EstateFunder

Estate Funder Platform Functionality Details.

Ver 1.1

Home Page
Graph

There are 2 ways to get values for the graph.

(1) Values are entered manually from admin panel if there are no investment cards listed on the investments page.

Administrator will have 3 input boxes to enter the projected values.

e.g **Enter Returns**

Y1 [ ] %

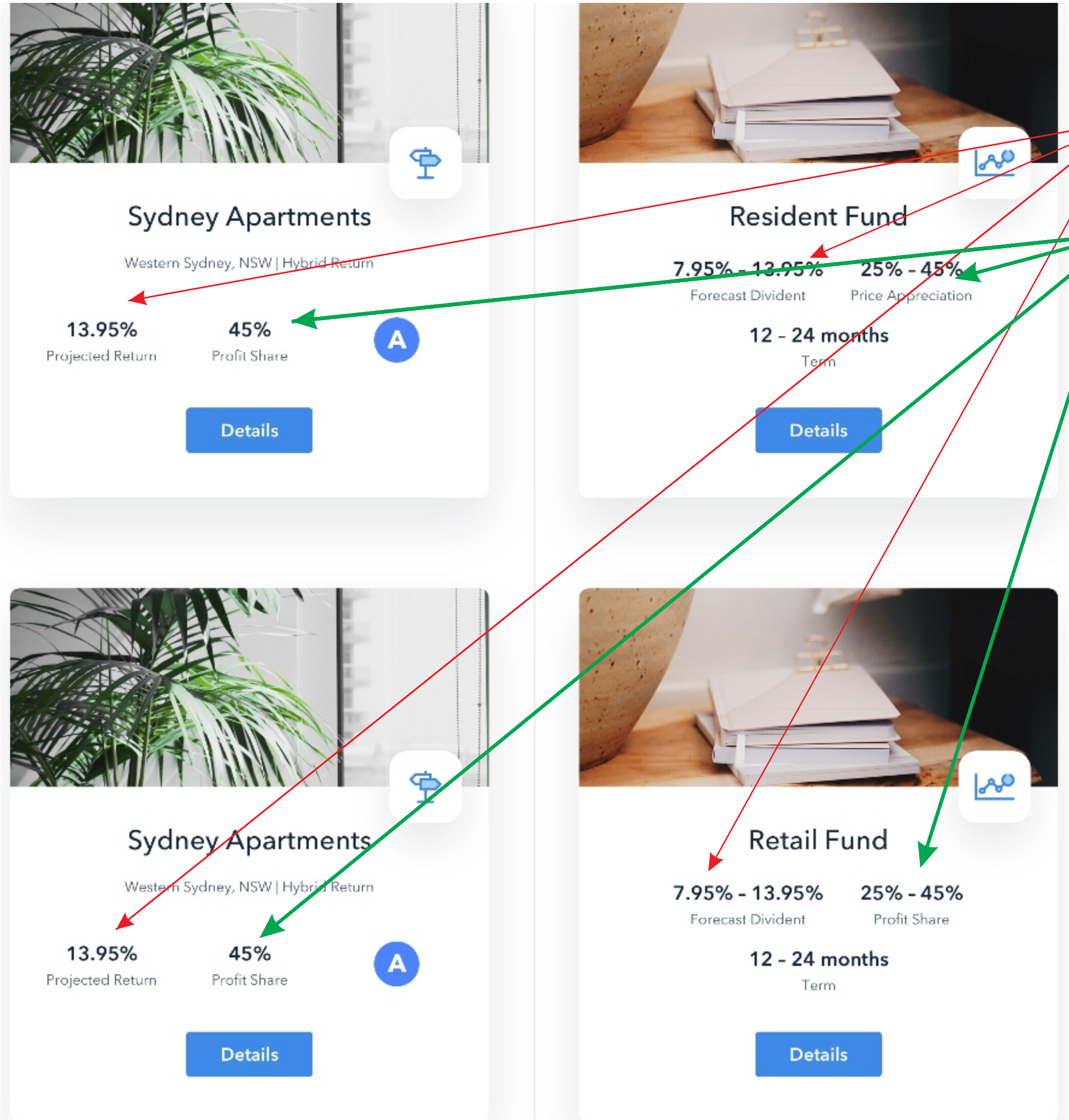
Y2 [ ] %

Y3 [ ] %

Admininistrator will also have the option to edit the investment amount.

(2) The second will be based on the following formula on page 2.

Home Page
Graph



Formula:

(1) Get average % return of all the investments that are listed.

(2) Get average of profit share and price appreciation. To obtain the average of the profit share and price appreciation the formula will need consolidate the profit share from the eDirect investments and the estimated appreciation from the eFund investments.

This table shows the profit from a eDirect investment.

