

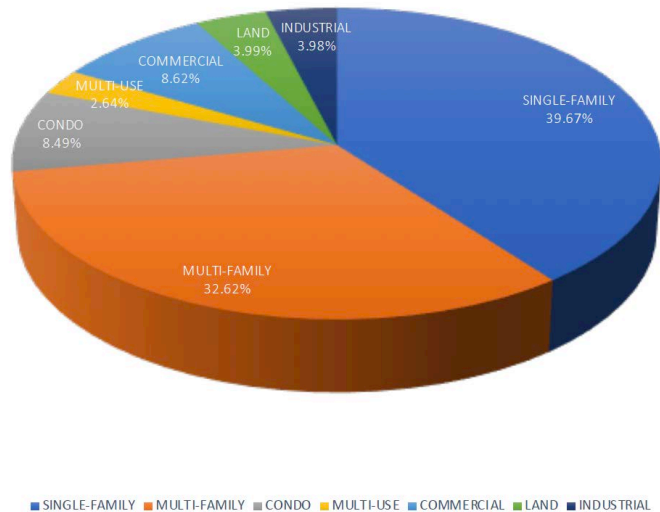
CROWD LENDING FUND ONE, LLC

FUND PERFORMANCE AS OF MARCH 31, 2022

HISTORICAL OVERVIEW

PORTFOLIO HISTORY	TOTAL LOANS	TOTAL LOAN AMOUNT (\$)	AVERAGE LOAN AMOUNT (\$)	AVERAGE LTV	INVESTED CAPITAL	DISTRIBUTIONS PAID
TOTAL 2016	4	\$2,838,250	\$700,812	57%	\$4,435,750	\$22,467
TOTAL 2017	15	\$6,718,477	\$447,898	52%	\$6,434,429	\$359,569
TOTAL 2018	71	\$37,872,348	\$511,406	61%	\$10,097,548	\$692,081
TOTAL 2019	222	\$96,047,406	\$428,569	61%	\$14,930,854	\$1,110,727
TOTAL 2020	98	\$41,500,792	\$396,893	60%	\$19,581,744	\$1,556,818
TOTAL 2021	96	\$46,504,418	\$484,421	60%	\$24,127,442	\$2,095,336
Q1 2022	32	\$17,751,211	\$554,725	58%	\$27,279,301	\$578,435
SINCE INCEPTION	538	\$249,232,902	\$463,258	57%	\$27,279,301	\$5,837,008.00

PORTFOLIO ASSET ALLOCATION



INVESTING IN THE FUND

FUND TYPE:

Reg D 506(c)

INCEPTION DATE:

September 2016

INVESTOR ELIGIBILITY:

Accredited Investor

MINIMUM INVESTMENT:

\$50,000

DISTRIBUTIONS:

Quarterly



DISTRIBUTION HISTORY

Dividends Paid	Q1	Q2	Q3	Q4	Annualized Total
2022	2.25%	-	-	-	9.00%
2021	2.50%	2.50%	2.25%	2.25%	9.50%
2020	2.50%	2.00%	2.25%	2.50%	9.25%
2019	2.37%	2.50%	2.50%	2.63%	10.00%
2018	2.25%	2.25%	2.31%	2.31%	9.13%
2017	2.00%	2.25%	2.00%	2.25%	8.50%
2016	-	-	2.00%	2.00%	8.00%



Investment Strategy

Crowd Lending Fund One, LLC (The Fund) provides investors with a short-duration, high-yield alternative to traditional fixed-income investments.

Investment Objective:

The Fund's objectives are to: (i) preserve investor capital; (ii) provide quarterly cash flow to investors (with the option to reinvest); and (iii) achieve a return on investments as large as possible.

Investment Strategy:

The Fund invests in loans collateralized by real estate, including single-family, multi-family, condominiums, industrial, commercial, multi-use, and raw land.

Investment Security:

Loans are predominantly secured with first-lien mortgages and supported by conservative loan-to-value ratios (LTV).

Fund Management:

Managed by Crowd Lending, Inc., The Fund benefits from proprietary deal flow sourced by Crowd Lending, Inc. Since its inception, The Fund has grown to have more than \$100 Million in lending power and is currently targeting additional strategic partners to assist in growing and expanding The Fund.

