | 32,748 |
| 291,534 | Loan ID 200315 | ARM | 4.875% | 6/1/2037 | 172,996 |
| 69,249 | Loan ID 200317 | Fixed | 7.000% | 9/1/2032 | 72,711 |
| 74,361 | Loan ID 200326 | Fixed | 8.375% | 10/1/2036 | 78,079 |
| 142,476 | Loan ID 200327 | Fixed | 6.790% | 10/26/2036 | 149,599 |
| 247,064 | Loan ID 200330 | Fixed | 7.000% | 8/1/2037 | 201,288 |
| 97,468 | Loan ID 200332 | Fixed | 5.775% | 10/1/2037 | 101,539 |
| 88,755 | Loan ID 200334 | Fixed | 7.000% | 1/1/2033 | 93,193 |
| 262,643 | Loan ID 200335 | Fixed | 3.000% | 11/1/2052 | 203,355 |
| 42,421 | Loan ID 200337 | Fixed | 7.000% | 10/1/2034 | 44,542 |
| 48,777 | Loan ID 200338 | ARM | 10.500% | 8/1/2029 | 51,216 |
| 145,497 | Loan ID 200339 | Fixed | 2.000% | 10/1/2033 | 124,777 |
| 31,459 | Loan ID 200340 | Fixed | 7.000% | 3/1/2030 | 33,032 |
| 59,677 | Loan ID 200348 | Fixed | 6.500% | 7/1/2038 | 62,661 |
| 233,095 | Loan ID 200349 | Fixed | 7.000% | 1/1/2037 | 155,150 |
| 52,011 | Loan ID 200350 | Fixed | 7.500% | 3/1/2029 | 54,611 |
| 73,608 | Loan ID 200352 | Fixed | 7.000% | 8/1/2030 | 77,289 |
| 106,002 | Loan ID 200358 | Fixed | 5.000% | 4/1/2025 | 104,840 |
| 67,209 | Loan ID 200361 | Fixed | 7.500% | 1/1/2034 | 70,569 |
| 63,046 | Loan ID 200366 | Fixed | 6.250% | 1/1/2033 | 63,046 |
| 168,535 | Loan ID 200368 | Fixed | 4.500% | 4/1/2036 | 165,692 |
| 72,098 | Loan ID 200374 | ARM | 7.375% | 5/1/2034 | 72,098 |
| 225,332 | Loan ID 200378 | Fixed | 5.500% | 5/1/2045 | 153,961 |
| 180,412 | Loan ID 200380 | Fixed | 4.220% | 4/1/2049 | 155,514 |
| 380,579 | Loan ID 200383 | Fixed | 5.030% | 12/1/2046 | 384,637 |
| 287,456 | Loan ID 200384 | Fixed | 5.000% | 11/1/2047 | 204,097 |
| 141,361 | Loan ID 200385 | Fixed | 8.250% | 1/1/2040 | 148,429 |
| 118,200 | Loan ID 200389 | Fixed | 4.820% | 9/1/2047 | 103,207 |
| 195,582 | Loan ID 200390 | Fixed | 4.780% | 4/16/2047 | 156,153 |
| 161,054 | Loan ID 200391 | Fixed | 4.000% | 1/13/2035 | 153,587 |
| 64,402 | Loan ID 200392 | Fixed | 10.000% | 6/5/2034 | 63,004 |
| 77,897 | Loan ID 200395 | Fixed | 4.860% | 4/1/2047 | 67,323 |
| 70,570 | Loan ID 200396 | Fixed | 10.000% | 2/1/2036 | 74,098 |
| 92,225 | Loan ID 200397 | ARM | 5.375% | 9/1/2037 | 96,836 |
| 128,927 | Loan ID 200398 | Fixed | 4.800% | 2/1/2037 | 111,305 |
| 73,868 | Loan ID 200399 | Fixed | 4.980% | 6/1/2037 | 65,331 |
| 47,813 | Loan ID 200403 | Fixed | 8.300% | 10/15/2032 | 50,204 |
| 54,854 | Loan ID 200404 | Fixed | 8.100% | 5/1/2037 | 57,597 |
| 92,721 | Loan ID 200405 | Fixed | 4.870% | 12/1/2035 | 90,866 |
| 114,435 | Loan ID 200406 | Fixed | 4.875% | 10/1/2051 | 114,784 |
| 227,639 | Loan ID 200407 | Fixed | 6.500% | 4/1/2042 | 239,021 |
| 340,310 | Loan ID 200409 | Fixed | 6.000% | 2/1/2049 | 144,046 |
| 102,260 | Loan ID 200411 | Fixed | 8.275% | 6/1/2037 | 107,373 |
| 307,233 | Loan ID 200412 | Fixed | 5.500% | 6/1/2045 | 95,181 |
| 178,761 | Loan ID 200416 | Fixed | 4.670% | 8/1/2053 | 155,265 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|------------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 67,376 | Loan ID 200417 | Fixed | 7.000% | 5/1/2035 | \$ 70,744 |
| 52,623 | Loan ID 200418 | Fixed | 4.000% | 6/1/2035 | 49,694 |
| 150,857 | Loan ID 200419 | Fixed | 4.000% | 12/19/2035 | 140,165 |
| 157,950 | Loan ID 200420 | Fixed | 4.225% | 4/10/2038 | 150,437 |
| 73,629 | Loan ID 200421 | Fixed | 7.710% | 8/1/2037 | 74,008 |
| 133,223 | Loan ID 200422 | Fixed | 3.830% | 8/1/2053 | 97,278 |
| 124,786 | Loan ID 200423 | Fixed | 4.500% | 6/1/2043 | 121,834 |
| 217,066 | Loan ID 200430 | Fixed | 3.625% | 7/1/2043 | 198,513 |
| 180,960 | Loan ID 200431 | Fixed | 4.625% | 7/1/2043 | 178,322 |
| 288,180 | Loan ID 200432 | Fixed | 4.875% | 5/1/2043 | 286,691 |
| 124,509 | Loan ID 200433 | Fixed | 4.250% | 8/1/2043 | 119,712 |
| 155,559 | Loan ID 200434 | Fixed | 5.250% | 10/1/2043 | 158,687 |
| 195,561 | Loan ID 200435 | Fixed | 4.625% | 11/1/2052 | 191,871 |
| 42,464 | Loan ID 200439 | Fixed | 5.000% | 8/1/2041 | 42,766 |
| 190,163 | Loan ID 200441 | Fixed | 6.000% | 4/1/2045 | 87,063 |
| 150,424 | Loan ID 200445 | Fixed | 5.250% | 2/1/2039 | 153,508 |
| 43,963 | Loan ID 200447 | Fixed | 5.875% | 11/4/2034 | 45,859 |
| 77,168 | Loan ID 200448 | Fixed | 5.750% | 5/1/2042 | 66,746 |
| 122,633 | Loan ID 200449 | Fixed | 5.000% | 7/1/2041 | 96,262 |
| 345,641 | Loan ID 200451 | Fixed | 6.250% | 7/1/2038 | 362,923 |
| 13,861 | Loan ID 200453 | ARM | 5.500% | 3/1/2026 | 14,554 |
| 197,859 | Loan ID 200457 | Fixed | 5.750% | 12/10/2030 | 206,020 |
| 184,062 | Loan ID 200460 | Fixed | 7.000% | 7/1/2041 | 193,265 |
| 375,144 | Loan ID 200462 | Fixed | 6.000% | 7/1/2045 | 329,485 |
| 236,222 | Loan ID 200465 | Fixed | 6.500% | 7/1/2037 | 227,951 |
| 102,196 | Loan ID 200468 | Fixed | 5.625% | 12/1/2044 | 47,501 |
| 124,073 | Loan ID 200469 | Fixed | 6.500% | 7/1/2037 | 112,221 |
| 279,825 | Loan ID 200473 | Fixed | 4.000% | 12/1/2042 | 200,429 |
| 238,664 | Loan ID 200474 | Fixed | 5.750% | 11/1/2050 | 248,287 |
| 165,131 | Loan ID 200475 | Fixed | 5.450% | 7/1/2049 | 169,601 |
| 188,506 | Loan ID 200476 | Fixed | 6.000% | 9/1/2050 | 197,809 |
| 171,059 | Loan ID 200477 | Fixed | 4.125% | 12/1/2028 | 162,120 |
| 98,473 | Loan ID 200482 | Fixed | 4.375% | 11/1/2028 | 95,516 |
| 92,505 | Loan ID 200483 | Fixed | 4.375% | 11/1/2028 | 89,726 |
| 72,195 | Loan ID 200485 | Fixed | 4.125% | 2/1/2043 | 68,832 |
| 238,023 | Loan ID 200486 | Fixed | 3.500% | 1/1/2043 | 216,093 |
| 110,000 | Loan ID 200489 | Fixed | 4.000% | 3/1/2043 | 103,797 |
| 63,099 | Loan ID 200490 | Fixed | 4.000% | 11/1/2028 | 59,423 |
| 195,593 | Loan ID 200491 | Fixed | 5.500% | 10/1/2039 | 201,709 |
| 116,753 | Loan ID 200492 | Fixed | 4.000% | 1/1/2043 | 110,208 |
| 268,068 | Loan ID 200494 | Fixed | 4.625% | 10/1/2043 | 264,500 |
| 193,423 | Loan ID 200496 | Fixed | 3.875% | 2/1/2043 | 180,631 |
| 308,881 | Loan ID 200497 | Fixed | 3.250% | 4/1/2043 | 274,969 |
| 261,538 | Loan ID 200499 | Fixed | 4.250% | 1/1/2043 | 250,753 |
| 205,206 | Loan ID 200500 | Fixed | 5.875% | 2/1/2037 | 214,293 |
| 363,226 | Loan ID 200504 | Fixed | 3.375% | 3/1/2043 | 326,000 |
| 69,282 | Loan ID 200507 | Fixed | 4.500% | 9/1/2042 | 67,723 |
| 320,011 | Loan ID 200514 | Fixed | 3.000% | 4/1/2047 | 285,865 |
| 95,774 | Loan ID 200515 | Fixed | 8.250% | 2/1/2039 | 100,563 |
| 100,053 | Loan ID 200517 | Fixed | 8.000% | 5/1/2039 | 101,444 |
| 197,173 | Loan ID 200518 | Fixed | 3.000% | 12/1/2050 | 175,872 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|------------|--|-----------|---------------|-----------|------------|
| | MORTGAGE NOTES (Continued) - 97.1 % | | | | |
| \$ 304,795 | Loan ID 200519 | Fixed | 3.000% | 11/1/2049 | \$ 274,183 |
| 112,330 | Loan ID 200524 | Fixed | 3.500% | 6/1/2043 | 102,035 |
| 271,519 | Loan ID 200525 | Fixed | 3.250% | 12/1/2042 | 241,653 |
| 107,725 | Loan ID 200527 | Fixed | 4.500% | 12/1/2043 | 105,336 |
| 382,173 | Loan ID 200529 | Fixed | 4.625% | 2/1/2044 | 375,680 |
| 168,934 | Loan ID 200531 | Fixed | 4.625% | 11/1/2043 | 165,590 |
| 105,943 | Loan ID 200532 | Fixed | 3.250% | 7/1/2043 | 94,200 |
| 102,780 | Loan ID 200537 | Fixed | 4.500% | 3/1/2042 | 100,833 |
| 80,990 | Loan ID 200540 | Fixed | 3.875% | 2/1/2043 | 75,650 |
| 49,968 | Loan ID 200545 | Fixed | 4.375% | 2/1/2029 | 48,331 |
| 118,247 | Loan ID 200546 | Fixed | 5.375% | 12/1/2043 | 120,882 |
| 162,956 | Loan ID 200548 | Fixed | 5.250% | 2/1/2044 | 165,860 |
| 132,664 | Loan ID 200564 | Fixed | 4.875% | 5/1/2039 | 121,940 |
| 509,376 | Loan ID 200565 | Fixed | 4.000% | 6/1/2037 | 431,560 |
| 126,178 | Loan ID 200567 | Fixed | 3.375% | 5/1/2043 | 113,358 |
| 130,601 | Loan ID 200571 | Fixed | 4.500% | 7/1/2043 | 127,431 |
| 91,721 | Loan ID 200573 | Fixed | 3.750% | 9/1/2042 | 84,913 |
| 126,247 | Loan ID 200574 | Fixed | 4.875% | 1/1/2044 | 126,366 |
| 177,451 | Loan ID 200578 | Fixed | 4.750% | 8/1/2040 | 176,763 |
| 46,693 | Loan ID 200579 | Fixed | 4.875% | 5/1/2042 | 46,332 |
| 166,341 | Loan ID 200580 | Fixed | 4.125% | 11/1/2041 | 159,100 |
| 37,264 | Loan ID 200581 | Fixed | 4.750% | 9/1/2042 | 36,400 |
| 358,128 | Loan ID 200582 | Fixed | 4.000% | 11/1/2042 | 332,883 |
| 73,660 | Loan ID 200583 | Fixed | 3.625% | 9/1/2027 | 67,611 |
| 313,929 | Loan ID 200586 | Fixed | 3.500% | 1/1/2043 | 285,066 |
| 241,487 | Loan ID 200588 | Fixed | 3.750% | 5/1/2042 | 224,150 |
| 64,315 | Loan ID 200593 | Fixed | 3.875% | 6/1/2042 | 60,163 |
| 219,224 | Loan ID 200594 | Fixed | 4.250% | 4/1/2043 | 211,371 |
| 37,413 | Loan ID 200597 | Fixed | 5.625% | 2/1/2044 | 38,687 |
| 131,737 | Loan ID 200598 | Fixed | 4.625% | 2/1/2044 | 118,211 |
| 182,651 | Loan ID 200600 | Fixed | 4.625% | 4/1/2044 | 180,102 |
| 177,244 | Loan ID 200602 | Fixed | 3.750% | 3/1/2043 | 164,089 |
| 26,017 | Loan ID 200603 | Fixed | 4.125% | 6/1/2043 | 24,690 |
| 70,433 | Loan ID 200604 | Fixed | 3.500% | 1/1/2043 | 63,964 |
| 136,457 | Loan ID 200605 | Fixed | 4.875% | 11/1/2043 | 131,129 |
| 130,025 | Loan ID 200608 | Fixed | 4.125% | 11/1/2043 | 124,064 |
| 120,974 | Loan ID 200612 | Fixed | 4.500% | 2/1/2043 | 118,343 |
| 196,397 | Loan ID 200613 | Fixed | 3.369% | 1/1/2043 | 176,701 |
| 98,342 | Loan ID 200615 | Fixed | 4.250% | 8/1/2043 | 94,487 |
| 329,013 | Loan ID 200616 | Fixed | 4.875% | 2/1/2044 | 328,402 |
| 124,076 | Loan ID 200618 | Fixed | 4.375% | 5/1/2042 | 120,558 |
| 220,555 | Loan ID 200620 | Fixed | 4.250% | 10/1/2043 | 212,167 |
| 126,817 | Loan ID 200621 | Fixed | 3.625% | 1/1/2043 | 115,914 |
| 69,776 | Loan ID 200623 | Fixed | 4.375% | 12/1/2042 | 67,547 |
| 245,038 | Loan ID 200624 | Fixed | 4.125% | 4/1/2043 | 159,275 |
| 126,887 | Loan ID 200627 | Fixed | 4.250% | 10/1/2043 | 122,063 |
| 160,685 | Loan ID 200630 | Fixed | 5.250% | 9/1/2043 | 163,827 |
| 333,708 | Loan ID 200632 | Fixed | 5.250% | 5/1/2044 | 339,121 |
| 218,042 | Loan ID 200633 | Fixed | 5.125% | 5/1/2044 | 219,812 |
| 223,120 | Loan ID 200634 | Fixed | 4.375% | 1/1/2044 | 216,489 |
| 140,915 | Loan ID 200642 | Fixed | 5.000% | 3/1/2044 | 126,177 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 114,126 | Loan ID 200645 | Fixed | 5.000% | 4/1/2044 | \$ 114,697 |
| 137,307 | Loan ID 200649 | Fixed | 4.375% | 3/1/2044 | 133,046 |
| 125,470 | Loan ID 200650 | Fixed | 4.875% | 5/1/2044 | 123,377 |
| 250,617 | Loan ID 200651 | Fixed | 3.625% | 7/1/2043 | 229,291 |
| 134,469 | Loan ID 200655 | Fixed | 3.375% | 5/1/2043 | 120,788 |
| 145,926 | Loan ID 200656 | Fixed | 6.875% | 7/1/2037 | 134,117 |
| 142,626 | Loan ID 200657 | Fixed | 4.875% | 8/1/2051 | 142,939 |
| 174,342 | Loan ID 200660 | Fixed | 5.875% | 3/1/2038 | 182,174 |
| 204,935 | Loan ID 200662 | Fixed | 5.000% | 3/1/2044 | 205,954 |
| 66,737 | Loan ID 200663 | Fixed | 4.750% | 5/1/2044 | 66,316 |
| 289,882 | Loan ID 200668 | Fixed | 3.625% | 4/1/2043 | 266,112 |
| 150,665 | Loan ID 200669 | Fixed | 5.250% | 4/1/2044 | 152,481 |
| 55,829 | Loan ID 200670 | Fixed | 4.375% | 2/1/2029 | 54,083 |
| 229,331 | Loan ID 200671 | Fixed | 4.625% | 8/1/2043 | 225,559 |
| 150,731 | Loan ID 200672 | Fixed | 3.750% | 7/1/2043 | 139,157 |
| 299,650 | Loan ID 200674 | Fixed | 4.500% | 5/1/2044 | 292,393 |
| 223,645 | Loan ID 200675 | Fixed | 5.125% | 4/1/2044 | 225,710 |
| 106,056 | Loan ID 200677 | Fixed | 3.625% | 5/1/2028 | 97,162 |
| 448,582 | Loan ID 200678 | Fixed | 4.375% | 2/1/2044 | 434,335 |
| 246,831 | Loan ID 200679 | Fixed | 5.000% | 4/1/2044 | 193,033 |
| 183,932 | Loan ID 200682 | Fixed | 4.875% | 5/1/2044 | 162,599 |
| 122,422 | Loan ID 200684 | Fixed | 4.875% | 4/1/2044 | 122,618 |
| 222,646 | Loan ID 200685 | Fixed | 4.875% | 5/1/2044 | 222,024 |
| 217,248 | Loan ID 200690 | Fixed | 4.250% | 4/1/2044 | 209,240 |
| 236,272 | Loan ID 200692 | Fixed | 4.625% | 7/1/2044 | 231,695 |
| 103,324 | Loan ID 200694 | Fixed | 4.500% | 9/1/2043 | 100,929 |
| 46,305 | Loan ID 200696 | Fixed | 3.750% | 10/1/2042 | 42,952 |
| 89,148 | Loan ID 200700 | Fixed | 4.250% | 2/1/2044 | 85,609 |
| 161,993 | Loan ID 200701 | Fixed | 4.750% | 6/1/2044 | 160,419 |
| 93,554 | Loan ID 200704 | Fixed | 4.375% | 3/1/2043 | 90,371 |
| 128,079 | Loan ID 200708 | Fixed | 4.875% | 2/1/2044 | 128,416 |
| 49,379 | Loan ID 200709 | Fixed | 4.375% | 4/1/2043 | 47,829 |
| 111,521 | Loan ID 200710 | Fixed | 4.500% | 7/1/2044 | 108,794 |
| 111,527 | Loan ID 200711 | Fixed | 3.750% | 7/1/2043 | 87,749 |
| 588,507 | Loan ID 200714 | Fixed | 4.175% | 11/1/2036 | 493,725 |
| 205,918 | Loan ID 200716 | ARM | 4.844% | 8/1/2037 | 177,594 |
| 137,334 | Loan ID 200720 | ARM | 4.875% | 4/1/2042 | 108,402 |
| 147,077 | Loan ID 200726 | Fixed | 4.375% | 9/1/2037 | 93,712 |
| 160,292 | Loan ID 200727 | Fixed | 3.500% | 7/1/2037 | 147,704 |
| 446,614 | Loan ID 200730 | ARM | 4.750% | 9/1/2036 | 448,292 |
| 191,673 | Loan ID 200732 | Fixed | 4.125% | 9/1/2027 | 183,983 |
| 222,082 | Loan ID 200733 | Fixed | 3.750% | 12/1/2042 | 205,797 |
| 231,025 | Loan ID 200734 | ARM | 3.375% | 4/1/2044 | 228,458 |
| 98,636 | Loan ID 200735 | Fixed | 4.500% | 6/1/2044 | 96,433 |
| 140,250 | Loan ID 200736 | Fixed | 4.750% | 5/1/2044 | 122,831 |
| 171,233 | Loan ID 200742 | Fixed | 4.250% | 4/1/2043 | 164,121 |
| 185,238 | Loan ID 200744 | Fixed | 3.625% | 6/1/2043 | 169,541 |
| 437,707 | Loan ID 200748 | Fixed | 4.750% | 12/1/2043 | 433,564 |
| 149,247 | Loan ID 200749 | Fixed | 4.750% | 9/1/2043 | 148,395 |
| 232,948 | Loan ID 200750 | Fixed | 4.750% | 5/1/2044 | 231,901 |
| 58,180 | Loan ID 200753 | Fixed | 5.250% | 5/1/2044 | 58,640 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|-----------|--|-----------|---------------|-----------|------------|
| | MORTGAGE NOTES (Continued) - 97.1 % | | | | |
| \$ 53,663 | Loan ID 200755 | Fixed | 4.250% | 6/1/2043 | \$ 51,680 |
| 184,054 | Loan ID 200756 | Fixed | 4.875% | 11/1/2043 | 191,502 |
| 121,872 | Loan ID 200759 | Fixed | 3.750% | 6/1/2043 | 112,919 |
| 166,696 | Loan ID 200760 | Fixed | 3.750% | 6/1/2043 | 154,292 |
| 289,787 | Loan ID 200762 | Fixed | 3.875% | 5/1/2042 | 271,449 |
| 148,543 | Loan ID 200763 | Fixed | 4.250% | 11/1/2043 | 142,579 |
| 198,601 | Loan ID 200765 | Fixed | 4.875% | 11/1/2043 | 197,713 |
| 474,992 | Loan ID 200766 | Fixed | 3.625% | 12/1/2042 | 436,227 |
| 173,270 | Loan ID 200771 | Fixed | 4.500% | 4/1/2043 | 173,270 |
| 237,948 | Loan ID 200772 | Fixed | 3.750% | 3/1/2043 | 220,513 |
| 198,441 | Loan ID 200774 | Fixed | 3.875% | 7/1/2043 | 185,372 |
| 43,176 | Loan ID 200775 | Fixed | 4.250% | 4/1/2043 | 41,450 |
| 78,842 | Loan ID 200776 | Fixed | 4.250% | 3/1/2044 | 75,634 |
| 52,142 | Loan ID 200777 | Fixed | 4.750% | 6/1/2044 | 43,737 |
| 139,315 | Loan ID 200779 | Fixed | 4.625% | 8/1/2044 | 136,322 |
| 163,084 | Loan ID 200781 | Fixed | 4.625% | 9/1/2044 | 158,775 |
| 136,605 | Loan ID 200783 | Fixed | 4.750% | 9/1/2044 | 135,763 |
| 109,062 | Loan ID 200785 | Fixed | 4.500% | 8/1/2044 | 106,417 |
| 220,334 | Loan ID 200786 | Fixed | 4.625% | 7/1/2044 | 217,640 |
| 42,029 | Loan ID 200787 | Fixed | 4.750% | 9/1/2044 | 41,378 |
| 126,104 | Loan ID 200789 | Fixed | 3.750% | 9/1/2044 | 116,360 |
| 146,977 | Loan ID 200790 | Fixed | 4.250% | 8/1/2044 | 141,532 |
| 197,913 | Loan ID 200791 | Fixed | 4.875% | 6/1/2044 | 196,233 |
| 346,565 | Loan ID 200792 | Fixed | 3.375% | 1/1/2043 | 232,428 |
| 90,013 | Loan ID 200795 | Fixed | 6.750% | 8/1/2036 | 87,787 |
| 69,969 | Loan ID 200796 | Fixed | 4.170% | 12/1/2053 | 43,886 |
| 58,222 | Loan ID 200799 | Fixed | 4.000% | 2/5/2053 | 51,942 |
| 63,815 | Loan ID 200800 | Fixed | 4.000% | 1/1/2053 | 43,134 |
| 350,217 | Loan ID 200803 | Fixed | 3.410% | 11/1/2050 | 225,071 |
| 151,708 | Loan ID 200805 | Fixed | 4.625% | 7/1/2050 | 106,020 |
| 156,636 | Loan ID 200806 | Fixed | 5.000% | 8/1/2049 | 111,903 |
| 56,735 | Loan ID 200808 | Fixed | 4.250% | 11/1/2050 | 24,108 |
| 115,072 | Loan ID 200809 | Fixed | 5.000% | 4/1/2050 | 62,553 |
| 234,536 | Loan ID 200814 | Fixed | 8.250% | 7/1/2039 | 242,677 |
| 278,291 | Loan ID 200817 | Fixed | 5.000% | 1/1/2050 | 174,202 |
| 202,828 | Loan ID 200821 | Fixed | 4.250% | 8/1/2044 | 195,185 |
| 78,930 | Loan ID 200823 | Fixed | 4.250% | 9/1/2044 | 75,946 |
| 215,338 | Loan ID 200824 | Fixed | 4.250% | 8/1/2044 | 202,852 |
| 103,145 | Loan ID 200826 | Fixed | 4.375% | 9/1/2044 | 99,297 |
| 179,639 | Loan ID 200827 | Fixed | 3.875% | 6/1/2044 | 166,999 |
| 208,198 | Loan ID 200829 | Fixed | 4.375% | 7/1/2043 | 201,665 |
