



<b>FUND NAME</b>	Trophy Point Investment Group LLC (Atlanta, GA)
<b>FUND INVESTOR OFFERING</b>	LLC - Fixed-Rate/Income Debenture Notes offered to Investors Private Placement: Reg D, 506c offering
<b>FUND PURPOSE</b>	Generate higher yield via private real estate, secured loans to military-affiliated persons on fix & flip or buy-rent-refinance strategies on single-family and multifamily assets at 6-9 month terms.
<b>TRACK RECORD</b> (Inception Aug 2020)	36 months: \$100 million lent across 510 loans as of Sept. 2023 Currently 0% loss of principal default rate Currently 95% on-time payment history from borrowers
<b>FUND SIZE</b>	\$50.1 million / 240 active loans as Sept. 2023
<b>PARTNER'S EQUITY</b> (we take first loss on all loans before investors do)	\$6 million
<b>RISK PROFILE</b>	<ul style="list-style-type: none"><li>• Investor funds are pooled and not tied to any single loan performance</li><li>• All loans made are first position/senior secured and carry personal guarantee</li><li>• Loans typically made at 65-70% Loan to Value of secured asset</li><li>• Loans are short term: 6-9-month terms; typically interest only</li><li>• Small average loan size: \$100-\$250K</li><li>• Lending in SE USA &amp; foreclosure-friendly states (can foreclose within 90 days).</li></ul>
<b>INVESTOR SECURITY</b>	Debenture Note on all assets (the loans) of LLC; all investors equal in seniority
<b>FUND TERM</b>	LLC evergreen, Investor Debenture Note is 60 months
<b>REDEMPTIONS</b>	• Lock up for first 12 months, 90-day redemption notice thereafter
<b>INTEREST DISTRIBUTION FREQUENCY</b>	Quarterly
<b>NOTE FIXED RATE YIELDS</b> (based on investment amount)	12.0%: \$1,000,000+ 10.0%: \$250,000-\$999,999 8.0%: \$50,000-\$249,999 7.0%: \$25,000-\$49,999
<b>TAX TREATMENT</b>	Investors receive 1099-INT
<b>IRA INVESTMENT OPTION</b>	Yes - Below \$250K: 10.0% and Greater than \$250K: 10.5% (this is better than the S&P historical average)
<b>OPTION TO AUTO-INVEST/COMPOUND</b>	Yes, on a quarterly basis
<b>MUST BE ACCREDITED</b>	Yes
<b>REPORTING FREQUENCY</b>	Quarterly with monthly supplemental updates
<b>DISTRIBUTIONS START</b>	Upon Investing
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