Investment Summary

Projected Return	10.50% Interest / 40% Profit Share	Term	17 months
Investment Amount	$1,500,000	Structure	Debt & Mortgage
Estimated Profits	$12,137,000	Gearing	65%
Project End Value	$2,433,123	Status	Active

Home Page
Investment Cards

Our Investments

The ability to participate in either a single investment or create a portfolio consisting of multiple investments

A

Sydney apartments

Western Sydney, NSW

13.65% Project return | **Debt** Structure

A

Sydney apartments

Western Sydney, NSW

13.65% Project return | **Debt** Structure

A

Sydney apartments

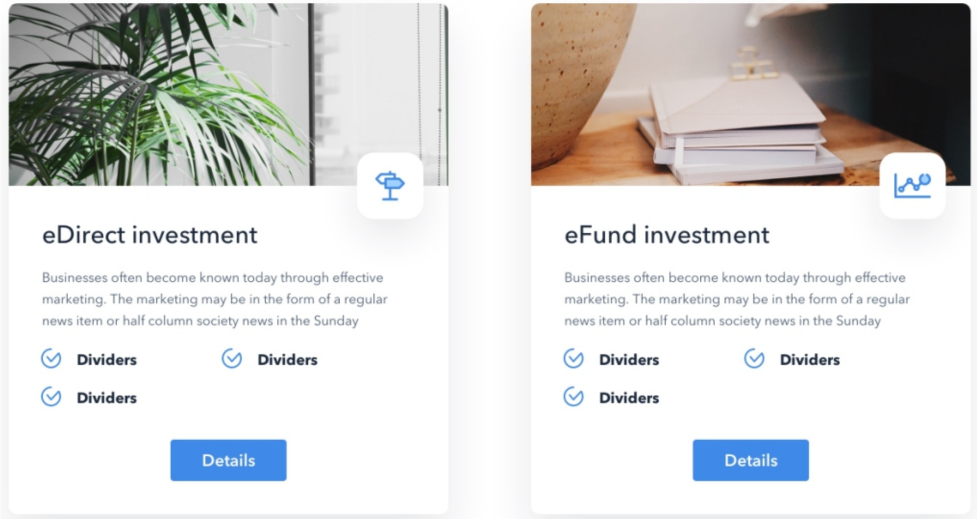
Western Sydney, NSW

13.65% Project return | **Debt** Structure

SEE ALL OF OUR INVESTMENTS

These cards can be added, edited or deleted from admin panel. When there are more than 3 cards then angle left and right arrows show to allow viewer to slide left or right.

Home Page
Investment Type Cards



These 2 types of cards appear at the bottom of most website pages. When added, edited or deleted all pages are that show them need to also be updated.

These cards can be added, edited or deleted from admin panel.

Estate Funder Page
Graph

Returns

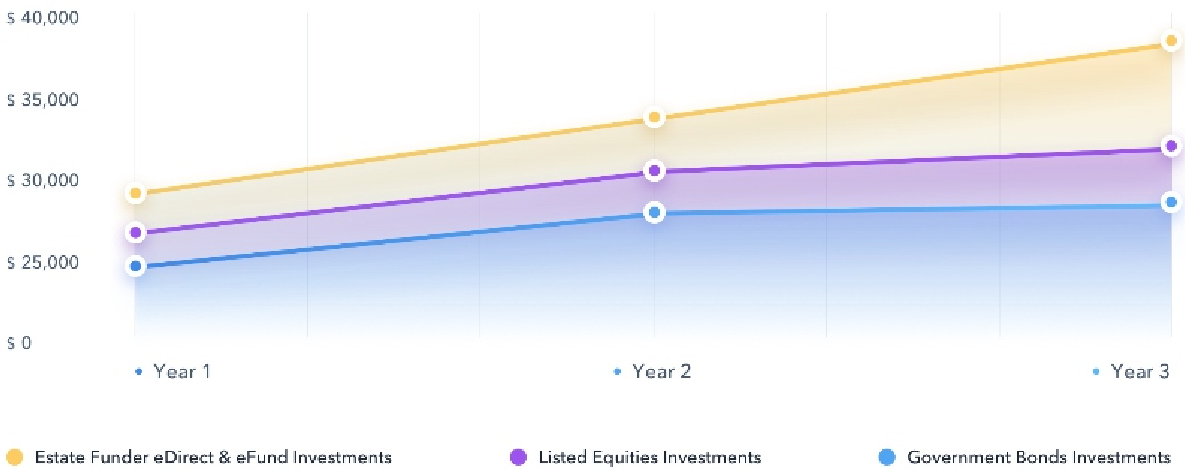
Enhance you investment strategy to supercharge your returns

When you invest in the stock market you're usually competing against thousands and possibly millions on investors who are bidding against you and driving up the icost of investment. There are different dynamics at play in the stock market and what may seem expensive to one investor may seem cheap or feasible to another. You returns are then subject to these forces and most of the time drive down the return profile.

On the other hand, when investing in provate real estate with Estate Funder, we create offerings with the sole focus of maximizing your return. Our model is based on a "purchase at a low and sell at a high price" investment strategy. Combined with detailed research and market knowledge results in above average returns being achived.

AUD

The graph below shows the estimated Returns on a $25,000 investment with Estate Funder compared to returns from cash, bond and stock investments.



There are 2 ways ro get values for the graph.