| 199,434 | Loan ID 200830 | ARM | 2.875% | 7/1/2044 | 196,986 |
| 66,606 | Loan ID 200831 | Fixed | 4.250% | 10/1/2044 | 63,685 |
| 330,327 | Loan ID 200832 | Fixed | 4.250% | 10/1/2044 | 316,831 |
| 155,285 | Loan ID 200834 | Fixed | 4.125% | 7/1/2043 | 148,005 |
| 318,305 | Loan ID 200835 | Fixed | 5.000% | 8/1/2043 | 320,749 |
| 226,663 | Loan ID 200839 | Fixed | 5.000% | 5/1/2044 | 228,003 |
| 172,790 | Loan ID 200842 | Fixed | 4.250% | 8/1/2044 | 165,891 |
| 348,297 | Loan ID 200843 | Fixed | 4.750% | 10/1/2043 | 344,190 |
| 292,290 | Loan ID 200844 | Fixed | 4.500% | 7/1/2043 | 285,746 |
| 197,127 | Loan ID 200846 | Fixed | 4.375% | 11/1/2043 | 191,621 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 177,228 | Loan ID 200847 | Fixed | 4.750% | 10/1/2044 | \$ 175,786 |
| 106,519 | Loan ID 200853 | Fixed | 5.000% | 4/1/2037 | 107,294 |
| 222,887 | Loan ID 200855 | ARM | 4.727% | 7/1/2037 | 117,115 |
| 193,050 | Loan ID 200856 | Fixed | 6.500% | 6/1/2042 | 116,486 |
| 258,632 | Loan ID 200858 | Fixed | 3.000% | 1/1/2053 | 215,004 |
| 163,041 | Loan ID 200860 | Fixed | 3.875% | 3/1/2052 | 97,376 |
| 417,670 | Loan ID 200861 | Fixed | 2.000% | 6/1/2054 | 265,715 |
| 243,928 | Loan ID 200863 | Fixed | 3.000% | 7/1/2052 | 201,307 |
| 258,969 | Loan ID 200866 | Fixed | 3.000% | 5/1/2053 | 217,115 |
| 110,336 | Loan ID 200867 | Fixed | 3.370% | 9/1/2053 | 93,391 |
| 196,136 | Loan ID 200873 | Fixed | 3.525% | 11/1/2053 | 73,811 |
| 192,940 | Loan ID 200876 | ARM | 3.750% | 5/1/2035 | 154,998 |
| 184,501 | Loan ID 200880 | Fixed | 4.250% | 6/1/2043 | 177,488 |
| 73,658 | Loan ID 200883 | Fixed | 3.375% | 5/1/2028 | 66,132 |
| 89,720 | Loan ID 200886 | Fixed | 4.250% | 10/1/2044 | 86,024 |
| 245,570 | Loan ID 200887 | Fixed | 4.750% | 9/1/2044 | 243,054 |
| 229,087 | Loan ID 200888 | Fixed | 4.500% | 9/1/2044 | 223,623 |
| 200,456 | Loan ID 200891 | Fixed | 4.250% | 10/1/2044 | 192,020 |
| 245,057 | Loan ID 200892 | Fixed | 3.750% | 9/1/2043 | 226,257 |
| 94,691 | Loan ID 200894 | Fixed | 5.000% | 10/1/2043 | 95,289 |
| 217,561 | Loan ID 200895 | Fixed | 3.875% | 11/1/2043 | 203,282 |
| 188,943 | Loan ID 200897 | Fixed | 4.750% | 10/1/2044 | 186,268 |
| 357,938 | Loan ID 200900 | Fixed | 4.375% | 9/1/2044 | 347,952 |
| 638,551 | Loan ID 200902 | Fixed | 4.250% | 9/1/2044 | 614,599 |
| 244,141 | Loan ID 200904 | Fixed | 5.125% | 9/1/2044 | 247,166 |
| 392,040 | Loan ID 200905 | Fixed | 5.375% | 9/1/2044 | 399,124 |
| 294,321 | Loan ID 200906 | Fixed | 4.875% | 2/1/2035 | 295,270 |
| 355,724 | Loan ID 200907 | ARM | 4.700% | 8/1/2047 | 353,008 |
| 103,490 | Loan ID 200908 | Fixed | 4.000% | 6/1/2049 | 99,329 |
| 112,818 | Loan ID 200909 | Fixed | 4.870% | 3/1/2046 | 113,139 |
| 197,178 | Loan ID 200910 | Fixed | 4.300% | 4/1/2053 | 165,691 |
| 711,124 | Loan ID 200912 | Fixed | 4.500% | 3/1/2037 | 689,804 |
| 57,932 | Loan ID 200913 | Fixed | 4.250% | 5/1/2047 | 48,745 |
| 146,411 | Loan ID 200914 | Fixed | 2.875% | 12/1/2047 | 131,581 |
| 90,315 | Loan ID 200916 | Fixed | 4.000% | 10/1/2037 | 82,914 |
| 156,686 | Loan ID 200917 | Fixed | 4.875% | 1/1/2051 | 157,145 |
| 93,042 | Loan ID 200921 | ARM | 4.750% | 7/1/2051 | 97,695 |
| 415,131 | Loan ID 200922 | Fixed | 3.340% | 9/1/2053 | 385,565 |
| 501,968 | Loan ID 200924 | Fixed | 5.500% | 9/1/2051 | 517,592 |
| 310,820 | Loan ID 200927 | Fixed | 3.000% | 8/1/2038 | 281,545 |
| 117,341 | Loan ID 200928 | Fixed | 4.800% | 12/1/2036 | 117,026 |
| 157,468 | Loan ID 200929 | Fixed | 4.625% | 1/1/2043 | 154,775 |
| 384,336 | Loan ID 200931 | Fixed | 4.250% | 12/1/2052 | 323,209 |
| 294,572 | Loan ID 200933 | Fixed | 4.250% | 3/1/2043 | 283,441 |
| 111,286 | Loan ID 200934 | Fixed | 3.810% | 1/1/2043 | 103,423 |
| 173,172 | Loan ID 200935 | Fixed | 3.875% | 4/1/2043 | 161,955 |
| 189,230 | Loan ID 200936 | Fixed | 4.000% | 5/1/2042 | 178,884 |
| 193,024 | Loan ID 200940 | Fixed | 3.250% | 2/1/2043 | 171,883 |
| 111,811 | Loan ID 200941 | Fixed | 3.780% | 1/1/2043 | 103,715 |
| 272,269 | Loan ID 200942 | Fixed | 4.000% | 4/1/2043 | 257,000 |
| 101,902 | Loan ID 200944 | Fixed | 4.500% | 2/1/2044 | 98,998 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 280,991 | Loan ID 200947 | Fixed | 4.000% | 2/1/2043 | \$ 265,165 |
| 126,614 | Loan ID 200948 | Fixed | 4.625% | 12/1/2042 | 123,927 |
| 274,226 | Loan ID 200949 | Fixed | 3.875% | 4/1/2043 | 256,356 |
| 177,186 | Loan ID 200952 | Fixed | 3.875% | 1/1/2043 | 165,646 |
| 114,291 | Loan ID 200953 | Fixed | 3.750% | 12/1/2042 | 105,800 |
| 368,614 | Loan ID 200954 | Fixed | 3.625% | 1/1/2043 | 338,039 |
| 318,503 | Loan ID 200955 | Fixed | 3.250% | 5/1/2043 | 283,871 |
| 259,629 | Loan ID 200956 | Fixed | 5.000% | 8/1/2051 | 262,083 |
| 407,763 | Loan ID 200959 | Fixed | 4.000% | 11/1/2042 | 385,417 |
| 355,753 | Loan ID 200960 | Fixed | 3.500% | 1/1/2043 | 322,948 |
| 200,575 | Loan ID 200962 | Fixed | 4.250% | 10/1/2044 | 192,856 |
| 115,577 | Loan ID 200963 | Fixed | 4.750% | 9/1/2044 | 114,313 |
| 344,664 | Loan ID 200964 | Fixed | 3.750% | 7/1/2043 | 318,902 |
| 143,174 | Loan ID 200966 | Fixed | 4.875% | 7/1/2044 | 140,415 |
| 92,496 | Loan ID 200968 | Fixed | 4.250% | 11/1/2044 | 80,144 |
| 354,963 | Loan ID 200969 | Fixed | 4.875% | 8/1/2043 | 354,439 |
| 150,871 | Loan ID 200974 | Fixed | 4.250% | 10/1/2044 | 144,972 |
| 56,134 | Loan ID 200975 | Fixed | 4.750% | 12/1/2044 | 55,800 |
| 345,007 | Loan ID 200977 | Fixed | 4.875% | 9/1/2044 | 345,490 |
| 201,639 | Loan ID 200983 | Fixed | 4.375% | 8/1/2044 | 195,437 |
| 112,057 | Loan ID 200987 | Fixed | 4.625% | 10/1/2044 | 110,047 |
| 191,612 | Loan ID 200989 | Fixed | 3.750% | 6/1/2029 | 176,284 |
| 277,327 | Loan ID 200992 | Fixed | 4.125% | 5/1/2043 | 264,554 |
| 164,540 | Loan ID 200993 | Fixed | 2.004% | 7/15/2049 | 135,916 |
| 55,021 | Loan ID 200996 | Fixed | 2.500% | 8/1/2048 | 40,158 |
| 95,507 | Loan ID 200997 | Fixed | 2.000% | 3/1/2051 | 72,808 |
| 359,096 | Loan ID 200998 | Fixed | 3.875% | 12/1/2050 | 333,069 |
| 70,931 | Loan ID 201000 | Fixed | 5.125% | 2/1/2039 | 71,975 |
| 25,097 | Loan ID 201002 | Fixed | 0.000% | 10/1/2024 | 19,976 |
| 126,995 | Loan ID 201005 | Fixed | 4.750% | 7/1/2041 | 126,285 |
| 42,217 | Loan ID 201006 | Fixed | 6.875% | 3/1/2038 | 44,328 |
| 83,521 | Loan ID 201007 | Fixed | 7.125% | 4/1/2037 | 87,697 |
| 64,122 | Loan ID 201009 | Fixed | 0.000% | 4/1/2033 | 51,549 |
| 78,546 | Loan ID 201010 | Fixed | 5.500% | 4/1/2039 | 73,319 |
| 30,776 | Loan ID 201011 | Fixed | 0.000% | 2/1/2023 | 24,565 |
| 45,375 | Loan ID 201012 | Fixed | 7.500% | 12/1/2038 | 46,040 |
| 55,149 | Loan ID 201013 | Fixed | 7.500% | 12/1/2038 | 45,863 |
| 83,181 | Loan ID 201014 | Fixed | 0.000% | 2/1/2033 | 66,157 |
| 9,177 | Loan ID 201015 | Fixed | 0.000% | 3/29/2021 | 7,460 |
| 103,792 | Loan ID 201016 | Fixed | 6.500% | 2/1/2036 | 107,992 |
| 21,007 | Loan ID 201017 | Fixed | 0.000% | 4/1/2032 | 16,733 |
| 88,468 | Loan ID 201020 | Fixed | 0.000% | 10/1/2034 | 70,525 |
| 77,274 | Loan ID 201022 | ARM | 4.625% | 5/1/2037 | 62,600 |
| 138,337 | Loan ID 201023 | Fixed | 6.450% | 2/1/2036 | 124,927 |
| 78,071 | Loan ID 201026 | Fixed | 7.750% | 12/1/2035 | 79,756 |
| 105,646 | Loan ID 201027 | ARM | 9.538% | 3/1/2037 | 110,928 |
| 101,268 | Loan ID 201030 | Fixed | 5.000% | 7/1/2042 | 102,244 |
| 138,702 | Loan ID 201032 | Fixed | 4.500% | 11/1/2044 | 134,316 |
| 280,388 | Loan ID 201033 | Fixed | 4.125% | 12/1/2044 | 267,303 |
| 90,508 | Loan ID 201036 | Fixed | 4.375% | 12/1/2044 | 87,538 |
| 67,678 | Loan ID 201037 | Fixed | 8.250% | 7/1/2039 | 71,062 |
| 89,718 | Loan ID 201041 | Fixed | 3.750% | 11/1/2052 | 74,545 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 112,955 | Loan ID 201043 | Fixed | 4.000% | 4/1/2039 | \$ 100,446 |
| 175,780 | Loan ID 201044 | Fixed | 4.870% | 3/29/2037 | 176,230 |
| 106,091 | Loan ID 201045 | Fixed | 3.000% | 7/1/2037 | 75,150 |
| 263,076 | Loan ID 201046 | Fixed | 2.000% | 4/1/2053 | 201,468 |
| 107,517 | Loan ID 201047 | Fixed | 3.625% | 4/1/2053 | 93,971 |
| 171,525 | Loan ID 201048 | Fixed | 3.875% | 4/1/2052 | 141,817 |
| 64,573 | Loan ID 201053 | Fixed | 3.860% | 7/1/2053 | 61,058 |
| 207,822 | Loan ID 201054 | Fixed | 2.400% | 5/17/2050 | 170,817 |
| 579,981 | Loan ID 201056 | Fixed | 2.000% | 7/1/2054 | 484,479 |
| 163,312 | Loan ID 201057 | Fixed | 2.000% | 1/1/2050 | 134,738 |
| 127,592 | Loan ID 201058 | Fixed | 3.500% | 8/1/2037 | 107,990 |
| 107,839 | Loan ID 201060 | ARM | 4.750% | 7/1/2035 | 93,056 |
| 85,874 | Loan ID 201061 | Fixed | 5.000% | 2/1/2050 | 68,601 |
| 116,717 | Loan ID 201062 | Fixed | 3.100% | 4/1/2047 | 104,940 |
| 122,528 | Loan ID 201063 | Fixed | 4.000% | 9/1/2047 | 100,557 |
| 208,957 | Loan ID 201065 | Fixed | 3.000% | 7/1/2037 | 164,180 |
| 226,722 | Loan ID 201066 | Fixed | 4.250% | 12/1/2046 | 219,769 |
| 427,490 | Loan ID 201067 | Fixed | 4.750% | 1/1/2044 | 423,472 |
| 67,411 | Loan ID 201069 | Fixed | 4.625% | 12/1/2044 | 66,290 |
| 605,115 | Loan ID 201070 | Fixed | 4.250% | 2/1/2045 | 580,042 |
| 101,350 | Loan ID 201072 | Fixed | 3.500% | 3/1/2028 | 92,116 |
| 40,388 | Loan ID 201073 | Fixed | 3.125% | 4/1/2023 | 26,252 |
| 93,960 | Loan ID 201075 | Fixed | 4.375% | 10/1/2044 | 90,953 |
| 122,201 | Loan ID 201076 | Fixed | 3.500% | 12/1/2042 | 110,948 |
| 132,053 | Loan ID 201077 | Fixed | 3.625% | 7/1/2044 | 118,823 |
| 222,639 | Loan ID 201084 | Fixed | 5.000% | 8/1/2038 | 224,671 |
| 144,395 | Loan ID 201086 | Fixed | 4.625% | 11/1/2044 | 140,342 |
| 155,682 | Loan ID 201091 | Fixed | 4.125% | 1/1/2045 | 146,973 |
| 245,788 | Loan ID 201092 | Fixed | 5.250% | 4/1/2046 | 249,590 |
| 134,217 | Loan ID 201093 | Fixed | 4.125% | 9/1/2043 | 79,508 |
| 144,519 | Loan ID 201094 | Fixed | 4.550% | 3/1/2044 | 140,555 |
| 90,687 | Loan ID 201100 | Fixed | 4.125% | 7/1/2043 | 86,607 |
| 343,331 | Loan ID 201101 | Fixed | 4.625% | 3/1/2045 | 337,336 |
| 149,731 | Loan ID 201103 | ARM | 2.875% | 5/1/2044 | 148,903 |
| 156,735 | Loan ID 201104 | Fixed | 4.375% | 4/1/2045 | 151,519 |
| 76,130 | Loan ID 201107 | Fixed | 5.150% | 2/1/2036 | 77,380 |
| 151,025 | Loan ID 201108 | Fixed | 4.750% | 2/1/2054 | 134,538 |
| 508,460 | Loan ID 201110 | ARM | 5.125% | 4/1/2037 | 409,754 |
| 159,280 | Loan ID 201111 | Fixed | 4.875% | 4/1/2050 | 98,112 |
| 237,964 | Loan ID 201112 | Fixed | 4.750% | 8/1/2037 | 237,151 |
| 77,685 | Loan ID 201113 | Fixed | 5.750% | 12/1/2052 | 80,840 |
| 110,231 | Loan ID 201114 | Fixed | 8.087% | 5/1/2054 | 89,222 |
| 500,177 | Loan ID 201115 | Fixed | 4.000% | 2/1/2051 | 469,163 |
| 87,716 | Loan ID 201121 | Fixed | 4.125% | 10/1/2037 | 70,432 |
| 84,341 | Loan ID 201122 | Fixed | 4.750% | 11/1/2048 | 75,680 |
| 239,408 | Loan ID 201124 | Fixed | 4.750% | 4/1/2040 | 238,467 |
| 428,350 | Loan ID 201126 | Fixed | 6.500% | 4/1/2049 | 446,964 |
| 79,627 | Loan ID 201127 | ARM | 4.375% | 4/1/2037 | 72,914 |
| 116,519 | Loan ID 201130 | Fixed | 4.850% | 12/1/2037 | 115,272 |
| 115,910 | Loan ID 201131 | Fixed | 8.250% | 5/1/2053 | 118,320 |
| 167,747 | Loan ID 201132 | Fixed | 4.000% | 7/1/2037 | 113,887 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|------------|--|-----------|---------------|-----------|------------|
| | MORTGAGE NOTES (Continued) - 97.1 % | | | | |
| \$ 194,477 | Loan ID 201134 | Fixed | 2.000% | 10/1/2053 | \$ 144,047 |
| 514,044 | Loan ID 201135 | Fixed | 4.000% | 6/1/2051 | 406,299 |
| 54,821 | Loan ID 201138 | Fixed | 4.250% | 3/1/2034 | 53,292 |
| 157,678 | Loan ID 201139 | Fixed | 2.000% | 11/1/2053 | 117,988 |
| 150,466 | Loan ID 201140 | Fixed | 4.870% | 1/1/2038 | 150,847 |
| 85,796 | Loan ID 201143 | Fixed | 3.000% | 11/1/2037 | 61,734 |
| 223,966 | Loan ID 201145 | Fixed | 4.375% | 4/1/2051 | 215,897 |
| 129,273 | Loan ID 201146 | Fixed | 4.875% | 8/1/2054 | 113,453 |
| 107,624 | Loan ID 201147 | Fixed | 4.000% | 11/1/2051 | 81,843 |
| 93,773 | Loan ID 201148 | Fixed | 3.950% | 10/1/2042 | 89,673 |
| 312,957 | Loan ID 201149 | Fixed | 5.000% | 5/1/2058 | 252,931 |
| 245,295 | Loan ID 201153 | Fixed | 5.850% | 6/1/2050 | 222,063 |
| 57,095 | Loan ID 201154 | ARM | 4.250% | 11/1/2041 | 59,915 |
| 92,785 | Loan ID 201155 | Fixed | 2.000% | 11/1/2053 | 57,215 |
| 63,193 | Loan ID 201156 | Fixed | 5.000% | 4/1/2050 | 45,679 |
| 285,582 | Loan ID 201157 | Fixed | 4.000% | 3/1/2055 | 272,291 |
| 200,072 | Loan ID 201160 | Fixed | 4.920% | 10/1/2049 | 133,176 |
| 375,979 | Loan ID 201163 | Fixed | 4.750% | 12/1/2049 | 228,574 |
| 162,688 | Loan ID 201164 | Fixed | 4.250% | 11/1/2051 | 158,175 |
| 108,594 | Loan ID 201165 | Fixed | 4.750% | 1/1/2044 | 107,761 |
| 425,719 | Loan ID 201168 | Fixed | 3.875% | 4/1/2052 | 353,202 |
| 104,358 | Loan ID 201169 | Fixed | 5.934% | 9/1/2037 | 91,119 |
| 63,483 | Loan ID 201170 | Fixed | 4.375% | 7/1/2037 | 61,976 |
| 106,176 | Loan ID 201173 | Fixed | 4.000% | 11/1/2047 | 51,707 |
| 143,299 | Loan ID 201174 | Fixed | 4.750% | 1/1/2053 | 142,813 |
| 61,260 | Loan ID 201175 | Fixed | 5.000% | 9/1/2044 | 61,805 |
| 132,596 | Loan ID 201176 | Fixed | 4.250% | 8/1/2053 | 127,211 |
| 297,258 | Loan ID 201179 | Fixed | 4.750% | 5/1/2051 | 216,586 |
| 293,856 | Loan ID 201181 | Fixed | 4.500% | 4/1/2034 | 289,480 |
| 131,083 | Loan ID 201183 | Fixed | 3.375% | 10/1/2052 | 100,677 |
| 62,126 | Loan ID 201184 | Fixed | 4.000% | 6/1/2049 | 59,586 |
| 253,286 | Loan ID 201185 | Fixed | 5.760% | 10/1/2053 | 204,962 |
| 80,119 | Loan ID 201187 | Fixed | 2.000% | 11/1/2048 | 20,863 |
| 614,725 | Loan ID 201196 | Fixed | 2.000% | 11/1/2036 | 500,723 |
| 170,836 | Loan ID 201197 | Fixed | 5.125% | 8/1/2037 | 121,567 |
| 327,901 | Loan ID 201199 | Fixed | 5.125% | 11/1/2046 | 328,903 |
| 279,146 | Loan ID 201200 | Fixed | 4.500% | 3/1/2044 | 273,506 |
| 441,420 | Loan ID 201204 | Fixed | 3.750% | 4/1/2045 | 405,981 |
| 145,837 | Loan ID 201205 | Fixed | 4.625% | 1/1/2045 | 143,541 |
| 127,393 | Loan ID 201206 | Fixed | 3.990% | 4/1/2045 | 119,611 |
| 414,031 | Loan ID 201207 | Fixed | 4.625% | 8/1/2051 | 400,357 |
| 113,239 | Loan ID 201208 | Fixed | 4.625% | 4/1/2045 | 110,583 |
| 175,728 | Loan ID 201209 | Fixed | 4.250% | 4/1/2045 | 157,773 |
| 126,075 | Loan ID 201211 | Fixed | 4.125% | 7/1/2044 | 92,263 |
| 357,188 | Loan ID 201212 | Fixed | 4.625% | 3/1/2045 | 300,748 |
| 194,355 | Loan ID 201213 | Fixed | 4.875% | 8/1/2044 | 189,209 |
| 530,848 | Loan ID 201214 | ARM | 2.875% | 9/1/2043 | 527,345 |
| 123,379 | Loan ID 201218 | Fixed | 4.125% | 1/1/2045 | 114,411 |
| 63,158 | Loan ID 201221 | Fixed | 3.250% | 5/1/2043 | 63,251 |
| 46,971 | Loan ID 201222 | Fixed | 5.125% | 1/1/2045 | 46,461 |
| 202,664 | Loan ID 201223 | Fixed | 3.875% | 4/1/2030 | 201,138 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value | |
|--|---------|----------------|---------------|----------|------------|-----------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | | |
| \$ | 58,869 | Loan ID 201226 | Fixed | 5.000% | 3/1/2045 | \$ 58,888 |
| | 67,615 | Loan ID 201229 | Fixed | 3.250% | 7/1/2024 | 65,585 |
| | 121,631 | Loan ID 201232 | Fixed | 4.500% | 1/1/2045 | 117,408 |
| | 252,921 | Loan ID 201233 | Fixed | 4.500% | 12/1/2044 | 244,902 |
| | 229,995 | Loan ID 201237 | Fixed | 3.750% | 5/1/2045 | 212,243 |
| | 155,338 | Loan ID 201240 | Fixed | 4.250% | 10/1/2045 | 121,106 |
| | 290,934 | Loan ID 201241 | Fixed | 4.375% | 7/1/2045 | 282,625 |
| | 222,378 | Loan ID 201242 | Fixed | 4.625% | 11/1/2044 | 216,641 |
| | 108,229 | Loan ID 201243 | Fixed | 4.625% | 11/1/2045 | 106,129 |
| | 392,355 | Loan ID 201244 | Fixed | 4.500% | 6/1/2045 | 381,929 |
| | 112,176 | Loan ID 201245 | Fixed | 4.750% | 8/1/2044 | 111,305 |
| | 182,860 | Loan ID 201247 | Fixed | 4.250% | 5/1/2045 | 146,286 |
| | 98,795 | Loan ID 201248 | Fixed | 4.875% | 7/1/2044 | 98,262 |
| | 458,893 | Loan ID 201249 | Fixed | 4.625% | 8/1/2045 | 287,049 |
| | 57,860 | Loan ID 201250 | Fixed | 4.250% | 10/1/2045 | 55,240 |
| | 6,275 | Loan ID 201253 | ARM | 8.750% | 3/1/2019 | 6,588 |
| | 155,095 | Loan ID 201254 | ARM | 9.000% | 9/1/2034 | 162,849 |
| | 237,769 | Loan ID 201255 | ARM | 9.000% | 6/1/2035 | 249,658 |
| | 26,247 | Loan ID 201256 | ARM | 10.500% | 10/1/2021 | 27,560 |
| | 235,074 | Loan ID 201257 | Fixed | 4.500% | 5/1/2044 | 227,314 |
| | 89,386 | Loan ID 201258 | Fixed | 4.500% | 6/1/2045 | 73,411 |