Fund Investment Overview

Target Loan Size	\$50K-\$1.5 Million
Collateral Types	Single-Family, Multi-Family, Condominium, Commercial, Multi-Use, Industrial, Raw Land.
Collateral Location	MA, NH, RI, CT, DE, PA, NJ, FL, VT, TX, IL
Security Investment	99% First-Lien <1% Second-Lien
Targeted Portfolio LTV	65% LTV
Fund Leverage	<50% of Fund Assets



Crowd Lending, Inc. Management

Christopher Fiumara, Founder, CFM, CPLA, is a 2000 graduate of Richmond College, The American International University in London. He entered the real estate industry in 1995 as a rental agent and since has been a developer, owner, operator, landlord, and lender. Chris has owned over 300 rental units which he managed with a hands-on approach. Chris founded Suffolk Management, LLC in 2000 as a real estate development, management, and consulting company. Under the Suffolk umbrella, Chris has bought and sold over \$25 million worth of real estate. He has negotiated all aspects of real estate transactions with contractors, sellers, and buyers. Chris founded Crowd Lending, Inc. in 2015 with his partner, Dan Najarian. Chris utilizes his experience to see the big picture of the real estate world. His focus is on recruiting investors, securing creditable borrowers, and leading Crowd Lending Inc. into the future. Chris has earned the Certified Fund Manager designation and the Certified Private Lender Associate designation from the American Association of Private Lenders.

Daniel J. Najarian, JD, Chief Executive Officer, CFM, is a 1998 graduate of Boston College and a 2001 graduate of Suffolk University Law School where he graduated with honors. He is licensed to practice in Massachusetts and the United States District Court for the District of Massachusetts. In 2009 Dan opened Najarian & Associates, LLC and he has been in real estate ever since. Over the last 9 years, Dan has represented buyers, sellers, and lenders in over 900 real estate transactions. Najarian has also represented landlords in real estate-related matters since 2002. Additionally, Dan founded Najarian Investments, LLC and has been involved in over twenty single-family residential rehabilitation projects. In 2015, Dan Co-Founded Crowd Lending, Inc. with Christopher Fiumara and has been the company's CEO since its inception. He is responsible for the day-to-day operation of the company including the vetting of both investor and lending opportunities. Dan is hands-on in all aspects of the company and uses his extensive real estate experience to service investors and borrowers. He ensures the company is moving towards its long-term goals. Dan has earned the Certified Fund Manager designation from the American Association of Private Lenders.

Christopher Roche, Chief Business Development Officer, is a UMass Boston Graduate. He has extensive experience in complex real estate scenarios and underwriting analysis for private money bridge loans as well as hard money rehab loans. Since 2003 Christopher has been involved in many aspects of the real estate finance industry including real estate development, residential sales, private mortgage lending, and distressed asset acquisitions. Prior to joining Crowd Lending, Inc., Chris was a real estate broker with 13 years of experience managing all aspects of the real estate process from analysis to closing transactions. He also researched and analyzed real estate market trends in order to advise clients on property valuation. Chris was a liaison between all parties allowing him to develop strong business relationships.



CROWD LENDING, INC.
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This document and the information contained and described herein are confidential and proprietary to the Fund and may not be reproduced, distributed or shared with any third party in any fashion without the Fund's prior written consent. These materials have been prepared solely for informational purposes, and the information contained herein is subject to change without notice.

Crowd Lending Inc. and its affiliates invest in loans secured by commercial real estate ("Loans"). Crowd Lending Inc.'s highly experienced investment team thoroughly evaluates each loan and completes comprehensive due diligence prior to investing. As an investor in asset-based commercial real estate loans, Crowd Lending Inc. relies on independent, third-party valuation reports for all properties/loans it underwrites. Crowd Lending Inc. also applies its own proprietary underwriting methodology to evaluate the riskiness of a loan.

The information contained herein is generally believed to be reliable, but no representation or warranty is given with respect to its accuracy or completeness. Past performance is no guarantee of future results. Investments may lose value over time and no return is guaranteed. You should review the risks and uncertainties regarding the Fund prior to investing.