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Administrator will have 3 input boxes to enter the projected values.

e.g **Enter Returns**

Y1 [ ] **%**

Y2 [ ] **%**

Y3 [ ] **%**

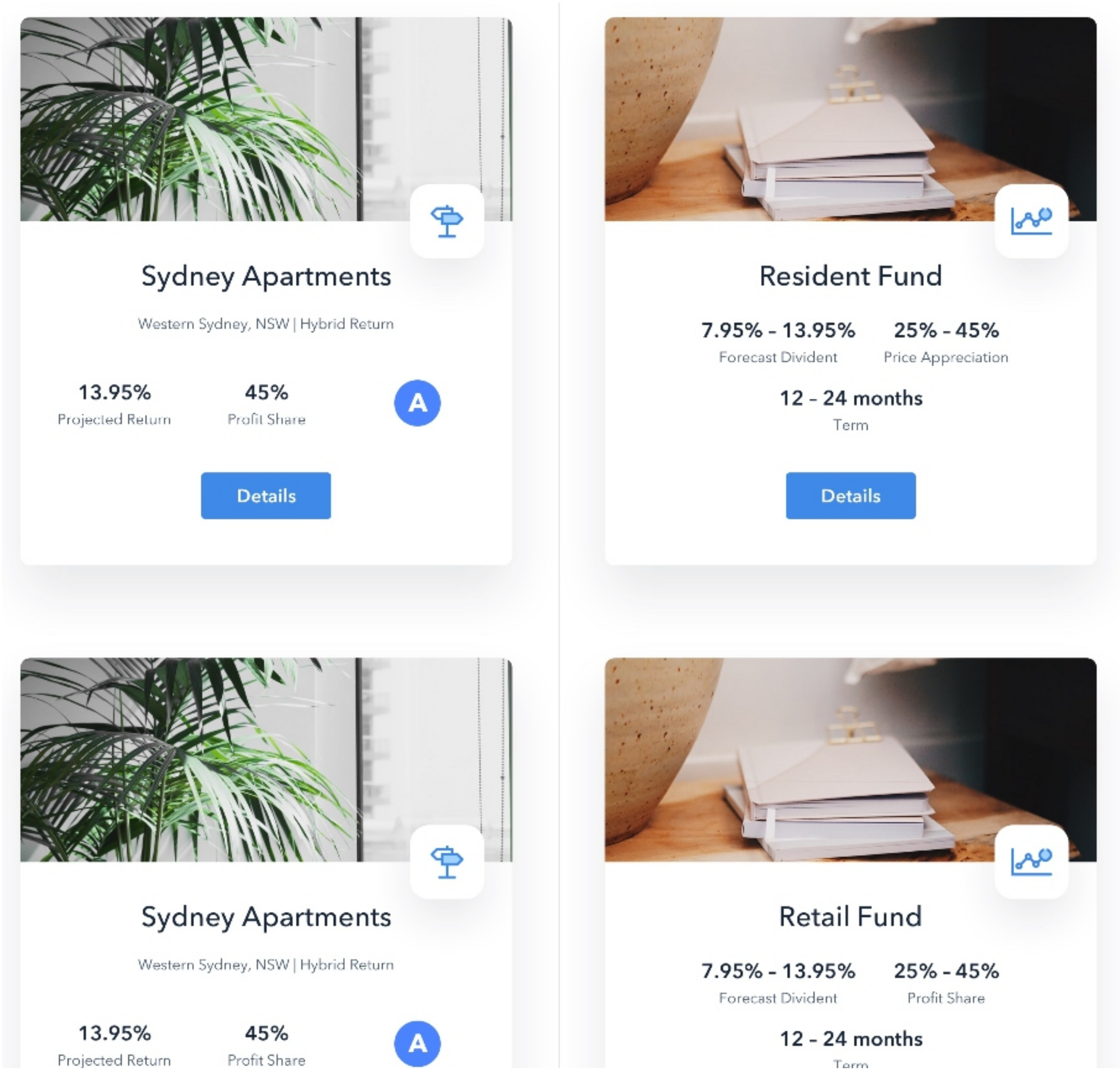
Admininistrator will also have the option to edit the investment amount.

(2) The second will be based on the same formula as for the graph on the Home Page.

Note: The Listed Equities and Government Bonds values will be entered manually using the shown example above in (1).

Investments Page

Investment Cards



Investment Cards can be added, edited and/or deleted from admin panel.

There needs to be 3 sections on this page, Current, Coming Soon and Funded. Administrator can change investment status from Current to Funded, Coming Soon to Current etc.

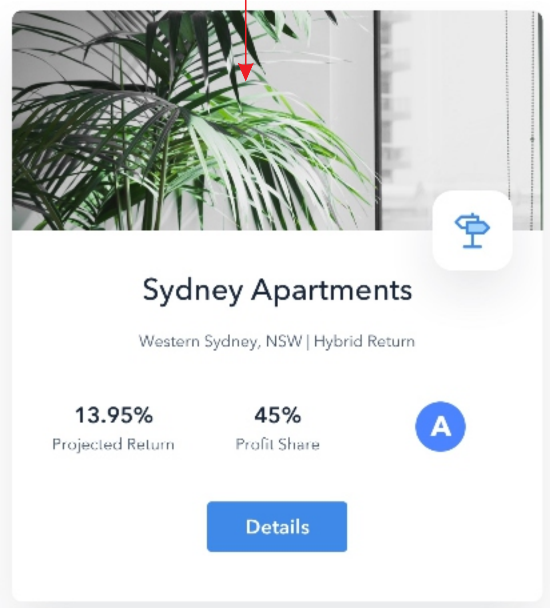
See next page for example admin panel style that can be used.