| | 169,344 | Loan ID 201260 | Fixed | 4.750% | 9/1/2045 | 166,875 |
| | 59,618 | Loan ID 201262 | Fixed | 4.200% | 1/1/2046 | 48,377 |
| | 49,361 | Loan ID 201263 | Fixed | 4.750% | 10/1/2045 | 42,716 |
| | 352,210 | Loan ID 201265 | Fixed | 4.750% | 6/1/2045 | 348,772 |
| | 143,519 | Loan ID 201266 | Fixed | 4.500% | 2/1/2046 | 139,299 |
| | 232,730 | Loan ID 201268 | Fixed | 4.250% | 6/1/2045 | 223,320 |
| | 122,918 | Loan ID 201269 | Fixed | 4.375% | 12/1/2045 | 71,122 |
| | 149,675 | Loan ID 201270 | Fixed | 4.125% | 2/1/2045 | 141,812 |
| | 250,233 | Loan ID 201271 | Fixed | 4.500% | 6/1/2045 | 243,585 |
| | 137,971 | Loan ID 201272 | Fixed | 4.750% | 11/1/2044 | 136,519 |
| | 237,723 | Loan ID 201273 | Fixed | 4.500% | 12/1/2045 | 231,084 |
| | 214,289 | Loan ID 201274 | Fixed | 4.125% | 10/1/2045 | 202,273 |
| | 189,657 | Loan ID 201278 | Fixed | 3.750% | 12/1/2045 | 169,716 |
| | 365,180 | Loan ID 201280 | Fixed | 4.500% | 4/1/2046 | 354,631 |
| | 150,988 | Loan ID 201281 | Fixed | 4.875% | 7/1/2044 | 150,393 |
| | 127,772 | Loan ID 201282 | Fixed | 5.250% | 1/1/2046 | 129,475 |
| | 109,286 | Loan ID 201283 | Fixed | 4.250% | 11/1/2045 | 103,491 |
| | 125,356 | Loan ID 201284 | Fixed | 3.625% | 2/1/2029 | 123,157 |
| | 30,868 | Loan ID 201285 | Fixed | 4.625% | 11/1/2028 | 31,209 |
| | 108,625 | Loan ID 201286 | Fixed | 4.375% | 12/1/2045 | 104,937 |
| | 84,161 | Loan ID 201289 | Fixed | 4.000% | 3/1/2045 | 78,641 |
| | 244,848 | Loan ID 201290 | Fixed | 4.750% | 7/1/2045 | 242,722 |
| | 300,332 | Loan ID 201291 | Fixed | 5.000% | 8/1/2045 | 299,798 |
| | 36,625 | Loan ID 201293 | Fixed | 4.875% | 9/1/2045 | 36,126 |
| | 123,593 | Loan ID 201294 | Fixed | 4.625% | 2/1/2046 | 120,646 |
| | 751,283 | Loan ID 201296 | Fixed | 4.250% | 2/1/2046 | 714,066 |
| | 336,109 | Loan ID 201297 | Fixed | 4.875% | 8/1/2045 | 335,158 |
| | 251,788 | Loan ID 201299 | Fixed | 4.250% | 12/1/2045 | 120,973 |
| | 195,390 | Loan ID 201300 | Fixed | 4.750% | 3/1/2046 | 174,077 |
| | 72,148 | Loan ID 201301 | Fixed | 4.550% | 10/1/2044 | 70,139 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 133,906 | Loan ID 201302 | Fixed | 4.250% | 5/1/2045 | \$ 127,898 |
| 96,186 | Loan ID 201303 | Fixed | 3.875% | 3/1/2045 | 89,433 |
| 223,640 | Loan ID 201304 | Fixed | 4.125% | 2/1/2046 | 211,313 |
| 146,682 | Loan ID 201305 | Fixed | 4.625% | 8/1/2044 | 143,827 |
| 115,772 | Loan ID 201306 | Fixed | 3.875% | 9/1/2045 | 108,485 |
| 167,446 | Loan ID 201307 | Fixed | 4.250% | 11/1/2045 | 129,297 |
| 61,677 | Loan ID 201308 | Fixed | 4.625% | 11/1/2045 | 60,078 |
| 160,582 | Loan ID 201309 | Fixed | 4.000% | 9/1/2045 | 147,600 |
| 185,383 | Loan ID 201310 | Fixed | 4.750% | 9/1/2045 | 156,731 |
| 134,927 | Loan ID 201311 | Fixed | 4.375% | 3/1/2046 | 129,452 |
| 319,630 | Loan ID 201313 | Fixed | 4.625% | 1/1/2046 | 313,231 |
| 111,555 | Loan ID 201315 | Fixed | 4.375% | 9/1/2045 | 107,194 |
| 160,363 | Loan ID 201316 | Fixed | 4.500% | 2/1/2046 | 117,728 |
| 165,417 | Loan ID 201317 | Fixed | 5.250% | 2/1/2046 | 172,545 |
| 84,675 | Loan ID 201318 | Fixed | 4.750% | 11/1/2045 | 64,012 |
| 170,495 | Loan ID 201319 | Fixed | 4.375% | 10/1/2045 | 161,134 |
| 122,306 | Loan ID 201323 | Fixed | 4.375% | 7/1/2045 | 117,686 |
| 134,582 | Loan ID 201324 | Fixed | 5.250% | 4/1/2046 | 134,447 |
| 175,451 | Loan ID 201326 | Fixed | 4.625% | 3/1/2046 | 171,087 |
| 189,422 | Loan ID 201328 | Fixed | 4.250% | 11/1/2045 | 111,674 |
| 267,727 | Loan ID 201330 | Fixed | 4.375% | 6/1/2046 | 257,903 |
| 345,002 | Loan ID 201333 | Fixed | 3.875% | 1/1/2046 | 311,986 |
| 190,911 | Loan ID 201335 | Fixed | 4.750% | 1/1/2046 | 187,696 |
| 188,849 | Loan ID 201336 | Fixed | 4.750% | 1/1/2046 | 141,560 |
| 413,246 | Loan ID 201339 | Fixed | 4.625% | 7/1/2045 | 432,027 |
| 143,272 | Loan ID 201341 | Fixed | 4.050% | 11/1/2045 | 134,076 |
| 143,484 | Loan ID 201342 | Fixed | 4.750% | 7/1/2045 | 142,039 |
| 86,126 | Loan ID 201343 | Fixed | 4.250% | 11/1/2045 | 82,159 |
| 72,709 | Loan ID 201344 | Fixed | 5.000% | 7/1/2044 | 72,984 |
| 134,891 | Loan ID 201345 | Fixed | 4.125% | 5/1/2045 | 125,014 |
| 469,929 | Loan ID 201347 | Fixed | 5.750% | 5/1/2046 | 469,929 |
| 448,206 | Loan ID 201348 | Fixed | 6.500% | 5/1/2046 | 466,370 |
| 240,463 | Loan ID 201350 | Fixed | 4.000% | 6/1/2045 | 188,896 |
| 62,005 | Loan ID 201351 | Fixed | 4.500% | 4/1/2045 | 45,364 |
| 72,633 | Loan ID 201352 | Fixed | 4.875% | 3/1/2045 | 71,750 |
| 501,154 | Loan ID 201354 | Fixed | 3.375% | 7/1/2046 | 476,974 |
| 133,521 | Loan ID 201355 | Fixed | 5.250% | 12/1/2045 | 135,420 |
| 103,229 | Loan ID 201356 | Fixed | 4.625% | 10/1/2045 | 101,041 |
| 149,560 | Loan ID 201358 | Fixed | 4.875% | 7/1/2045 | 128,609 |
| 144,151 | Loan ID 201361 | Fixed | 5.250% | 7/1/2044 | 145,477 |
| 123,955 | Loan ID 201363 | Fixed | 4.250% | 2/1/2046 | 102,261 |
| 111,722 | Loan ID 201364 | Fixed | 3.875% | 4/1/2046 | 100,609 |
| 340,170 | Loan ID 201365 | Fixed | 4.250% | 10/1/2045 | 324,028 |
| 109,311 | Loan ID 201367 | Fixed | 4.000% | 10/1/2045 | 101,346 |
| 47,758 | Loan ID 201368 | Fixed | 5.125% | 2/1/2045 | 47,954 |
| 181,745 | Loan ID 201370 | Fixed | 4.250% | 7/1/2046 | 144,297 |
| 100,305 | Loan ID 201371 | Fixed | 4.125% | 4/1/2046 | 94,442 |
| 259,654 | Loan ID 201372 | Fixed | 4.625% | 8/1/2046 | 253,326 |
| 156,568 | Loan ID 201373 | Fixed | 5.125% | 4/1/2046 | 157,887 |
| 600,281 | Loan ID 201374 | Fixed | 4.500% | 5/1/2040 | 588,094 |
| 143,675 | Loan ID 201375 | Fixed | 4.500% | 6/1/2045 | 139,711 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|-----------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 269,143 | Loan ID 201376 | Fixed | 4.375% | 5/1/2046 | \$ 259,027 |
| 298,590 | Loan ID 201377 | Fixed | 3.875% | 5/1/2046 | 306,607 |
| 67,754 | Loan ID 201379 | Fixed | 5.000% | 10/1/2045 | 67,655 |
| 427,901 | Loan ID 201380 | Fixed | 4.500% | 5/1/2046 | 415,311 |
| 315,828 | Loan ID 201381 | Fixed | 4.875% | 7/1/2045 | 314,748 |
| 134,441 | Loan ID 201383 | Fixed | 4.125% | 12/1/2045 | 135,086 |
| 78,588 | Loan ID 201384 | Fixed | 4.375% | 10/1/2045 | 77,725 |
| 139,468 | Loan ID 201385 | Fixed | 4.625% | 12/1/2045 | 146,442 |
| 77,042 | Loan ID 201386 | Fixed | 5.250% | 5/1/2046 | 80,894 |
| 62,426 | Loan ID 201387 | Fixed | 5.250% | 8/1/2029 | 64,320 |
| 236,033 | Loan ID 201390 | Fixed | 5.125% | 9/1/2045 | 236,715 |
| 396,566 | Loan ID 201391 | Fixed | 5.125% | 10/1/2045 | 396,137 |
| 168,674 | Loan ID 201392 | Fixed | 3.750% | 2/1/2046 | 131,981 |
| 427,996 | Loan ID 201393 | Fixed | 3.750% | 4/1/2056 | 411,756 |
| 79,079 | Loan ID 201394 | Fixed | 6.700% | 6/1/2034 | 83,033 |
| 85,124 | Loan ID 201395 | Fixed | 6.300% | 7/1/2044 | 76,224 |
| 71,968 | Loan ID 201396 | Fixed | 5.000% | 9/1/2046 | 72,629 |
| 265,181 | Loan ID 201397 | Fixed | 4.125% | 1/1/2046 | 245,869 |
| 82,473 | Loan ID 201399 | Fixed | 5.000% | 11/1/2045 | 82,345 |
| 85,802 | Loan ID 201400 | Fixed | 4.750% | 7/1/2044 | 84,596 |
| 91,018 | Loan ID 201401 | Fixed | 4.750% | 10/1/2044 | 89,732 |
| 143,789 | Loan ID 201402 | Fixed | 4.750% | 8/1/2044 | 109,119 |
| 94,086 | Loan ID 201403 | Fixed | 4.750% | 8/1/2044 | 71,131 |
| 135,087 | Loan ID 201404 | Fixed | 4.750% | 10/1/2044 | 102,814 |
| 71,548 | Loan ID 201405 | Fixed | 5.250% | 8/1/2044 | 72,601 |
| 55,131 | Loan ID 201406 | Fixed | 4.250% | 6/1/2046 | 52,175 |
| 241,434 | Loan ID 201407 | Fixed | 4.875% | 1/1/2046 | 239,686 |
| 165,376 | Loan ID 201408 | Fixed | 4.125% | 1/1/2046 | 156,801 |
| 163,219 | Loan ID 201411 | Fixed | 4.750% | 12/1/2045 | 161,579 |
| 141,852 | Loan ID 201412 | Fixed | 5.750% | 12/1/2045 | 129,623 |
| 335,331 | Loan ID 201413 | Fixed | 4.500% | 7/1/2045 | 277,598 |
| 74,451 | Loan ID 201414 | Fixed | 4.250% | 7/1/2044 | 59,143 |
| 57,872 | Loan ID 201415 | Fixed | 8.000% | 4/1/2034 | 60,766 |
| 54,894 | Loan ID 201416 | Fixed | 10.000% | 7/1/2033 | 57,639 |
| 61,404 | Loan ID 201417 | Fixed | 6.000% | 8/1/2037 | 64,389 |
| 42,492 | Loan ID 201419 | Fixed | 10.000% | 11/1/2033 | 44,617 |
| 57,192 | Loan ID 201422 | Fixed | 4.625% | 10/1/2046 | 54,503 |
| 687,726 | Loan ID 201423 | ARM | 3.875% | 6/1/2045 | 683,132 |
| 286,427 | Loan ID 201424 | Fixed | 4.125% | 10/1/2044 | 271,186 |
| 664,346 | Loan ID 201425 | Fixed | 3.875% | 4/1/2046 | 615,151 |
| 314,866 | Loan ID 201426 | Fixed | 4.875% | 3/1/2044 | 313,358 |
| 540,530 | Loan ID 201428 | ARM | 3.250% | 4/1/2045 | 536,520 |
| 196,287 | Loan ID 201431 | Fixed | 4.875% | 5/1/2045 | 168,570 |
| 279,903 | Loan ID 201432 | Fixed | 5.000% | 8/1/2046 | 274,635 |
| 98,629 | Loan ID 201434 | Fixed | 4.375% | 6/1/2046 | 103,561 |
| 90,660 | Loan ID 201436 | Fixed | 4.375% | 5/1/2045 | 95,193 |
| 128,902 | Loan ID 201437 | Fixed | 4.750% | 5/1/2046 | 108,455 |
| 704,088 | Loan ID 201438 | ARM | 3.375% | 4/1/2046 | 690,285 |
| 179,648 | Loan ID 201439 | Fixed | 5.000% | 12/1/2045 | 180,114 |
| 318,069 | Loan ID 201440 | Fixed | 4.625% | 7/1/2046 | 262,110 |
| 100,051 | Loan ID 201441 | Fixed | 4.750% | 10/1/2045 | 97,663 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|---------------|---------------|-----------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 298,482 | Loan ID 201442 | Fixed | 4.875% | 12/1/2045 | \$ 293,101 |
| 552,981 | Loan ID 201443 | Fixed | 3.875% | 8/1/2046 | 510,678 |
| 51,249 | Loan ID 201444 | Fixed | 4.500% | 11/1/2044 | 49,606 |
| 102,369 | Loan ID 201445 | Fixed | 4.875% | 1/1/2045 | 101,538 |
| 99,358 | Loan ID 201446 | Fixed | 4.875% | 1/1/2045 | 98,703 |
| 252,842 | Loan ID 201447 | Fixed | 4.875% | 10/1/2044 | 251,632 |
| 110,856 | Loan ID 201448 | Fixed | 4.750% | 1/1/2045 | 109,375 |
| 93,304 | Loan ID 201449 | Fixed | 4.000% | 8/1/2044 | 97,823 |
| 223,823 | Loan ID 201451 | Fixed | 4.250% | 6/1/2045 | 214,395 |
| 187,605 | Loan ID 201453 | Fixed | 5.250% | 9/1/2046 | 186,924 |
| 187,605 | Loan ID 201454 | Fixed | 5.250% | 9/1/2046 | 187,202 |
| 185,046 | Loan ID 201455 | Fixed | 4.500% | 5/1/2046 | 179,127 |
| 210,227 | Loan ID 201456 | Fixed | 4.125% | 7/1/2046 | 197,325 |
| 132,468 | Loan ID 201457 | Fixed | 3.875% | 4/1/2046 | 87,467 |
| 235,655 | Loan ID 201458 | Fixed | 3.875% | 9/1/2046 | 210,574 |
| 225,877 | Loan ID 201459 | Fixed | 4.375% | 9/1/2044 | 218,500 |
| 157,848 | Loan ID 201460 | Fixed | 4.250% | 7/1/2045 | 150,980 |
| 270,617 | Loan ID 201461 | Fixed | 4.125% | 12/1/2044 | 255,048 |
| 295,431 | Loan ID 201462 | Fixed | 4.375% | 11/1/2044 | 284,591 |
| 474,183 | Loan ID 201463 | Fixed | 4.750% | 11/1/2044 | 465,577 |
| 300,036 | Loan ID 201464 | Fixed | 4.375% | 6/1/2045 | 245,181 |
| 101,724 | Loan ID 201465 | Fixed | 5.125% | 12/1/2044 | 101,801 |
| 275,243 | Loan ID 201466 | Fixed | 4.500% | 12/1/2044 | 266,739 |
| 46,218 | Loan ID 201467 | Fixed | 5.250% | 3/1/2044 | 46,956 |
| 138,699 | Loan ID 201469 | Fixed | 4.375% | 2/1/2045 | 133,516 |
| 281,165 | Loan ID 201470 | Fixed | 4.375% | 10/1/2044 | 271,454 |
| 224,837 | Loan ID 201471 | Fixed | 4.500% | 1/1/2045 | 218,261 |
| 150,213 | Loan ID 201472 | Fixed | 4.000% | 11/1/2044 | 157,308 |
| 306,831 | Loan ID 201473 | Fixed | 4.500% | 2/1/2045 | 299,119 |
| 93,957 | Loan ID 201475 | ARM | 5.625% | 9/1/2036 | 73,718 |
| 136,631 | Loan ID 201476 | ARM | 8.125% | 2/1/2037 | 143,463 |
| 86,042 | Loan ID 201477 | Fixed | 6.750% | 11/1/2036 | 90,344 |
| 107,180 | Loan ID 201478 | Fixed | 4.625% | 10/1/2045 | 105,296 |
| 128,583 | Loan ID 201479 | Fixed | 4.500% | 5/1/2046 | 124,806 |
| 159,793 | Loan ID 201480 | Fixed | 4.250% | 11/1/2045 | 152,959 |
| 69,553 | Loan ID 201481 | Fixed | 4.375% | 7/1/2046 | 64,851 |
| 135,749 | Loan ID 201482 | Fixed | 4.625% | 6/1/2045 | 132,017 |
| 296,826 | Loan ID 201483 | Fixed | 4.125% | 12/1/2045 | 241,814 |
| 76,218 | Loan ID 201484 | Fixed | 4.500% | 10/1/2046 | 73,570 |
| 63,515 | Loan ID 201485 | Fixed | 5.750% | 3/1/2038 | 66,158 |
| 164,798 | Loan ID 201487 | Fixed | 4.625% | 2/1/2052 | 171,076 |
| 215,320 | Loan ID 201488 | Fixed | 4.250% | 1/1/2041 | 177,937 |
| 92,435 | Loan ID 201489 | Fixed | 4.750% | 3/1/2046 | 91,145 |
| 107,129 | Loan ID 201490 | Fixed | 4.750% | 9/1/2045 | 105,086 |
| 226,320 | Loan ID 201491 | Fixed | 4.250% | 2/1/2046 | 214,806 |
| 380,654 | Loan ID 201492 | Fixed | 4.625% | 1/1/2047 | 308,738 |
| 481,400 | Loan ID 201495 | Interest Only | 10.000% | 10/1/2018 | 477,790 |
| 79,993 | Loan ID 201499 | Fixed | 4.750% | 5/1/2045 | 78,435 |
| 110,022 | Loan ID 201500 | Fixed | 4.500% | 1/1/2044 | 107,503 |
| 107,549 | Loan ID 201502 | Fixed | 5.250% | 4/1/2044 | 109,480 |
| 148,948 | Loan ID 201503 | Fixed | 5.000% | 7/1/2046 | 147,360 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|----------------|---------------|---------------|------------|------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 451,088 | Loan ID 201504 | Fixed | 4.500% | 7/1/2045 | \$ 438,603 |
| 96,302 | Loan ID 201505 | ARM | 5.750% | 9/1/2046 | 99,564 |
| 304,594 | Loan ID 201506 | Fixed | 5.000% | 2/1/2047 | 295,310 |
| 62,862 | Loan ID 201507 | Fixed | 4.750% | 7/1/2044 | 47,655 |
| 222,205 | Loan ID 201508 | Fixed | 5.000% | 2/1/2047 | 217,194 |
| 235,844 | Loan ID 201509 | Fixed | 5.000% | 12/1/2046 | 203,575 |
| 158,142 | Loan ID 201510 | Fixed | 3.990% | 1/1/2047 | 127,622 |
| 79,870 | Loan ID 201511 | Fixed | 4.375% | 1/1/2046 | 76,512 |
| 173,678 | Loan ID 201512 | Fixed | 4.375% | 7/1/2046 | 145,891 |
| 125,171 | Loan ID 201513 | Fixed | 4.000% | 1/1/2046 | 130,548 |
| 138,088 | Loan ID 201515 | Fixed | 5.125% | 4/1/2047 | 135,312 |
| 140,524 | Loan ID 201516 | Fixed | 3.875% | 4/1/2046 | 129,669 |
| 323,408 | Loan ID 201517 | Fixed | 4.625% | 6/1/2046 | 314,359 |
| 409,263 | Loan ID 201518 | Fixed | 4.875% | 1/1/2047 | 408,626 |
| 95,762 | Loan ID 201519 | Fixed | 4.750% | 9/1/2045 | 94,699 |
| 79,200 | Loan ID 201522 | Interest Only | 9.750% | 5/1/2018 | 77,616 |
| 81,651 | Loan ID 201523 | Fixed | 5.125% | 7/1/2045 | 80,600 |
| 311,004 | Loan ID 201525 | ARM | 7.500% | 9/1/2046 | 326,554 |
| 155,743 | Loan ID 201526 | Fixed | 5.250% | 5/1/2044 | 137,274 |
| 371,420 | Loan ID 201527 | Fixed | 4.375% | 7/1/2046 | 354,940 |
| 81,855 | Loan ID 201528 | Fixed | 4.625% | 1/1/2046 | 77,345 |
| 496,988 | Loan ID 201533 | Fixed | 4.750% | 5/1/2046 | 489,925 |
| 45,310 | Loan ID 201534 | Fixed | 4.875% | 5/1/2047 | 43,143 |
| 333,398 | Loan ID 201535 | Fixed | 4.875% | 8/1/2047 | 328,868 |
| 476,737 | Loan ID 201536 | Fixed | 3.375% | 4/1/2045 | 353,209 |
| 133,220 | Loan ID 201537 | Fixed | 5.000% | 10/1/2046 | 128,567 |
| 53,778 | Loan ID 201539 | Fixed | 6.750% | 4/30/2020 | 55,187 |
| 231,350 | Loan ID 201544 | Fixed | 3.750% | 9/1/2047 | 236,419 |
| 275,069 | Loan ID 201545 | Fixed | 4.000% | 9/1/2047 | 252,221 |
| 257,615 | Loan ID 201546 | Fixed | 4.375% | 1/1/2047 | 240,685 |
| 80,900 | Loan ID 201548 | Interest Only | 12.000% | 12/1/2018 | 80,496 |
| 149,500 | Loan ID 201549 | Interest Only | 12.500% | 10/1/2018 | 147,258 |
| 144,040 | Loan ID 201550 | Fixed | 5.000% | 2/1/2047 | 143,388 |
| 203,510 | Loan ID 201551 | Fixed | 4.500% | 2/1/2047 | 112,564 |
| 137,845 | Loan ID 201552 | Fixed | 4.000% | 8/1/2047 | 131,057 |
| 84,500 | Loan ID 201553 | Interest Only | 9.000% | 11/1/2018 | 84,078 |
| 29,925 | Loan ID 201554 | Interest Only | 9.500% | 11/1/2018 | 29,775 |
| 293,414 | Loan ID 201555 | Fixed | 4.875% | 7/1/2047 | 255,158 |
| 47,842 | Loan ID 201556 | Fixed | 4.990% | 12/1/2047 | 43,803 |
| 133,127 | Loan ID 201558 | Fixed | 4.500% | 8/1/2047 | 139,300 |
| 254,755 | Loan ID 201559 | Fixed | 4.125% | 7/1/2047 | 218,303 |
| 136,020 | Loan ID 201561 | Fixed | 3.990% | 4/1/2047 | 120,649 |
| 99,906 | Loan ID 201562 | Fixed | 4.625% | 5/1/2047 | 104,902 |
| 174,601 | Loan ID 201563 | Fixed | 5.875% | 12/1/2047 | 171,190 |
| 75,000 | Loan ID 201566 | Interest Only | 11.500% | 2/1/2019 | 73,875 |
| 50,000 | Loan ID 201567 | Interest Only | 18.000% | 1/30/2020 | 50,000 |
| 117,500 | Loan ID 201569 | Interest Only | 18.000% | 1/30/2019 | 114,156 |
| 41,250 | Loan ID 201570 | Interest Only | 18.000% | 1/30/2019 | 39,717 |
| 32,500 | Loan ID 201572 | Interest Only | 16.000% | 1/30/2019 | 33,331 |
| 427,000 | Loan ID 201578 | Interest Only | 16.000% | 11/30/2018 | 430,283 |
| 113,343 | Loan ID 201579 | Fixed | 4.750% | 12/1/2036 | 100,117 |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
PORTFOLIO OF INVESTMENTS (Continued)
September 30, 2018

