

## FUND B OFFERING SUMMARY SHEET

Min Investment	\$25,000
Min Capitalization	\$500,000
Max Capitalization	\$10,000,000 (Can be increased in Mgr. Discretion)
Investor Suitability	Verified Accredited Investor Only (506(c))
How Is Interest Held	Member of LLC
Allocations	1 <sup>st</sup> - 80% to Members and 20% to Manager until Members Receive 11% Annualized Return 2 <sup>nd</sup> - 50% to Members/50% to Mgr. for anything above
Distributions	Quarterly at Member's election. If not selected, allocations are added to member capital balances and compounded.
Term	Term of Company to end 12/31/26, with one option to extend up to 2 years in manager discretion.
Origination Points	<ul style="list-style-type: none"> <li>· All origination points from portion of loan funded with Fund assets go to the Fund.</li> <li>· All origination points from portion of loan funded otherwise (e.g. credit line, mortgaged backed note, A Fund, etc.) go to Mgr.</li> </ul>
Loan Investment Parameters	<ul style="list-style-type: none"> <li>· CA properties only</li> <li>· Primarily 1<sup>st</sup> TD, but also as appropriate 2<sup>nd</sup> TD or Participating Loans</li> <li>· Primarily Short Term Bridge and Construction Loans</li> <li>· Typical Loan To Value Ratios of 65% or less</li> <li>· See Underwriting guidelines for further details</li> </ul>
Bifurcated Loans	The Fund will primarily take the junior priority "B" position in bifurcated loans, with the senior priority "A" position funded through other sources including, without limitation, an "A" Fund or Trust Deed-Backed Notes issued by the Company and secured by collateral assignments of fractional interest in the underlying loans.
Withdraw Rights	Two-year lock period on new money. Can withdraw once a year thereafter with required notice and subject to available cash and Mgr. discretion. No reserve held to fund withdraws.
Mgr. Co-Investment	No less than 5.00% of Maximum Equity Capitalization or \$500,000.
Mgr. Removal	Only available for acts of fraud or intentionally wrongful conduct. Must be initiated by majority of Members, and arbitrator must adjudge manager engaged in qualifying wrongful conduct before removal.
Clawback	Distributions are reconciled annually at the end of the fiscal year, and prior distributions within that year are subject to adjustment. No reconciliation or clawback, however, from year to year.
Fund Administration	Back office onboarding, accounting, distributions, etc. all handled by third-party fund administrator, NES Financial Services.
Investor Portal	Each investor will have unique log-on to investor portal through our website to access account balances, correspondence, reports, etc.
Audited Financials	Financials will be audited annually by outside accounting firm.
Selling Commissions & Finder's Fees	2.00% Cap on selling commissions or finders' fees for sale of Units.

Disclaimer: Fund Units are being offered solely to accredited investors. The offering documents do not constitute an offer to sell or a solicitation of an offer to buy with respect to any other person. The Interests have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any State securities laws or the laws of any foreign jurisdiction. The Interests will be offered and sold under the exemption provided by Section 4(a)(2) of the Securities Act and Regulation D promulgated thereunder, and other exemptions of similar import under the laws of the United States and other jurisdictions where the offering will be made. The Company will not be registered as an Investment Company under the Investment Company Act of 1940 (the "Investment Company Act") based upon the belief that it is or will be exempt from such requirements. Consequently, investors will not be afforded the protections of the Investment Company Act. Potential Investors should consult with their own independent securities professionals to determine the suitability of units and the loan investments made by the Fund for their own personal financial situation and investment objectives.