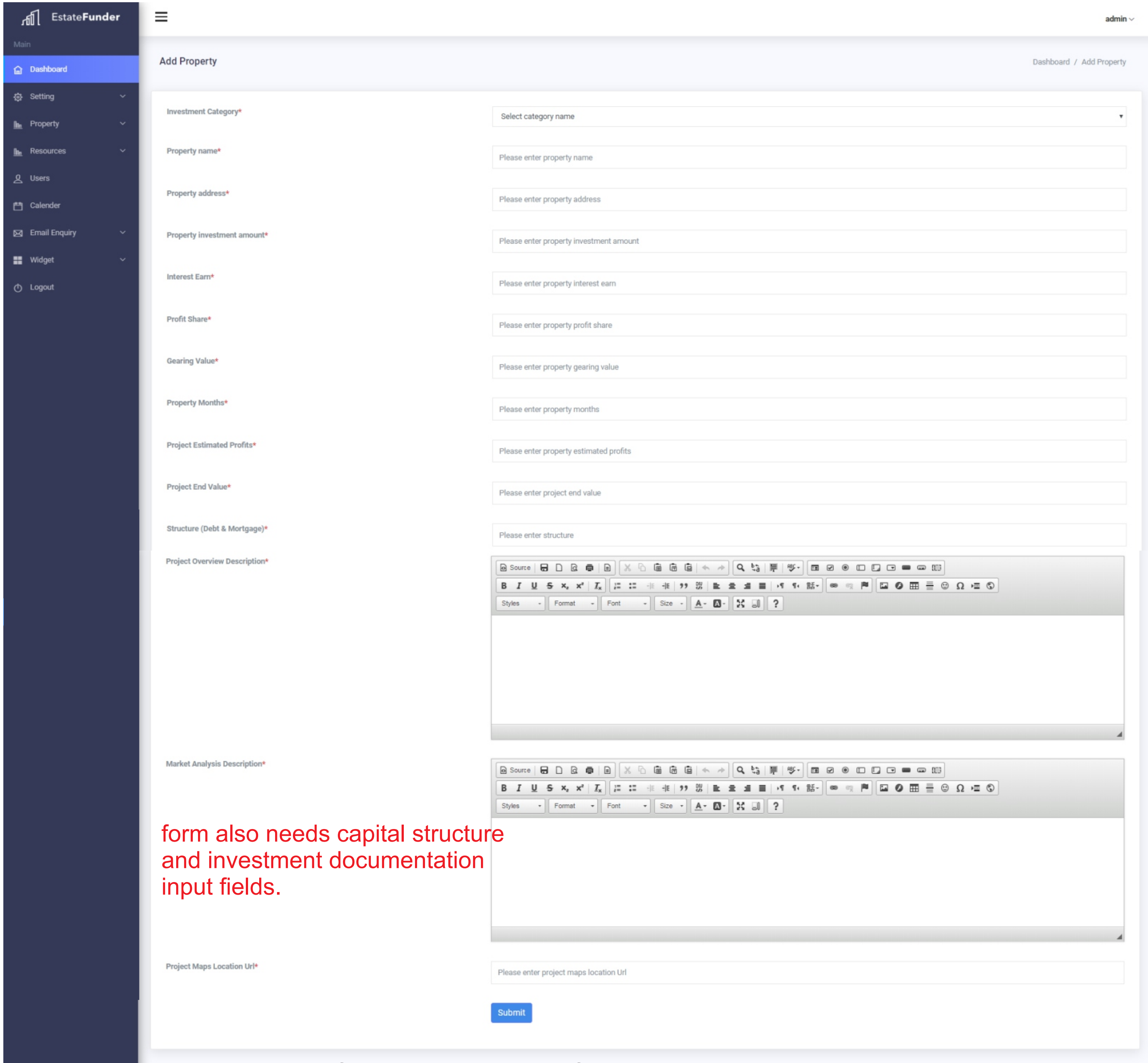
Investments Page

Investment Cards

Eg Admin Panel used to enter data for investments

The investment cards are also populated from data entered into this form. Each time a form is filled out and submitted a new card will show on the investments page. However admin has the option to submit form as “Current” or “Coming Soon”





form also needs capital structure and investment documentation input fields.

This example form populates the following page:
https://projects.invisionapp.com/share/N7U28VF3C29#/screens/371500588

Investment Details Page
Active Current Investment

100 Main Street North Sydney NSW 2060

Key Details

Earn 10.50% Interest PA + **Share in 50%** of profits

Term 17 months

Gearing 65% of value

Total amount being raised

$1,500,000

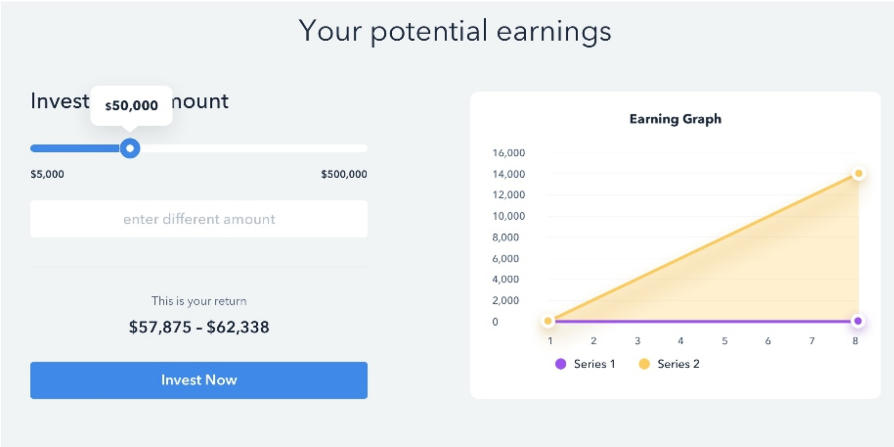
70% fundes to date

$350,000 left

Invest

Add i beside profit share section. When selected a small popup window appears to explain how it works.