| Principal | | Loan Type | Interest Rate | Maturity | Fair Value |
|--|---|---------------|---------------|-----------|------------------------------|
| MORTGAGE NOTES (Continued) - 97.1 % | | | | | |
| \$ 493,926 | Loan ID 201580 | Fixed | 7.625% | 4/1/2047 | \$ 512,128 |
| 86,971 | Loan ID 201581 | Fixed | 4.125% | 10/1/2046 | 72,879 |
| 88,726 | Loan ID 201583 | Fixed | 5.250% | 8/1/2047 | 90,532 |
| 100,000 | Loan ID 201584 | Interest Only | 16.000% | 1/30/2019 | 65,000 |
| 49,171 | Loan ID 201585 | Fixed | 5.500% | 3/1/2048 | 40,405 |
| 389,512 | Loan ID 201586 | Fixed | 4.625% | 5/1/2047 | 365,243 |
| 322,185 | Loan ID 201587 | Fixed | 4.375% | 1/1/2048 | 256,593 |
| 334,443 | Loan ID 201588 | Fixed | 5.125% | 2/1/2048 | 266,548 |
| 64,781 | Loan ID 201589 | Fixed | 5.375% | 6/1/2048 | 62,298 |
| 139,620 | Loan ID 201590 | Fixed | 5.200% | 5/1/2048 | 100,527 |
| 325,980 | Loan ID 201591 | Fixed | 5.375% | 8/1/2048 | 275,453 |
| <u>145,278,670</u> | TOTAL MORTGAGE NOTES (Cost - \$118,249,891) | | | | <u>133,770,170</u> |
| | OTHER INVESTMENTS* (Cost - \$165,548) - 0.1% | | | | <u>\$ 161,100</u> |
| | TOTAL INVESTMENTS (Cost - \$118,415,439) - 97.2% | | | | \$ 133,931,270 |
| | OTHER ASSETS IN EXCESS OF LIABILITIES - 2.8 % | | | | <u>3,829,415</u> |
| | NET ASSETS - 100.0% | | | | <u>\$ 137,760,685</u> |

