



FUND NAME	Trophy Point Investment Group LLC (Atlanta, GA)
FUND INVESTOR OFFERING	LLC - Fixed-Rate/Income Debenture Notes offered to Investors Private Placement: Reg D, 506c offering
FUND PURPOSE	Generate higher yield via private real estate, secured loans to individuals on fix & flip or buy-rent-refinance strategies on single-family and multifamily assets at 6-9 month terms.
TRACK RECORD (Inception Aug 2020)	44 months: \$125+ million lent across 672 loans as of March 2024 Currently 0% loss of principal default rate Currently 95% on-time payment history from borrowers
FUND SIZE	\$53.8 million / 258 active loans as March 2024
PARTNER'S EQUITY	\$6 million (we take first loss on all loans before investors do)
RISK PROFILE	<ul style="list-style-type: none">• Investor funds are pooled and not tied to any single loan performance• All loans made are first position/senior secured and carry personal guarantee• Loans typically made at 65-70% Loan to Value of secured asset• Loans are short term: 6-9-month terms; typically interest only• Small average loan size: \$100-\$250K• Lending in SE USA & foreclosure-friendly states (can foreclose within 90 days)
INVESTOR SECURITY	Debenture Note on all assets (the loans) of LLC; all investors equal in seniority
FUND TERM	LLC evergreen, Investor Debenture Note is 60 months
REDEMPTIONS	Lock up for first 18 months, 90-day redemption notice thereafter
NOTE FIXED RATE YIELDS (based on investment amount)	<ul style="list-style-type: none">• 8%: Standard investments \$25,000-\$249,999• 10%: Standard investments \$250,000-\$999,999• 10%: Retirement (IRA, 401k) investments \$25,000-\$249,999• 10.5%: Retirement (IRA, 401k) investments \$250,000-\$999,999• 12%: All investments (Standard and Retirement) \$1,000,000+
INTEREST DISTRIBUTION FREQUENCY	Quarterly
OPTION TO AUTO-INVEST/COMPOUND	Yes, on a quarterly basis
DISTRIBUTIONS START	Upon Investing
TAX TREATMENT	Investors receive 1099-INT
RETIREMENT INVESTMENT OPTION	Yes - Below \$250K: 10% and Greater than \$250K: 10.5% (this is better than the S&P historical average)
MUST BE ACCREDITED	Yes
REPORTING FREQUENCY	Quarterly with monthly supplemental updates
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Risk Disclaimer: Investing in private real estate funds and notes backed by real estate carries various risks, including losing some or all of your initial investment. Your unique financial circumstances and investing goals should be the basis of your purchase and investment decisions. Trophy Point Investment, its executives, and its representatives can't promise or guarantee that you'll be successful. Before investing, speak with a tax or financial expert. Past performance is no guarantee of future results. You can find the full details and disclosure in the fund offering materials.