Investment Details Page
Active Current Investment



Text over 'Invest Now' button needs to be editable. However it should read as follows:

Through a combination of interest and profit share, you're **$10,000** investment will grow to between

$15,875 - $17,770
estimate investment
and return

The graph should show the correct amounts and time on the X & Y axis and the line value should be automatically shown based on what the user enters in the left hand calculator.

Investment Details Page

Active Current Investment

Investment Summary

Projected Return	10.50% Interest / 40% Profit Share	Term	17 months
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Estimated Profits	$12,137,000	Gearing	65%
Project End Value	$2,433,123	Status	Active

Number of rows and data should be editable. i.e last row(s) can be removed and all data fields can be edited. Second row on left will be the default profit share row. This only applies to eDirect investments.

eFund will be appreciation and will just need to have a different definition in the popup window.

Add i beside profit share section. When selected a small popup window appears to explain how it works.

Investment Details Page
Active Current Investment

Capital Structure

Type	Source	% of Total	Amount
Equity	EF SPV LA	21.7	$17,434,000
Preferred Equity	EF PRIEP FUND 1	7.4	$5,945,235
Debt	EF PRIEP FUND 1	70.9	$5,945,235
	Total	**100**	**$80,341,013**

Number of rows and data should be editable.
i.e row(s) can be removed and all data fields can be edited.

Investment Details Page
Active Current Investment

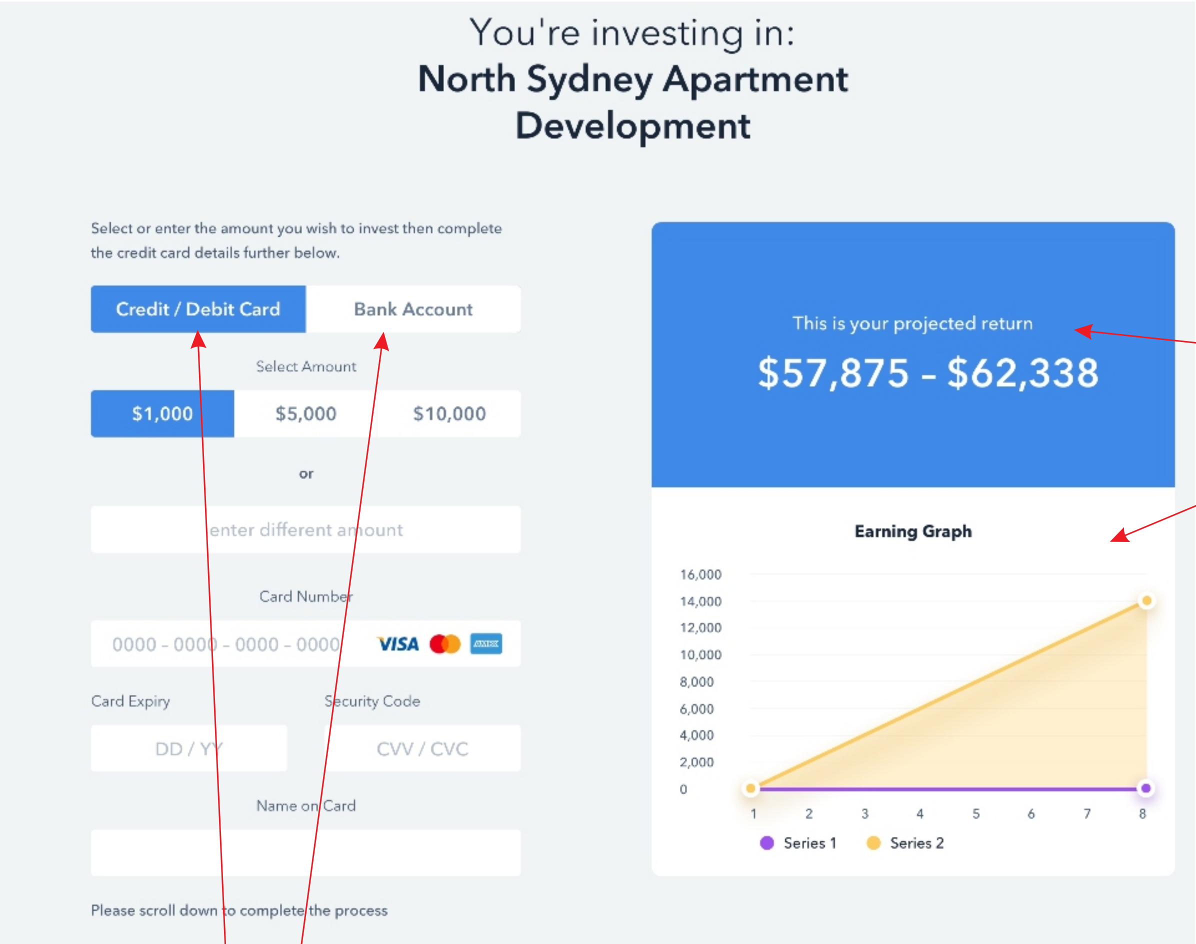
Investment Documentation

- Valuation Letter
- Costing Letter
- Area Profile Report
- Costing Letter
- Valuation Letter
- Costing Letter

Administrator can selected to hide this section from admin panel.