ARM - Adjustable Rate Mortgage

* Illiquid Securities

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
STATEMENT OF ASSETS AND LIABILITIES
September 30, 2018

Assets:

| | |
|---|--------------------|
| Investments in Securities at Market Value (identified cost \$118,415,439) | \$ 133,931,270 |
| Cash | 7,463,671 |
| Interest Receivable | 2,052,319 |
| Receivable for Investment Securities Sold and Principal Paydowns | 791,248 |
| Receivable for Fund Shares Sold | 5,254 |
| Prepaid Expenses and Other Assets | 488,397 |
| Total Assets | <u>144,732,159</u> |

Liabilities:

| | |
|--|------------------|
| Line of Credit | 6,664,041 |
| Payable for Securities Purchased | 32,141 |
| Accrued Advisory Fees | 9,519 |
| Distribution 12b-1 Fees Payable | 63 |
| Related Party Payable | 48,811 |
| Accrued Expenses and Other Liabilities | 216,899 |
| Total Liabilities | <u>6,971,474</u> |

Net Assets \$ 137,760,685

Composition of Net Assets:

At September 30, 2018, Net Assets consisted of:

| | |
|--|------------------------------|
| Paid-in-Capital | \$ 119,779,264 |
| Accumulated Net Investment Income | 442,773 |
| Accumulated Net Realized Gain From Investments | 2,022,817 |
| Net Unrealized Appreciation on Investments | 15,515,831 |
| Net Assets | <u><u>\$ 137,760,685</u></u> |

Net Asset Value Per Share

Class A Shares:

| | |
|---|----------------|
| Net Assets | \$ 137,659,077 |
| Shares of Beneficial Interest Outstanding (no par value; unlimited shares authorized) | 11,257,730 |
| Net Asset Value (Net Assets/Shares Outstanding) and Redemption Price per Share | \$ 12.23 |
| Offering Price per Share (maximum sales charge of 5.75%) | \$ 12.98 |

Class C Shares:

| | |
|--|------------|
| Net Assets | \$ 101,608 |
| Shares of Beneficial Interest Outstanding (no par value; unlimited shares authorized) | 8,206 |
| Net Asset Value (Net Assets/Shares Outstanding), Offering Price and Redemption Price per Share (a) | \$ 12.38 |

(a) Early Withdrawal Charge on Shares Repurchased Less Than 365 Days After Purchase of 1.00%

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
STATEMENT OF OPERATIONS
For the Year Ended September 30, 2018

| | |
|--|---------------------|
| Investment Income: | |
| Interest Income | \$ 8,411,047 |
| Total Investment Income | <u>8,411,047</u> |
| Expenses: | |
| Investment Advisory Fees | 1,875,820 |
| Distribution 12b-1 Fees: | |
| Class C | 389 |
| Security Servicing Fees | 509,163 |
| Transfer Agent Fees | 250,305 |
| Interest Expense | 224,335 |
| Audit Fees | 224,266 |
| Printing Expense | 156,497 |
| Administration Fees | 149,019 |
| Shareholder Servicing Fee | 144,532 |
| Security Pricing Expense | 144,028 |
| Custody Fees | 133,376 |
| Trustees' Fees | 132,662 |
| Insurance Expense | 129,571 |
| Line of Credit Fees | 129,427 |
| Legal Fees | 111,352 |
| Chief Compliance Officer Fees | 62,989 |
| Registration & Filing Fees | 62,309 |
| Fund Accounting Fees | 52,440 |
| Advisor Transition Expenses, Net | 8,158 |
| Miscellaneous Expenses | 46,586 |
| Total Expenses | <u>4,547,224</u> |
| Less: Expenses Waived by Adviser | <u>(1,409,845)</u> |
| Net Expenses | <u>3,137,379</u> |
| Net Investment Income | <u>5,273,668</u> |
| Net Realized and Unrealized Gain (Loss) on Investments: | |
| Net Realized Gain from: | |
| Investments | 2,218,536 |
| Net Change in Unrealized Depreciation on: | |
| Investments | <u>(1,465,814)</u> |
| Net Realized and Unrealized Gain on Investments | <u>752,722</u> |
| Net Increase in Net Assets Resulting From Operations | <u>\$ 6,026,390</u> |

