

**FUND TYPE:**

Reg D 506(c)

INCEPTION DATE:

September 2016

INVESTOR ELIGIBILITY:

Accredited Investor

MINIMUM INVESTMENT:

\$50,000

TARGET RETURN:

8% Annual Return

DISTRIBUTIONS: Quarterly

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 option to reinvest); and (iii) achieve a return on investment 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.

FUND HIGHLIGHTS:

- **10% Annual Distributions Paid in 2019**- which can be reinvested to increase compounding or paid out in cash quarterly.
- **\$50K Minimum Investment** - available to accredited investors only.
- **12 Month Loans / 3% Origination Fee / 12% Annual Interest** - the Fund focuses on originating quality loans for fix and flips, primarily in the Boston, MA area, for \$50K to \$3 million per loan.
- **Investor is Paid Out First** on loan payment receipts via operating documents.
- **Average Loan To Value of 65-70%** - Primarily first position loans providing insulation against equity risk.
- **Limited Opportunity**- access to a unique LLC structure through a limited capital raise.
- **Liquidity** - One year hold with an attempt to redeem upon 90 days written notice.
- **Equity-Like Returns** for an investment with multiple safeguards and a fixed income investment strategy.

LLC STRUCTURE CREATES MULTIPLE INCOME STREAM ADVANTAGE:

- **2% Loan Origination Fees**- Loan origination fees charged per loan net approximately 2% per loan back to the Fund.
- **3% Loan Servicing Fees** - Private equity firms purchase our loans and pay a 3% servicing fee, which is directed back to the Fund.
- **5.5% Bank Leverage** - Banking relationships allow us to lower our cost of capital, netting 5.5% of the 12% interest payments from our borrowers back to the Fund.
- **12% Borrower's Loan Interest** - Portfolio loans held pay 12% interest annually to the Fund.

**Figures are based on current averages. Terms summarized are for informational purposes only and are superseded in its entirety by the information contained in Crowd Lending, Inc. Investor Documents.*