Investment Details Page

Active Current Investment - making investment



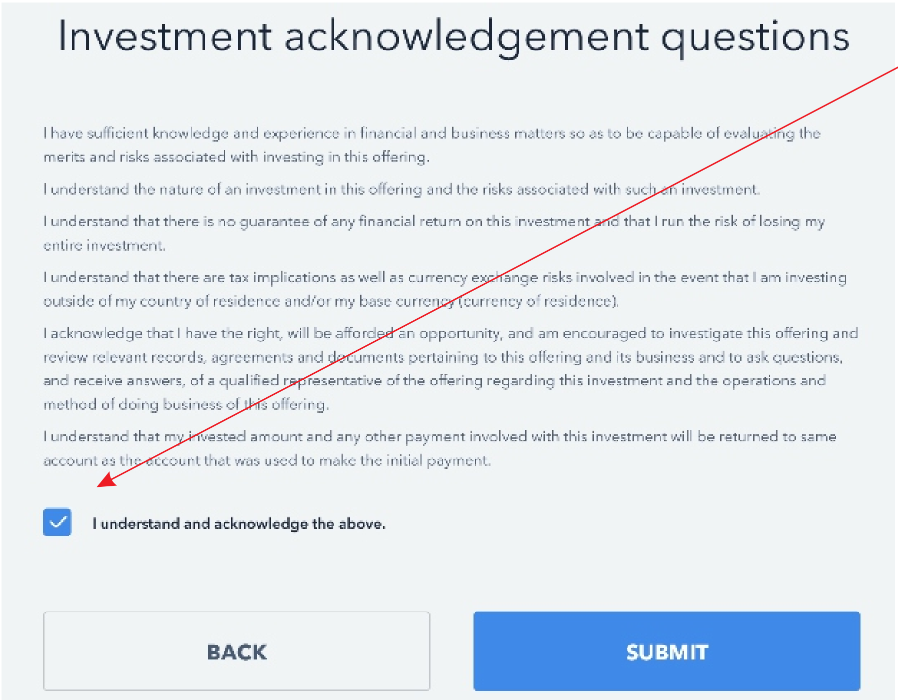
Text needs to be editable so it can be made similar to previous page in calculator section.

Graph should also follow the detail from previous page in calculator section.

API Integration to allow credit/debit card and bank account transactions.

Investment Details Page

Active Current Investment - making investment



Add link here for legal document to be included.

Document can be changed from admin panel.

When the submit button is selected, the screen goes to the next page and a popup window appears confirming transaction. The user can select ok and then they will see the dashboard which will show the updated details for the new transaction.

Investment Details Page
Active Funded Investment

EstateFunder | ESTATE FUNDER | INVESTMENTS | PERFOMANCE | NEWS & RESOURSES | DASHBOARD

Home ▸ Investments ▸ North Sydney Apartment Development

North Sydney Apartment Development

100 Main Street North Sydney NSW 2060

This is what the investment details page should look like when the investmnent has been funded and is listed in the “Funded” section.

Investment Summary

Projected Return	10.50% Interest / 40% Profit Share	Term	17 months
Investment Amount	$1,500,000	Structure	Debt & Mortgage
Estimated Profits	$12,137,000	Gearing	65%
Project End Value	$2,433,123	Status	Active

Investment Updates

Equity

Property acquired 1st June 2019

Construction commenced on 20th September 2019. The scheduled completion date is 30 December 2020.

Deliver

Exit

eDirect Page
Graph

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e.g **Enter Returns**

Y1 ____ **%**

Y2 ____ **%**

Y3 ____ **%**

Admininistrator will also have the option to edit the investment amount.

(2) Obtain average interest and profit share return of all listed eDirect investments. Then apply the average calculated return against the investment amount shown at the top of the graph.

eFund Page

Graph

There are 2 ways to get values for the graph.

(1) Values are entered manually from admin panel if there are no investment cards listed on the investments page.

Administrator will have 3 input boxes to enter the projected values.

e.g **Enter Returns**

Y1 **%**

Y2 **%**

Y3 **%**

Admininistrator will also have the option to edit the investment amount.

(2) Obtain average interest and profit share return of all eFund listed investments. Then apply the average calculated return against the investment amount shown at the top of the graph.

News & Resources Page
News

News

Markets Are Shaken by New Signs of Global Economic Trouble

8h ago By Nelson D. Schwartz

Shares on Wall Street fell sharply after reports showed a slowdown in China and a contraction in Germany, partly reflecting the U.S. trade war's impact.

India Shut Down Kashmir's Internet Access. Now, 'We Cannot Do Anything.'

8h ago By Nelson D. Schwartz

Pharmacists can't restock medicines; workers aren't being paid. But the government still loves to block the internet for "peace and tranquillity."

The Rise of the Virtual Restaurant

8h ago By Nelson D. Schwartz

Food delivery apps are reshaping the restaurant industry – and how we eat – by inspiring digital-only establishments that don't need a dining room or waiters.

News articles and related images can be added, edited or deleted from the admin panel.

Couple's Suit Over Parental Leave Is New Challenge to Big Law Firm

Stock Markets, Jolted by Economic Worry, Suffer 2nd Worst Drop of 2019

WeWork Takes Key Step Toward I.P.O., Citing Heady Growth and Huge Losses

If Only These Walls (and Bookcases) Could Talk

Under this section add a see more button that shows are monthly (for last 12 months) and a yearly archive list.