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
STATEMENT OF CHANGES IN NET ASSETS

| | For the Year Ended September 30, 2018 (a) | For the Year Ended September 30, 2017 |
|---|--|--|
| Operations: | | |
| Net Investment Income | \$ 5,273,668 | \$ 5,324,698 |
| Net Realized Gain from Investments | 2,218,536 | 2,504,489 |
| Net Change in Unrealized Depreciation on Investments | <u>(1,465,814)</u> | <u>(2,373,901)</u> |
| Net Increase in Net Assets Resulting From Operations | <u>6,026,390</u> | <u>5,455,286</u> |
| Distributions to Shareholders From: | | |
| Net Investment Income: | | |
| Class A (\$0.39 and \$0.40 per share, respectively) | (4,720,349) | (5,477,460) |
| Class C (\$0.09 and \$0.00 per share, respectively) | (760) | - |
| Net Realized Gains: | | |
| Class A (\$0.21 and \$0.10 per share, respectively) | <u>(2,683,322)</u> | <u>(1,392,065)</u> |
| Total Distributions to Shareholders | <u>(7,404,431)</u> | <u>(6,869,525)</u> |
| Beneficial Interest Transactions: | | |
| Proceeds from Shares Issued: | | |
| Class A | 5,704,246 | 11,991,479 |
| Class C | 100,013 | - |
| Class I | 13 | - |
| Class L | 13 | - |
| Distributions Reinvested: | | |
| Class A | 3,740,905 | 3,372,021 |
| Class C | 760 | - |
| Cost of Shares Redeemed: | | |
| Class A | (31,037,285) | (35,327,491) |
| Class I | (13) | - |
| Class L | <u>(13)</u> | <u>-</u> |
| Net Decrease in Net Assets from Beneficial Interest Transactions | <u>(21,491,361)</u> | <u>(19,963,991)</u> |
| Total Decrease in Net Assets | <u>(22,869,402)</u> | <u>(21,378,230)</u> |
| Net Assets: | | |
| Beginning of Year | <u>160,630,087</u> | <u>182,008,317</u> |
| End of Year (including undistributed net investment Income (loss) of \$442,773 and \$(16,638)) | <u>\$ 137,760,685</u> | <u>\$ 160,630,087</u> |

(a) The Vertical Capital Income Fund Class C, Class I, and Class L commenced operations on January 24, 2018. Class I and Class L closed on June 27, 2018.

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
STATEMENT OF CHANGES IN NET ASSETS (Continued)

| | For the Year Ended September 30, 2018 (a) | For the Year Ended September 30, 2017 |
|---|--|--|
| Share Activity | | |
| Class A: | | |
| Shares Sold | 448,705 | 1,079,378 |
| Shares Reinvested | 301,825 | 270,734 |
| Shares Redeemed | (2,510,899) | (2,913,215) |
| Net Decrease in Shares of Beneficial Interest Outstanding | <u>(1,760,369)</u> | <u>(1,563,103)</u> |
| Class C: | | |
| Shares Sold | 8,145 | - |
| Shares Reinvested | 61 | - |
| Net Increase in Shares of Beneficial Interest Outstanding | <u>8,206</u> | <u>-</u> |
| Class I: | | |
| Shares Sold | 1 | - |
| Shares Redeemed | (1) | - |
| Net Increase in Shares of Beneficial Interest Outstanding | <u>0</u> | <u>-</u> |
| Class L: | | |
| Shares Sold | 1 | - |
| Shares Redeemed | (1) | - |
| Net Increase in Shares of Beneficial Interest Outstanding | <u>0</u> | <u>-</u> |

(a) The Vertical Capital Income Fund Class C, Class I, and Class L commenced operations on January 24, 2018. Class I and Class L closed on June 27, 2018.

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
Statement of Cash Flows
For the Year Ended September 30, 2018

Decrease in Cash

Cash Flows Provided by (Used for) Operating Activities:

Net Increase in Net Assets Resulting from Operations \$ 6,026,390

Adjustments to Reconcile Net Increase in Net Assets Resulting from
Operations to Net Cash Provided by Operating Activities:

| | |
|--|-------------|
| Purchases of Long-Term Portfolio Investments | (7,410,744) |
| Proceeds from Sale of Long-Term Portfolio Investments and Principal Paydowns | 25,192,732 |
| Increase in Interest Receivable | (357,657) |
| Decrease in Receivable for Investment Securities Sold and Principal Paydowns | 339,036 |
| Increase in Prepaid Expenses and Other Assets | (7,041) |
| Increase in Payable for Securities Purchased | 20,091 |
| Decrease in Accrued Advisory Fees | (26,212) |
| Increase in Distribution 12b-1 Fees Payable | 63 |
| Increase in Related Party Payable | 15,339 |
| Increase in Accrued Expenses and Other Liabilities | 71,032 |
| Amortization of Deferred Financing Fees | 129,428 |
| Net Amortization on Investments | (538,088) |
| Net Realized Gain on Investments | (2,218,536) |
| Change in Unrealized Depreciation on Investments | 1,465,814 |

Net Cash Provided by Operating Activities 22,701,647

Cash Flows Provided by/(Used) for Financing Activities:

| | |
|--|---------------------|
| Proceeds from Sale of Shares | 5,833,620 |
| Redemption of Shares | (31,037,311) |
| Dividends Paid to Shareholders, Net of Reinvestments | (3,662,766) |
| Deferred Financing Costs | (438,110) |
| Proceeds from Line of Credit | 19,500,000 |
| Payments on Line of Credit | (12,500,000) |
| Net Cash Used for Financing Activities | <u>(22,304,567)</u> |

Net Increase in Cash 397,080

Cash at Beginning of Year 7,066,591

Cash at End of Year \$ 7,463,671

Supplemental disclosure of Cash Flow Information:

Non-Cash Financing Activities Included Reinvestment of Distributions During the Fiscal Period of \$3,741,665

Cash Paid for Interest of \$244,848

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
Financial Highlights
Class A

The table below sets forth financial data for one share of beneficial interest outstanding throughout each year presented.

| | Year Ended <u>September 30, 2018</u> | Year Ended <u>September 30, 2017</u> | Year Ended <u>September 30, 2016</u> | Year Ended <u>September 30, 2015</u> | Year Ended <u>September 30, 2014</u> |
|---|--|--|--|--|--|
| Net Asset Value, Beginning of Year | \$ 12.34 | \$ 12.49 | \$ 11.53 | \$ 11.04 | \$ 10.87 |
| From Operations: | | | | | |
| Net investment income (a) | 0.43 | 0.39 | 0.36 | 0.41 | 0.51 |
| Net gain (loss) from investments (both realized and unrealized) | 0.06 | (0.04) (b) | 1.33 | 0.56 | 0.27 |
| Total from operations | <u>0.49</u> | <u>0.35</u> | <u>1.69</u> | <u>0.97</u> | <u>0.78</u> |
| Distributions to shareholders from: | | | | | |
| Net investment income | (0.39) | (0.40) | (0.38) | (0.44) | (0.56) |
| Net realized gains | (0.21) | (0.10) | (0.35) | (0.04) | (0.05) |
| Total distributions | <u>(0.60)</u> | <u>(0.50)</u> | <u>(0.73)</u> | <u>(0.48)</u> | <u>(0.61)</u> |
| Net Asset Value, End of Year | <u>\$ 12.23</u> | <u>\$ 12.34</u> | <u>\$ 12.49</u> | <u>\$ 11.53</u> | <u>\$ 11.04</u> |
| Total Return (c) | 4.03% | 2.81% | 15.10% | 8.86% | 7.29% |
| Ratios/Supplemental Data | | | | | |
| Net assets, end of period (in 000's) | \$ 137,659 | \$ 160,630 | \$ 182,008 | \$ 160,382 | \$ 108,610 |
| Ratio of gross expenses to average net assets | 3.03% (d)(e) | 2.74% (d)(e) | 2.95% (d)(e) | 2.67% (d)(e) | 2.32% (d) |
| Ratio of net expenses to average net assets | 2.09% (d)(e) | 2.04% (d)(e) | 2.26% (d)(e) | 2.33% (d)(e) | 1.91% (d) |
| Ratio of net investment income to average net assets | 3.52% (d)(e) | 3.24% (d)(e) | 2.98% (d)(e) | 3.54% (d)(e) | 4.68% (d) |
| Portfolio turnover rate | 5.11% | 17.69% | 13.72% | 2.58% | 8.37% |
| Loan Outstanding, End of Period (000s) | \$ 6,664 | \$ - | \$ - | \$ 13,522 | \$ 3,500 |
| Asset Coverage Ratio for Loan Outstanding (f) | 2167% | 0% | 0% | 1286% | 3203% |
| Asset Coverage, per \$1,000 Principal Amount of Loan Outstanding (f) | \$ 20,680 | \$ - | \$ - | \$ 12,672 | \$ 32,031 |
| Weighted Average Loans Outstanding (000s) (g) | \$ 4,500 | \$ 14,368 | \$ 12,330 | \$ 12,372 | \$ 3,398 |
| Weighted Average Interest Rate on Loans Outstanding | 4.69% | 3.88% | 3.41% | 3.25% | 3.25% |

(a) Per share amounts are calculated using the annual average shares method, which more appropriately presents the per share data for the period.

(b) The amount of net gain (loss) on investments (both realized and unrealized) per share does not accord with the amounts reported in the Statement of Operations due to timing of purchases and redemptions of Fund shares.

(c) Total returns are historical in nature and assume changes in share price, reinvestment of dividends and capital gains distributions, if any, and excludes the effect of sales charges. Had the Adviser not waived expenses, total returns would have been lower.

(d) Ratio includes 0.24%, 0.14%, 0.20%, 0.27% and 0.06% for the years ended September 30, 2018, 2017, 2016, 2015 and 2014, respectively, that attributed to interest expenses and fees.

(e) Ratio includes 0.01%, 0.05%, 0.21% and 0.21% for the years ended September 30, 2018, 2017, 2016 and the year ended 2015, respectively, that attributed to advisory transition expenses.

(f) Represents value of net assets plus the loan outstanding at the end of the period divided by the loan outstanding at the end of the period.

(g) Based on monthly weighted average.

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
Financial Highlights
Class C

The table below sets forth financial data for one share of beneficial interest outstanding throughout each period presented.

| | Period * Ended September 30, 2018 |
|---|--|
| Net Asset Value, Beginning of Period | <u>\$ 12.33</u> |
| From Operations: | |
| Net investment income (a) | 0.25 |
| Net loss from investments (both realized and unrealized) | <u>(0.11) (f)</u> |
| Total from operations | <u>0.14</u> |
| Distributions to shareholders from: | |
| Net investment income | <u>(0.09)</u> |
| Total distributions | <u>(0.09)</u> |
| Net Asset Value, End of Period | <u><u>\$ 12.38</u></u> |
| Total Return (b) | 1.16% (h) |
| Ratios/Supplemental Data | |
| Net assets, end of period (in 000's) | \$ 102 |
| Ratio of gross expenses to average net assets | 3.85% (c)(g) |
| Ratio of net expenses to average net assets | 2.60% (c)(g) |
| Ratio of net investment income to average net assets | 2.77% (c)(g) |
| Portfolio turnover rate | 5.11% |
| Loan Outstanding, End of Period (000s) | \$ 6,664 |
| Asset Coverage Ratio for Loan Outstanding (d) | 2167% |
| Asset Coverage, per \$1,000 Principal Amount of Loan Outstanding (d) | \$ 20,680 |
| Weighted Average Loans Outstanding (000s) (e) | \$ 4,500 |
| Weighted Average Interest Rate on Loans Outstanding | 4.69% |

* The Vertical Capital Income Fund Class C commenced operations on January 24, 2018.

(a) Per share amounts are calculated using the annual average shares method, which more appropriately presents the per share data for the period.

(b) Total returns are historical in nature and assume changes in share price, reinvestment of dividends and capital gains distributions, if any, and excludes the effect of sales charges. Had the Adviser not waived expenses, total returns would have been lower.

(c) Ratio includes 0.31% for the period ended September 30, 2018 that attributed to interest expenses and fees.

(d) Represents value of net assets plus the loan outstanding at the end of the period divided by the loan outstanding at the end of the period.

(e) Based on monthly weighted average.

(f) The amount of net gain (loss) on investments (both realized and unrealized) per share does not accord with the amounts reported in the Statement of Operations due to timing of purchases and redemptions of Fund shares.

(g) Annualized.

(h) Not annualized.

The accompanying notes are an integral part of these financial statements.

Vertical Capital Income Fund
Notes to Financial Statements
September 30, 2018

1. ORGANIZATION

Vertical Capital Income Fund (the “Fund”), was organized as a Delaware statutory trust on April 8, 2011 and is registered under the Investment Company Act of 1940, as amended (the “1940 Act”), as a diversified, closed-end management investment company that operates as an interval fund with a continuous offering of Fund shares. The investment objective of the Fund is to seek income. The Fund currently offers two classes of shares: Class A and Class C. Class A shares commenced operations on December 30, 2011. Class C shares commenced operations on January 24, 2018. All classes of shares have equal voting privileges except that each class has exclusive voting rights with respect to its service and/or distribution plans. The Fund’s income, expenses (other than class specific distribution fees) and realized and unrealized gains and losses are allocated proportionately each day based upon the relative net assets of each class. The Fund currently offers shares at net asset value plus a maximum sales charge of 5.75% for Class A. Oakline Advisors, LLC, serves as the Fund’s investment adviser.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Fund is an investment company and accordingly follows the investment company accounting and reporting guidance of the Financial Accounting Standards Board (FASB) Accounting Standard Codification Topic 946 "Financial Services – Investment Companies" including FASB Accounting Standard Update ASU 2013-08. The following is a summary of significant accounting policies and reporting policies used in preparing the financial statements. The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”). The Fund amortizes premiums and discounts using the effective interest rate method. Offering expenses are amortized over 12 months following the time they are incurred.

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses for the period. Actual results could differ from those estimates.

Investment Security Valuation

Mortgage Notes – The Fund uses an independent third-party pricing service, approved by the Fund’s Board of Trustees (the “Board”), to value its Mortgage Notes on a daily basis. The third-party pricing servicer uses a cash flow forecast and valuation model that focuses on forecasting the frequency, timing and severity of mortgage loss behavior. The model incorporates numerous observable loan-level factors such as unpaid principal balance, remaining term of the loan and coupon rate as well as macroeconomic data including yield curves, spreads to the Treasury curves and home price indexes. The model also includes a number of unobservable factors and assumptions (such as voluntary and involuntary prepayment speeds, delinquency rates, foreclosure timing, and others) to determine a fair value. While the model requires a minimum set of data to develop a reasonable fair value, the model is capable of accepting additional data elements. The model makes certain assumptions unless a specific data element is included, in which case it uses the additional data. Not all assumptions have equal weighting in the model. Using assumptions in this manner is a part of the Fund’s valuation policy and procedures and provides consistency in the application of valuation assumptions. The third-party pricing servicer also benchmarks their pricing model against observable pricing levels being quoted by a range of market participants active in the purchase and sale of residential mortgage loans. The combination of loan level criteria and daily market adjustments produces a daily price for each Mortgage Note relative to current public market conditions.

Prior to purchase, each Mortgage Note goes through a due diligence process that includes considerations such as underwriting borrower credit, employment history, property valuation, and delinquency history with an overall emphasis on repayment of the Mortgage Notes. The purchase price of the Mortgage Notes reflects the overall risk relative to the findings of this due diligence process.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

The Fund invests primarily in Mortgage Notes secured by residential real estate. The market or liquidation value of each type of residential real estate collateral may be adversely affected by numerous factors, including rising interest rates; changes in the national, state and local economic climate and real estate conditions; perceptions of prospective buyers of the safety, convenience and attractiveness of the properties; maintenance and insurance costs; changes in real estate taxes and other expenses; adverse changes in governmental rules and fiscal policies; adverse changes in zoning laws; natural disasters and other factors beyond the control of the borrowers.

