



PRIVATE PLACEMENT OFFERING NOTICE

XXXXXX (as “Issuer”)

2023-1 Home Rehab Loan Pool (the “Investment”)

May 1, 2023

To prospective Institutional Buyers:

We are pleased to offer the following details with respect to our upcoming Investment pool backed by Home Rehabilitation and Construction Loans, a.k.a. Fix & Flip Loans. The initial details and terms provided herein are indicative as of the date of this Notice and are subject to change. _____, as Issuer, hereby confirms that is has originated a portion of loans and/or will commit similar loans to the Investment at the Offering Date (the “Offering Date”) and that additional newly originated loans of the same quality will be pledged to the Investment within 30 days of the Closing Date (the “Closing Date”) and any loans so committed are solely pledged to this Investment and are not and will not be assigned, sold, or transferred to any other structure, vehicle, or credit facility during the terms of the Investment. The Issuer further asserts that is a business in good standing and lawfully organized in the United States of America, faces no pending litigation, fine or penalty, and hereby acknowledges its obligation to repay the Investment from revenues derived from the pledged loans and/or other revenues of the company.

Terms of 2023-1 Home Rehab Loan Pool

Offering Date	5/25/2023
Closing Date	6/6/2023
Offering Amount	\$2,880,000
Total Loans	10
Average Loan Balance	\$288,000
Senior Tranche Amount	\$2,700,000
Senior Tranche APY	7.25%
Equity Tranche Amount	\$288,000
Equity Tranche APY	14.00%
Maturity Date	12/6/2024
Term (Months)	18
WAC	11.50%

**See Appendix for Additional Terms & Collateral Sample*



Interested parties can review more details about the Issuer at the following website:

<https://xxxxxxx.com/>

Important Transactional Details:

The Investment will be a tokenized, uncertificated, and non-transferable offering and funded and repaid in USD via Fed Wire through a Paying Agent. The Investment is being offered under Issuer Exemption Rule 506(c) through a Subscription Agreement. However, an Investor will be required to establish or designate a custody compatible digital wallet to record the transaction and receive the respective fungible token, representing the digital asset purchased, via the Avalanche blockchain. The Investment is subject to an Issuer call provision 6 months prior to maturity at par and potential prepayment in advance of maturity at par. We invite additional diligence regarding the Investment or the transactional process to be explored at the following website: <https://intainmarkets.us/>.

Investors will be required to create an active User Profile with IntainMARKETS <https://intainmarkets.us/> to review any offerings. As Issuer, we have engaged with IntainMARKETS to provide the technology for the investment process and ongoing transactional administration by and through Issuer appointed counterparties.

Thank you for your interest in our Investment,

Sincerely,

Authorized Officer of the Issuer

**Collateral Sample may be updated, altered or amended with similar loan composition prior to the Closing Date and any rates, terms, and amounts presented may be subject to change.*