Performance Page
FAQ's

Resources

Frequently Asked Questions

Who is EstateFunder?

Estatefunder is a real estate investment platform. We source, evaluate and launch high quality real estate investments. The investments are listed on our online platform and allow retail (individual & corporate) and sophisticated (indvidual & corporate) investors to search, review and invest into any of the opportunities listed on the platform. Investors will have the ability to build a diversified investment portfolio across several asset classes and locations. All this plus more can be done online through our platform.

How can I start investing?

Who can invest?

Can I invest into all opportunties?

What is a retail Investor?

If FAQ's number greater than 6, then add a 'See More' button below the documents.

FAQ's can be added, edited or deleted from the admin panel.

Performance Page
Important Documents

Documents can be uploaded or deleted from the admin panel.

Important Documents

Corporate Profile	Ebook	Brochure
CorpProfile.pdf	ebook.pdf	brochure.pdf
Product Disclosure Document	Investment Form	Terms & Conditions
PDS.pdf	InvestForm.pdf	T&C's.pdf

If documents number greater than 6, then add a 'See More' button below the documents.

Performance Page
Graph

Historical Perfomance of Investments

Performance data is based on Estate Funder backed and sponsored deals
and a $25,000 investment

Historical Performance
Annualised Returns

2016	2017	2018
11.25%	**12.13%**	**13.47%**

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Administrator will have 3 input boxes to enter the projected values.

e.g **Enter Returns**

Y1 %

Y2 %

Y3 %

Admininistrator will also have the option to edit the investment amount.

Performance Page
Bar Chart

Estate Funder vs. other investments

By pursuing a private market, direct investment strategy, Estate Funder investments earn higher annual current income than publicy listed other types of similar investments.

The figure shown here represents the currently declared returns projected for the Estate Funder Investments as compared to public REIT ETFs and share ETF's.

Y axis amounts can be edited from admin panel.

Bar values can also be changed from admin panel resulting in changes to the bar heights.

Performance Page
Map

Our ongoing growth perfomance

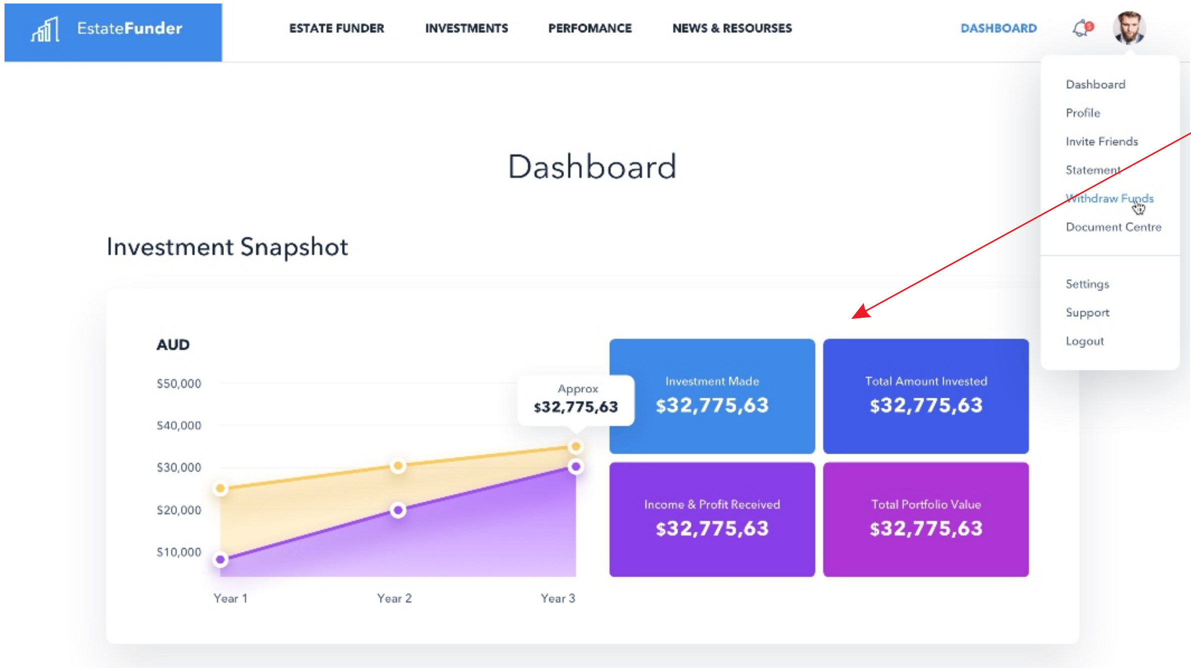
Estate Funder continues to expand and increase its investment portfolio. See the map below for details of the locations of our investment assets

Administrator can add locatons of where the company operates and/or asset locations and points appear on the map.

When a pointer is click a small popup window appears showing either basic investment detail or location information.

Dashboard Page

View Investments Detail



When an investment is made these boxes are updated to show the amounts.

The 4 boxes should show: Total Investment, Income & Profit Received, Total Portfolio Value and Total Repaid to Date.

Total Investment is total of all credit/debit card and bank account debits.

Income & Profit Received is a total of all investment returns. This amount is calculated by adding the values from the formulas from each investment up to the current date.

Total Portfolio value is the total of box 1 and box 2.