The Fund's investments in Mortgage Notes are subject to liquidity risk because there is a limited secondary market for Mortgage Notes. Liquidity risk exists when particular investments of the Fund would be difficult to purchase or sell, possibly preventing the Fund from selling such illiquid securities at an advantageous time or price, or possibly requiring the Fund to dispose of other investments at unfavorable times or prices in order to satisfy its obligations. Securities for which current market quotations are not readily available, such as the Mortgage Notes the Fund invests in, or for which quotations are not deemed to be representative of market values are valued at fair value as determined in good faith by or under the direction of the Board in accordance with the Trust's Portfolio Securities Valuation Procedures (the "Procedures"). The Procedures consider, among others, the following factors to determine a security's fair value: the nature and pricing history (if any) of the security; whether any dealer quotations for the security are available; and possible valuation methodologies that could be used to determine the fair value of the security.

The valuation inputs and subsequent outputs are reviewed and maintained on a daily basis. Any calibrations or adjustments to the model that may be necessary are done on an as-needed basis to facilitate fair pricing. Financial markets are monitored daily relative to the interest rate environment. If other available market data indicates that the pricing data from the third-party service is materially inaccurate, or pricing data is unavailable, the Fund undertakes a review of other available prices and takes additional steps to determine fair value. In all cases, the Fund validates its understanding of methodology and assumptions underlying the fair value used.

The Fund follows guidance in ASC 820, *Fair Value Measurement*, where fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between the market participants at the measurement date. The Fund utilizes various methods to measure the fair value of its investments on a recurring basis. Notwithstanding, the actual sale price of a Mortgage Note will likely be different than its fair value determined under ASC 820. GAAP establishes a hierarchy that prioritizes inputs to valuation methods. ASC 820 classifies the inputs used to measure these fair values into the following hierarchy:

Level 1 – Unadjusted quoted prices in active markets for identical and/or similar assets and liabilities that the Fund has the ability to access at the measurement date.

Level 2 – Other significant observable inputs other than quoted prices included in Level 1 for the asset or liability, either directly or indirectly. These inputs may include quoted prices for similar investments or identical investments in an active market, interest rates, prepayment speeds, credit risk, yield curves, default rates and similar data.

Level 3 – Significant unobservable inputs for the asset or liability, to the extent relevant observable inputs are not available, representing the Fund's own assumptions about the assumptions a market participant would use in valuing the asset or liability, and would be based on the best information available.

The availability of observable inputs can vary from security to security and is affected by a wide variety of factors, including, for example, the type of security, whether the security is new and not yet established in the marketplace, the liquidity of markets, and other characteristics particular to the security. To the extent that valuation is based on models or inputs that are less observable or unobservable in the market, the determination of fair value requires more judgment. Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the level in the fair value hierarchy within which the fair value measurement falls in its entirety, is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

As of September 30, 2018, management estimated that the carrying value of cash and cash equivalents, accounts receivable, prepaid expenses and other assets, line of credit payable, payables for securities purchased, accrued advisory fees, related party payables, and accrued and other liabilities were at amounts that reasonably approximated their fair value based on their highly-liquid nature and short-term maturities. This is considered a Level 1 valuation technique.

The inputs or methodology used for valuing investments are not necessarily an indication of the risk associated with investing in those investments. The following tables summarize the inputs used as of September 30, 2018 for the Fund's assets measured at fair value:

| Assets | Level 1 | Level 2 | Level 3 | Total |
|-------------------|---------|---------|----------------|----------------|
| Mortgage Notes | \$ - | \$ - | \$ 133,770,170 | \$ 133,770,170 |
| Other Investments | - | - | 161,100 | 161,100 |
| Total | \$ - | \$ - | \$ 133,931,270 | \$ 133,931,270 |

There were no transfers between levels during the current period presented. It is the Fund's policy to record transfers into or out of levels at the end of the reporting period.

The following is a reconciliation of assets in which Level 3 inputs were used in determining value:

| | Mortgage Notes | Other Investments | Total |
|--|----------------|-------------------|----------------|
| Beginning Balance | \$ 150,422,448 | \$ - | \$ 150,422,448 |
| Net realized gain (loss) | 2,218,536 | - | 2,218,536 |
| Change in unrealized depreciation | (1,552,175) | 86,361 | (1,465,814) |
| Cost of purchases | 7,410,745 | - | 7,410,745 |
| Proceeds from sales and principal paydowns | (25,192,732) | - | (25,192,732) |
| Purchase discount amortization | 538,087 | - | 538,087 |
| Net Transfers within level 3 | (74,739) | 74,739 | - |
| Ending balance | \$ 133,770,170 | \$ 161,100 | \$ 133,931,270 |

The total change in unrealized depreciation included in the Statement of Operations attributable to Level 3 investments still held at September 30, 2018 is \$82,462.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

The following table provides quantitative information about the Fund's Level 3 values, as well as its inputs, as of September 30, 2018. The table is not all-inclusive, but provides information on the significant Level 3 inputs:

| | Value | Valuation Technique | Unobservable Inputs | Range of Unobservable Inputs | Weighted Average of Unobservable Inputs |
|--------------------------|----------------|--|--------------------------|------------------------------|---|
| Mortgage Notes | \$ 133,770,170 | Comprehensive pricing model with emphasis on discounted cash flows | Constant prepayment rate | 0-91.8% | 8.3% |
| | | | Delinquency | 0-486 days | 11 days |
| | | | Loan-to-Value | 2-289% | 83.0% |
| | | | Discount Rate | 0.1-14.4% | 5.5% |
| Other Investments | 161,100 | Market comparable | Sales prices | \$157.8 sq/ft | \$157.8 sq/ft |
| Closing Balance | \$ 133,931,270 | | | | |

A change to the unobservable input may result in a significant change to the value of the investment as follows:

| Security Transactions and Investment Income - Investment Security | Impact to Value if Input Increases | Impact to Value if Input Decreases |
|---|------------------------------------|------------------------------------|
| Constant Prepayment Rate | Increase | Decrease |
| Delinquency | Decrease | Increase |
| Loan to Value | Decrease | Increase |
| Discount rate | Decrease | Increase |

Cash and Cash Equivalents – Cash and cash equivalents include cash and overnight investments in interest-bearing demand deposits with a financial institution with maturities of three months or less. The Fund maintains deposits with a high quality financial institution in an amount that is in excess of federally insured limits.

Security Transactions and Investment Income – Investment security transactions are accounted for on a trade date basis. Cost is determined and gains and losses are based upon the specific identification method for both financial statement and federal income tax purposes. Interest income is recorded on the accrual basis. Purchase discounts and premiums on securities are accreted and amortized over the life of the respective securities using the effective interest method.

Interest Income on Non-Accrual Loans – The Fund discontinues the accrual of interest on loans when, in the opinion of management, there is an assessment that the borrower will likely be unable to meet all contractual payments as they become due.

Credit Facility – On February 5, 2013, the Fund entered into a revolving line of credit agreement with Sunwest Bank for investment purposes and to help maintain the Fund's liquidity, subject to the limitations of the 1940 Act for borrowings. The maximum amount of borrowing allowed under the agreement was the lesser of \$15 million or 33% of the eligible portion of the Fund's loans. The Fund entered into the Amended and Restated Credit Agreement ("Amended Agreement") on June 29, 2016. Borrowings under the Amended Agreement continue to bear interest at a rate equal to the Wall Street Journal Prime, with a floor rate of 3.50%, per annum, on the outstanding principal balance and the maximum amount of borrowing allowed continues to be the lesser of \$15 million or 33% of the eligible portion of the Fund's loans. The Amended Agreement matured on January 5, 2018 and was subsequently extended until July 5, 2018. On July 2, 2018 the borrowings under the Amended Agreement were fully repaid and the Amended Agreement was terminated.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

On July 20, 2018, the Fund entered into a revolving line of credit agreement with NexBank for investment purposes and to help maintain the Fund's liquidity, subject to the limitations of the 1940 Act for borrowings. The maximum amount of borrowing allowed under the agreement was the lesser of \$35 million or 75% of the eligible portion of the Fund's loans. Borrowings under the Nexbank agreement bear interest at a rate equal to the 30-day LIBOR plus applicable margin of 2.75%, per annum, on the outstanding principal balance. The Nexbank agreement matures on July 19, 2019 and has two one-year extensions available. The Nexbank agreement is secured by assets of the Fund.

During the year ended September 30, 2018 the Fund incurred deferred financing fees of \$438,110. Accumulated amortization of deferred financing fees was \$129,428 as of September 30, 2018. The average amount of borrowing outstanding for the period was \$4,500,000 and the total interest expense was \$224,335. The outstanding balance under the Nexbank line of credit was \$7,000,000 at September 30, 2018.

Federal Income Taxes – The Fund intends to continue to comply with the requirements of Subchapter M of the Internal Revenue Code applicable to regulated investment companies and will distribute all of its taxable income, if any, to shareholders. Accordingly, no provision for Federal income taxes is required in the financial statements.

The Fund recognizes the tax benefits of uncertain tax positions only where the position is “more likely than not” to be sustained assuming examination by tax authorities. Management has analyzed the Fund's tax positions, and has concluded that no liability for unrecognized tax benefits should be recorded related to uncertain tax positions taken by the Fund in its 2015 - 2017 tax returns, which remain open for examination, or expected to be taken in the Fund's 2018 tax returns. The Fund identified its major tax jurisdictions as U.S. Federal jurisdictions where the Fund makes significant investments; however, the Fund is not aware of any tax positions for which it is reasonably possible that the total amounts of unrecognized tax benefits will change materially in the next twelve months. The Fund accounts for interest and penalties for any uncertain tax positions as a component of income tax expense. No interest or penalty expense was recorded during the year ended September 30, 2018.

Distributions to Shareholders – Distributions from investment income, if any, are declared and paid monthly and are recorded on the ex-dividend date. The Fund will declare and pay net realized capital gains not previously distributed, if any, annually. The board's decision to declare distributions will be influenced by its obligation to ensure that the Fund maintains its federal tax status as a Registered Investment Company (“RIC”). In order to qualify as a RIC, the Fund must derive a minimum of 90% of its income from capital gains, interest or dividends earned on investments and must distribute a minimum of 90% of its net investment income in the form of interest, dividends or capital gains to its shareholders. Otherwise, the Fund may be subject to an excise tax from the IRS.

The character of income and gains to be distributed is determined in accordance with Federal income tax regulations, which may differ from GAAP. These “book/tax” differences are considered either temporary (i.e., deferred losses, capital loss carry forwards) or permanent in nature. To the extent these differences are permanent in nature, such amounts are reclassified within the composition of net assets based on their federal tax-basis treatment; temporary differences do not require classification.

Indemnification – The Trust indemnifies its officers and Trustees for certain liabilities that may arise from the performance of their duties to the Trust. Additionally, in the normal course of business, the Fund enters into contracts that contain a variety of representations and warranties and which provide general indemnities. The Fund's maximum exposure under these arrangements is unknown, as this would involve future claims that may be made against the Fund that have not yet occurred. However, management of the Fund expects the risk of loss due to these warranties and indemnities to be remote.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

3. INVESTMENT IN RESTRICTED SECURITIES

The Fund may invest in Restricted Securities (those which cannot be offered for public sale without first being registered under the Securities Act of 1933) that are consistent with the Fund's investment objectives and investment strategies. Investments in Restricted Securities are valued at fair value as determined in good faith in accordance with procedures adopted by the Board of Trustees. The Fund would typically have no rights to compel the obligor or issuer of a Restricted Security to register such a Restricted Security under the 1933 Act. No such securities were owned by the Fund at September 30, 2018.

4. INVESTMENT ADVISORY AGREEMENT AND TRANSACTIONS WITH RELATED PARTIES

The business activities of the Fund are overseen by the Board, which is responsible for the overall management of the Fund.

Advisory Fees - Pursuant to an Advisory Agreement with the Fund, the Advisor, under the oversight of the Board, directs certain of the daily operations of the Fund and supervises the performance of administrative and professional services provided by others. As compensation for its services and the related expenses borne by the Advisor, the Fund pays the adviser a management fee, computed and accrued daily and paid monthly, at an annual rate of 1.25% of the average daily net assets of the Fund. For the year ended September 30, 2018 the Advisor earned advisory fees of \$1,875,820.

The Advisor has contractually agreed to waive all or part of its management fees and/or make payments to limit Fund expenses (exclusive of any front-end or contingent deferred loads, taxes, leverage interest, brokerage commissions, expenses incurred in connection with any merger or reorganization, expenses of investing in underlying funds, or extraordinary expenses such as litigation and advisor transition expenses) at least until January 31, 2019, so that the total annual operating expenses of the Fund do not exceed 1.85% of the average daily net assets of Class A and 2.60% of Class C. The Fund incurred advisor transition expenses totaling \$8,158 during the year ended September 30, 2018 associated with the transition from the prior adviser in 2015. These expenses are not subject to the operating expense limitation. Waivers and expense reimbursements may be recouped by the Advisor from the Fund within three years of when the amounts were waived only if the fund expenses are lower than both the lesser of the current expense cap and the expense cap in place at the time of waiver. For the year ended September 30, 2018, the Advisor waived advisory fees of \$1,409,845. Expenses subject to recapture by the Advisor amounted to \$1,063,215 that will expire on September 30, 2019, \$1,196,051 that will expire on September 30, 2020, and \$1,409,845 that will expire on September 30, 2021.

Distributor – The distributor of the Fund is Northern Lights Distributors, LLC (the “Distributor”). The Board of Trustees of the Fund has adopted, on behalf of the Fund, a Shareholder Servicing Plan to pay for certain shareholder services. Under the Plan, the Fund may pay up to 0.25% per year of its average daily net assets for such shareholder service activities. The Fund does not pay shareholder servicing fees to the Distributor. For the year ended September 30, 2018, the Fund incurred shareholder servicing fees of \$62,347.

The Distributor acts as the Fund's principal underwriter in a continuous public offering of the Fund's Class A and Class C shares. The Distributor received \$33,956 and \$1,000 in underwriting commissions and \$3,920 and \$0 was retained by the principal underwriter for Class A and Class C, respectively, during the year ended September 30, 2018.

The Fund, with respect to its Class C shares, is authorized under a "Distribution Plan" to pay to the Distributor a Distribution Fee for certain activities relating to the distribution of shares to investors and maintenance of shareholder accounts. These activities include marketing and other activities to support the distribution of the Class C shares. The Plan operates in a manner consistent with Rule 12b-1 under the 1940 Act, which regulates the manner

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

in which an open-end investment company may directly or indirectly bear the expenses of distributing its shares. Although the Fund is not an open-end investment company, it has undertaken to comply with the terms of Rule 12b-1 as a condition of an exemptive order under the 1940 Act which permits it to have asset based distribution fees. Under the Distribution Plan, the Fund pays the Distributor a Distribution Fee at an annual rate of 0.75% of average daily net assets attributable to Class C shares. Pursuant to the Distribution Plan, the Fund incurred \$389 for Class C during the year ended September 30, 2018.

In addition, certain affiliates of the Distributor provide services to the Fund as follows:

Gemini Fund Services, LLC ("GFS"), an affiliate of the Distributor, provides administration, fund accounting, and transfer agent services to the Trust. Pursuant to a separate servicing agreement with GFS, the Fund pays GFS customary fees for providing administration, fund accounting and transfer agency services to the Fund. Certain officers of the Fund are also officers of GFS, and are not paid any fees directly by the Fund for serving in such capacities. For the year ended September 30, 2018 GFS earned \$451,764.

Northern Lights Compliance Services, LLC ("NLCS") - NLCS, an affiliate of GFS and the Distributor, provides a Chief Compliance Officer to the Fund, as well as related compliance services, pursuant to a consulting agreement between NLCS and the Fund. Under the terms of such agreement, NLCS receives customary fees from the Fund. For the year ended September 30, 2018 NLCS earned \$62,989.

Blu Giant, LLC ("Blu Giant") – Blu Giant, an affiliate of GFS and the Distributor, provides EDGAR conversion and filing services as well as print management services for the Fund on an ad-hoc basis. For the provision of these services, Blu Giant receives customary fees from the Fund. For the year ended September 30, 2018 Blu Giant earned \$32,799.

Trustees – The Fund pays each Trustee who is not affiliated with the Fund or advisor a quarterly fee of \$5,000 and the lead unaffiliated Trustee a quarterly fee of \$10,000. Additionally, each unaffiliated Trustee receives \$2,500 per meeting as well as reimbursement for any reasonable expenses incurred attending meetings. The “interested persons” who serve as Trustees of the Fund receive no compensation for their services as Trustees. None of the executive officers receive compensation from the Fund.

5. INVESTMENT TRANSACTIONS

The cost of purchases and proceeds from sales and paydowns of investment securities, other than U.S. Government securities and short-term investments, for the year ended September 30, 2018 amounted to \$7,410,744 and \$25,192,732 respectively.

6. REPURCHASE OFFERS

Pursuant to Rule 23c-3 under the Investment Company Act of 1940, as amended, the Fund offers shareholders on a quarterly basis the option of redeeming shares, at net asset value, of no less than 5% and no more than 25% of the shares outstanding. There is no guarantee that shareholders will be able to sell all of the shares they desire in a quarterly repurchase offer, although each shareholder will have the right to require the Fund to purchase up to and including 5% of such shareholder's shares in each quarterly repurchase. Limited liquidity will be provided to shareholders only through the Fund's quarterly repurchases.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

During the year ended September 30, 2018, the Fund completed four quarterly repurchase offers. In those offers, the Fund offered to repurchase up to 5% (and an additional 2% at the Fund's discretion) of the number of its outstanding shares as of the Repurchase Pricing Dates. The results of those repurchase offers were as follows:

| | Repurchase Offer #1 | Repurchase Offer #2 | Repurchase Offer #3 | Repurchase Offer #4 |
|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Commencement Date | 09/14/17 | 12/13/2017 | 03/29/18 | 06/18/18 |
| Repurchase Request Deadline | 10/24/17 | 1/23/2018 | 04/27/18 | 07/23/18 |
| Repurchase Pricing Date | 10/24/17 | 1/23/2018 | 04/27/18 | 07/23/18 |
| Net Asset Value as of Repurchase Pricing Date | \$ 12.54 | \$ 12.29 | \$ 12.20 | \$ 12.34 |
| Amount Repurchased * | \$ 8,221,895 | \$ 7,931,054 | \$ 7,553,708 | \$ 7,286,497 |
| Percentage of Outstanding Shares Repurchased | 5.00% | 5.00% | 5.00% | 5.00% |
| Percentage of Outstanding Shares Tendered | 26.89% | 28.68% | 40.15% | 37.44% |

* Repurchases were made on a pro-rata basis.

The following repurchase offer occurred subsequent to the reporting period:

| | Repurchase Offer |
|---|-----------------------------|
| Commencement Date | 09/20/18 |
| Repurchase Request Deadline | 10/22/18 |
| Repurchase Pricing Date | 10/22/18 |
| Net Asset Value as of Repurchase Pricing Date | \$ 12.09 |
| Amount Repurchased | \$ 6,810,272 |
| Percentage of Outstanding Share Repurchased | 5.00% |
| | 43.15% |

7. DISTRIBUTIONS TO SHAREHOLDERS AND TAX COMPONENTS OF CAPITAL

The Statement of Assets and Liabilities represents cost for financial reporting purposes. Aggregate cost for federal tax purposes is \$118,415,439 and differs from fair value by net unrealized appreciation (depreciation) of securities as follows:

| | |
|-----------------------------|-----------------------------|
| Unrealized appreciation | \$ 17,147,006 |
| Unrealized depreciation | <u>(1,631,175)</u> |
| Net unrealized appreciation | <u><u>\$ 15,515,831</u></u> |

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

The tax character of distributions paid during the fiscal years ended September 30, 2018 and September 30, 2017 was as follows:

| | Fiscal Year Ended September 30, 2018 | Fiscal Year Ended September 30, 2017 |
|------------------------|---|---|
| Ordinary Income | \$ 5,580,553 | \$ 5,975,551 |
| Long-Term Capital Gain | 1,823,878 | 893,974 |
| | <u>\$ 7,404,431</u> | <u>\$ 6,869,525</u> |

As of September 30, 2018, the components of accumulated earnings/ (deficit) on a tax basis were as follows:

| Undistributed Ordinary Income | Undistributed Long-Term Gains | Post October Loss and Late Year Loss | Capital Loss Carry Forwards | Other Book/Tax Differences | Unrealized Appreciation/ (Depreciation) | Total Accumulated Earnings/(Deficits) |
|-------------------------------|-------------------------------|--------------------------------------|-----------------------------|----------------------------|---|---------------------------------------|
| \$ 459,411 | \$ 2,022,817 | \$ - | \$ - | \$ (16,638) | \$ 15,515,831 | \$ 17,981,421 |

The difference between book basis and tax basis unrealized appreciation (depreciation), undistributed net investment income (loss) and accumulated net realized gain (loss) from security transactions are primarily attributable to the adjustments for defaulted bond adjustments.

Permanent book and tax differences, primarily attributable to the book/tax treatment of reclassification of fund distributions and tax adjustments for paydowns resulted in reclassification for the year ended September 30, 2018 as follows:

| Paid In Capital | Undistributed Net Investment Income (Loss) | Accumulated Net Realized Gains (Loss) |
|-----------------|--|---------------------------------------|
| \$ - | \$ (93,148) | \$ 93,148 |

8. NEW ACCOUNTING PRONOUNCEMENTS

In May 2014, the FASB issued ASU 2014-09, *Revenue from Contract with Customers*, to clarify the principles for recognizing revenue and to develop a common revenue standard for GAAP and International Financial Reporting Standards. The standard outlines a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. Expanded quantitative and qualitative disclosures regarding revenue recognition will be required for contracts that are subject to this guidance. This guidance is effective for fiscal years and interim periods within those years beginning after December 15, 2017, with early adoption permitted only as of annual reporting periods beginning after December 15, 2016. The guidance permits two implementation approaches, one requiring retrospective application of the new standard with restatement of prior years, or “full retrospective” and one requiring prospective application of the new standard with disclosure of results under old standards, or “modified retrospective”. The Fund completed its initial assessment in evaluating the potential impact on its financial statements and based on its initial assessment determined that its financial contracts are excluded from the scope of ASU 2014-09. As a result of the scope exception for financial contracts, Fund management has determined that there will be no material changes to the recognition timing and classification of revenues and expenses. This guidance was adopted on September 30, 2018 without a material impact to the financial statements or disclosures.

Vertical Capital Income Fund
Notes to Financial Statements (Continued)
September 30, 2018

9. SUBSEQUENT EVENTS

The Fund is required to recognize in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the Statement of Assets and Liabilities. For non-recognized subsequent events that must be disclosed to keep the financial statements from being misleading, the Fund is required to disclose the nature of the event as well as an estimate of its financial effect, or a statement that such an estimate cannot be made. Management has determined that other than those disclosed in these financial statements, there were no other subsequent events to report through the issuance of these financial statements.

In November 2018 wildfires impacted homes that secure mortgages owned by the Fund. With limited information available as of November 29, 2018, 29 loans located in counties designated by the Federal Emergency Management Agency ("FEMA") as disaster areas were discounted based on the Fund's estimate of potential losses relating to these loans. Values of these 29 loans were discounted by 35% which reduced the value of the portfolio by approximately \$2.7 million or \$0.26 per share.



REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

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Board of Trustees and Shareholders
Vertical Capital Income Fund

Opinion on the financial statements

We have audited the accompanying statement of assets and liabilities of Vertical Capital Income Fund (a Delaware corporation) (the “Fund”), including the portfolio of investments, as of September 30, 2018, and the related statements of operations for the year then ended, changes in net assets for each of the two years in the period then ended, cash flows for the year ended, the financial highlights for each of the two years in the period then ended, and the related notes (collectively referred to as the “financial statements”). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of September 30, 2018, and the results of its operations for the year then ended, changes in net assets for each of the two years in the period then ended, cash flows for the year then ended, and financial highlights for each of the two years in the period then ended, in conformity with accounting principles generally accepted in the United States of America. The accompanying financial highlights for each of the years in the two-year period ended September 30, 2016 of Vertical Capital Income Fund were audited by other auditors whose report thereon dated March 21, 2017, expressed an unqualified opinion on those statements. The accompanying financial highlights for the year ended September 30, 2014 of Vertical Capital Income Fund were audited by other auditors whose report thereon date November 28, 2014, expressed an unqualified opinion on those statements

Basis for opinion

These financial statements are the responsibility of the Fund’s management. Our responsibility is to express an opinion on the Fund’s financial statements based on our audits. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) (“PCAOB”) and are required to be independent with respect to the Fund in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. The Fund is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. As part of our audits we are required to obtain an understanding of internal control over financial reporting but not for the purpose of expressing an opinion on the effectiveness of the Fund’s internal control over financial reporting. Accordingly, we express no such opinion.

Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. Our procedures included confirmation of securities owned as of September 30, 2018, by correspondence with the custodian. We believe that our audits provide a reasonable basis for our opinion.

Grant Thornton LLP

We have served as the Fund's auditor since 2017.

Dallas, Texas

November 29, 2018

Vertical Capital Income Fund

Supplemental Information (Continued)

September 30, 2018 (Unaudited)

Following is a list of the Trustees and executive officers of the Trust and their principal occupation over the last five years. Unless otherwise noted, the address of each Trustee and Officer is 80 Arkay Drive, Suite 110, Hauppauge, NY 11788.

Independent Trustees

| Name, Address and Age (Year of Birth) | Position/Term of Office* | Principal Occupation During the Past Five Years | Number of Portfolios in Fund Complex** Overseen by Trustee | Other Directorships held by Trustee |
|--|---------------------------------|--|---|--|
| Robert J. Boulware 1956 | Trustee since August 2011 | Managing Director, Pilgrim Funds, LLC (private equity fund), Sept. 2006 to present. | 1 | Trustee, Met Investors Series Trust (55 portfolios), March 2008 to present; Trustee, Metropolitan Series Fund (33 portfolios), April 2012 to present; Director, Gainsco Inc. (auto insurance) May 2005 to present; SharesPost 100 Fund, March 2013 to present. |
| Mark J. Schlafly 1961 | Trustee since August 2011 | Executive Vice President, Waddell & Reed, Inc. (financial services firm), May 2016 to present; Staff Member, Weston Center, Washington University, August 2011 to present; Managing Director, Russell Investments, June 2013 to Jan. 2015; President and Chief Executive Officer, FSC Securities Corporation, July 2008 to April 2011; Senior Vice President, LPL Financial Corporation, July 2006 to July 2008. | 1 | None |
| T. Neil Bathon 1961 | Trustee since August 2011 | Managing Partner, FUSE Research Network, LLC, Aug. 2008 to present; Managing Director, PMR Associates LLC, July 2006 to Present; Financial Research Corp, Oct. 1987 to May 2006. | 1 | BNY Mellon Charitable Gift Fund, June 2013 to present. |

Vertical Capital Income Fund

Supplemental Information (Continued)

September 30, 2018 (Unaudited)

Interested Trustee, Officers

| Name, Address and Age (Year of Birth) | Position/Term of Office* | Principal Occupation During the Past Five Years | Number of Portfolios in Fund Complex Overseen by Trustee | Other Directorships held by Trustee |
|---------------------------------------|----------------------------|---|--|-------------------------------------|
| Robert J. Chapman *** 1947 | Trustee, since August 2015 | Executive Vice President, Oakline Advisors, LLC (investment adviser), a position held since July 2015. Executive Vice President, Stratera Holdings, LLC (financial services holding company) a position held since 2007. | 1 | None |
| Michael D. Cohen 1974 | President, since July 2015 | Chief Executive Officer Stratera Holdings, LLC, (financial services holding company), a position held since October 2016, President of Stratera Holdings, LLC, a position held since April 2015; Executive Vice President, Jan. 2013 to Apr. 2015. President of Stratera Services, LLC, Apr. 2015 to present; Executive Vice President, Jan. 2011 to Apr. 2015. Similar positions held at subsidiaries of Stratera Holdings. Executive Vice President of Pathway Energy Infrastructure Management, LLC, Aug. 2014 to present. Director, Behringer Harvard Opportunity REIT I, Inc., July 2014 to present. Director, Behringer Harvard Opportunity REIT II, Inc., Feb. 2013 to Sept. 2017. Executive Vice President, Pathway Energy Infrastructure Fund, LLC, Feb 2013 to present. Executive Vice President of Priority Senior Secured Income Management, LLC, Oct. 2012 to present. | n/a | n/a |

Vertical Capital Income Fund

Supplemental Information (Continued)

September 30, 2018 (Unaudited)

| | | | | |
|-------------------------------|--|--|-----|-----|
| | | Executive Vice President of Priority Income Fund, Inc., July 2012 to present. | | |
| Lisa Ross 1963 | Treasurer since August 2018 | Chief Financial Officer, Stratera Holdings, LLC (financial services holding company), May 2017 to present; Senior Vice President Accounting, Stratera Holdings, LLC, October 2013 to May 2017; Chief Financial Officer, Behringer Harvard Opportunity REIT I, Inc. (a public real estate investment trust), October 2014 to June 2017; Chief Accounting Officer, Behringer Harvard Opportunity REIT I, Inc., January 2012 to October 2014. | n/a | n/a |
| Stanton P. Eigenbrodt 1965 | Secretary since July 2015 | Executive Vice President of Oakline Advisors, a position held since July 2015. Chief Legal Officer of Stratera Holdings, LLC (financial services holding company) a position held since Sept. 2015; Executive Vice President and General Counsel (2011-2015); Senior Vice President and General Counsel (2006-2011). Similar positions held at subsidiaries of Stratera Holdings, LLC. | n/a | n/a |
| Emile R. Molineaux 1962 | Chief Compliance Officer and Anti-Money Laundering Officer since August 2011 | Northern Lights Compliance Services, LLC (Secretary since 2003 and Senior Compliance Officer since 2011); General Counsel, CCO and Senior Vice President, Gemini Fund Services, LLC; Secretary and CCO, Northern Lights Compliance Services, LLC (2003-2011). | n/a | n/a |

* The term of office for each Trustee listed above will continue indefinitely and officers listed above serve subject to annual reappointment.

** The term "Fund Complex" refers to the Vertical Capital Income Fund.

*** Mr. Chapman is an interested Trustee because he is an officer of the Fund's investment adviser.

PRIVACY NOTICE

FACTS WHAT DOES VERTICAL CAPITAL INCOME FUND DO WITH YOUR PERSONAL INFORMATION?

Why? Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What? The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number
- Assets
- Retirement Assets
- Transaction History
- Checking Account Information
- Purchase History
- Account Balances
- Account Transactions
- Wire Transfer Instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

How? All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Vertical Capital Income Fund chooses to share; and whether you can limit this sharing.

| Reasons we can share your personal information | Does Vertical Capital Income Fund share? | Can you limit this sharing? |
|---|--|-----------------------------|
| For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus | Yes | No |
| For our marketing purposes – to offer our products and services to you | No | We don't share |
| For joint marketing with other financial companies | No | We don't share |
| For our affiliates' everyday business purposes – information about your transactions and experiences | No | We don't share |
| For our affiliates' everyday business purposes – information about your creditworthiness | No | We don't share |
| For nonaffiliates to market to you | No | We don't share |

Questions? Call 1-866-277-VCIF

Who we are

Who is providing this notice? Vertical Capital Income Fund

What we do

How does Vertical Capital Income Fund protect my personal information? To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

Our service providers are held accountable for adhering to strict policies and procedures to prevent any misuse of your nonpublic personal information.

How does Vertical Capital Income Fund collect my personal information?

We collect your personal information, for example, when you

- Open an account
- Provide account information
- Give us your contact information
- Make deposits or withdrawals from your account
- Make a wire transfer
- Tell us where to send the money
- Tells us who receives the money
- Show your government-issued ID
- Show your driver's license

We also collect your personal information from other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes – information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Vertical Capital Income Fund does not share with our affiliates.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies

- *Vertical Capital Income Fund does not share with nonaffiliates so they can market to you.*

Joint marketing

A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

- *Vertical Capital Income Fund doesn't jointly market.*

How to Obtain Proxy Voting Information

Information regarding how the Fund votes proxies relating to portfolio securities for the 12 month period ended June 30th as well as a description of the policies and procedures that the Fund used to determine how to vote proxies is available without charge, upon request, by calling 1-866-277-VCIF by referring to the Securities and Exchange Commission's ("SEC") website at <http://www.sec.gov>.

How to Obtain 1st and 3rd Fiscal Quarter Portfolio Holdings

The Fund files its complete schedule of portfolio holdings with the SEC for the first and third quarters of each fiscal year on Form N-Q. Form N-Q is available on the SEC's website at <http://www.sec.gov> and may be reviewed and copied at the SEC's Public Reference Room in Washington, DC (1-800-SEC-0330). The information on Form N-Q is available without charge, upon request, by calling 1-866-277-VCIF.

Investment Adviser

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Dallas, Texas 75254

Administrator

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