Total Repaid to Date is the amount of principal, interest and profit repaid to date.

Dashboard Page
View Investments Detail

Detailed Overview of Investments

Summary of your overall investments, earnings and total value

Location	Investment Made	Earning to Date	Total Protfolio Value
North Sydney	$50,000	$11,687.90	$61,687.90
North Sydney	$50,000	$11,687.90	$61,687.90
North Sydney	$50,000	$11,687.90	$61,687.90

When these are selected the row expands and the user will be able to view the transaction receipt and will have a link to view the “Funded” Active Investment.

Dashboard Page
Statement

Statement

1 February 2019 - Present

February, 2019

Date	Description	Amount
01/02/2018	Wallet credited from external account	$1,500.00
01/02/2018	Wallet credited from external account	$1,500.00
01/02/2018	Wallet credited from external account	$1,500.00

End of Statement

Export Data

File format PDF Export Transaction History

The statement is based on investments that are made and that are repaid at completion of investment.

Dashboard Page
Documents

Document Centre

Upload Document

Drag and Drop files here or Upload

Received Documents

Date	File Name	File Size	Note	Actions
01/02/2018	investfile.pdf	344kb	Hi Michael, info as requested	•••
01/02/2018	investfile.pdf	344kb	Hi Michael, info as requested	•••
01/02/2018	investfile.pdf	344kb	Hi Michael, info as requested	•••

Documents can be sent from admin panel to selected users or groups of users.

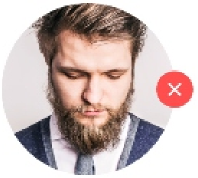
Users can also upload documents if requested and send from this page. When a user sends a document, the admin panel document centre will list the user details with the document.

Actions include “View” and “Download”.

Dashboard Page

Settings - Withdraw Funds

Settings



Withdraw Funds

Withdraw Funds

The Payment API will be used to allow users to withdraw funds from their wallet and transfer to their bank account.

Change Password

Current Password

New Password

Confirm New Password

Change Password

Withdraw funds - a new page opens allowing the user to transfer the repaid money to their account. This feature will allow the user to transfer to bank accounts only.

Dashboard Page
Profile

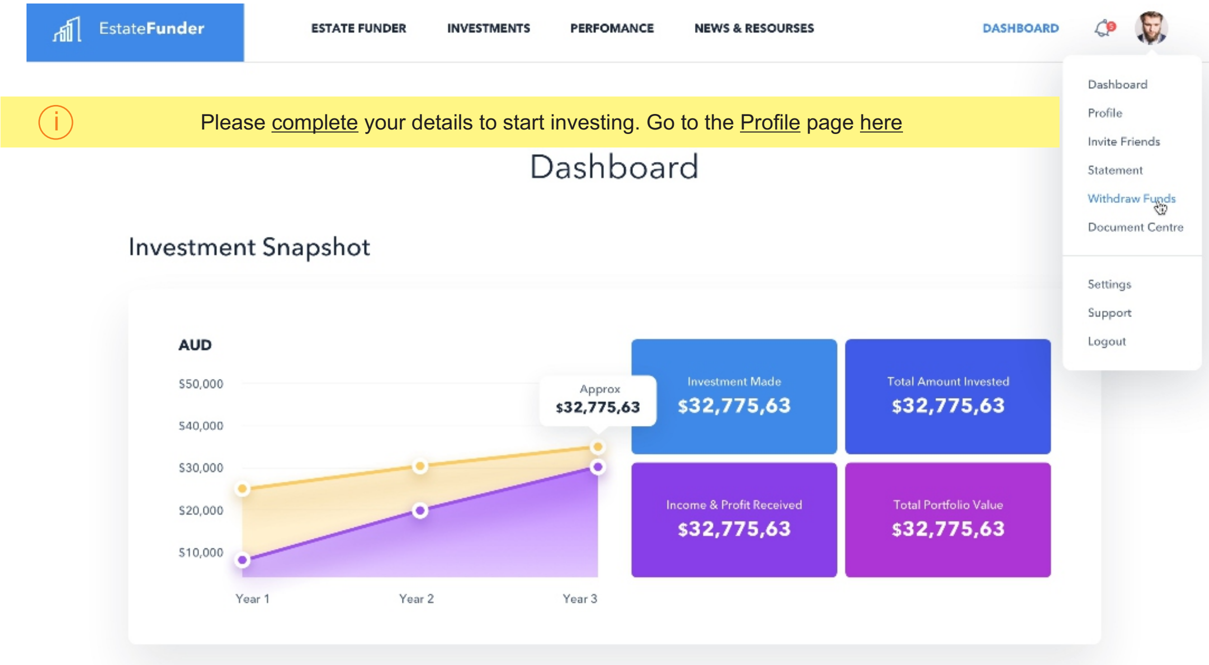
The sign up process does not ask the user for full details. However prior to being able to invest, the user will need to complete all details and be verified. Therefore on the dashboard page, a yellow bar needs to be shown at the top until the user completes this section and is properly verified (see next page for details). Once details are entered and verified a success popup window show appear.

Verification process:

1) Through API integration with 3rd party ID provider.

2) If number (1) cannot verify the user, then the popup window will ask the user to upload photo ID and proof of address details via the document centre.

Dashboard Page
Profile



A user will not be able to invest until they complete their entire profile. A user will gain limited access to the site and dashboard, but will not be able to invest until they have been fully verified.