



Estate**Funder**

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.

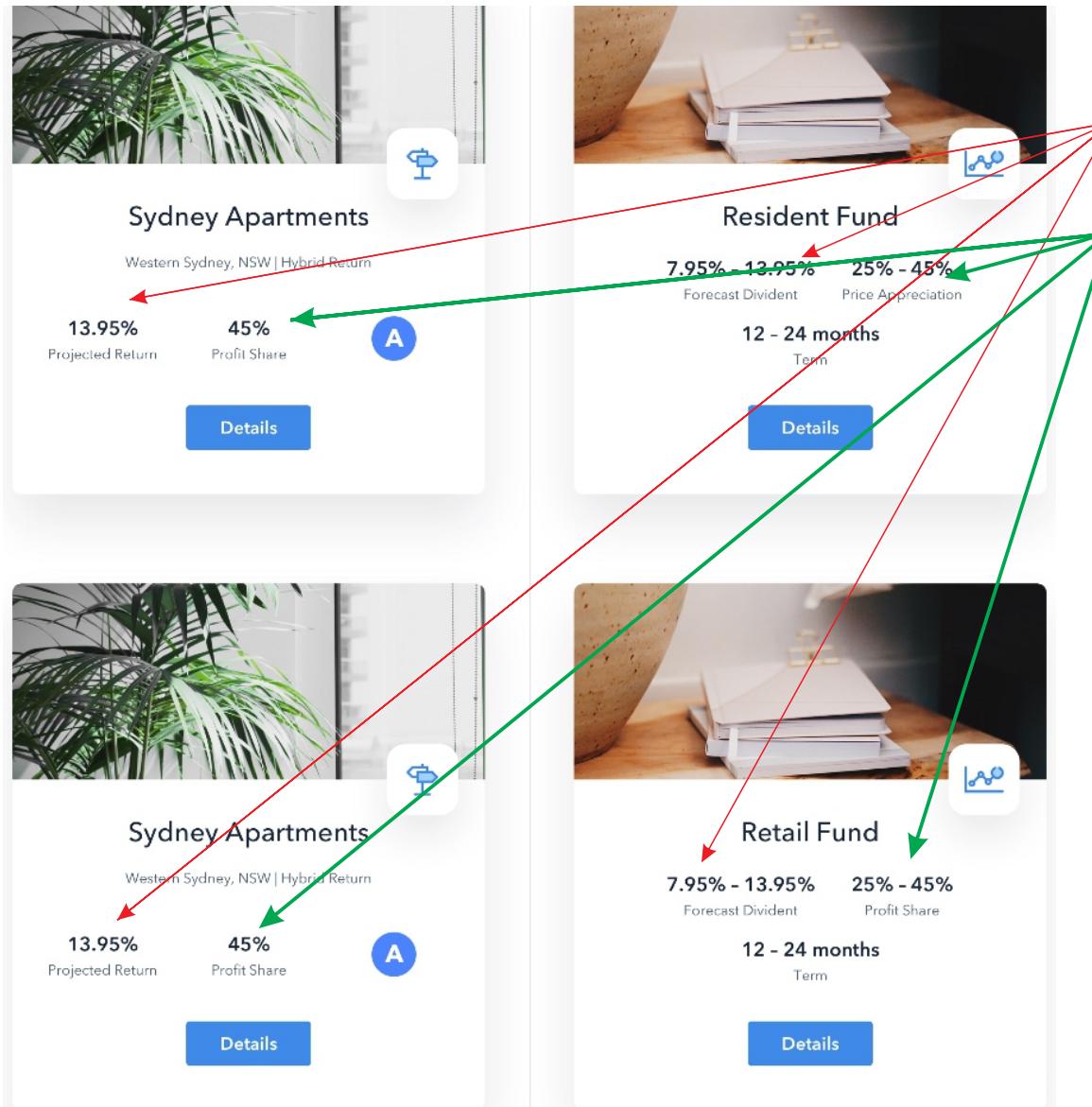
e.g **Enter Returns**

Y1	<input type="text"/>	%
Y2	<input type="text"/>	%
Y3	<input type="text"/>	%

Administrator 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.

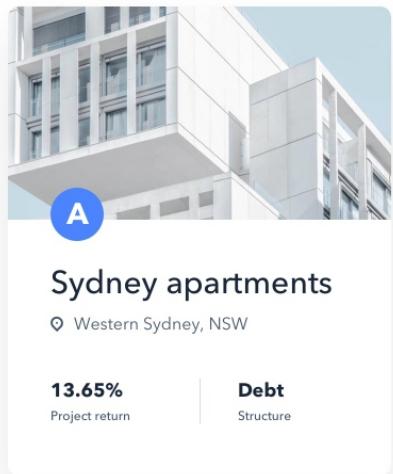
Investment Summary			
Projected Return	10.50% Interest	40% Profit Share	Term
Investment Amount	\$1,500,000		Structure
Estimated Profits	\$12,137,000		Gearing
Project End Value	\$2,433,123		Status

Home Page

Investment Cards

Our Investments

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



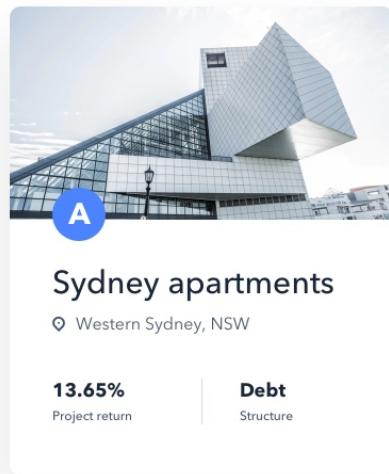
A

Sydney apartments

📍 Western Sydney, NSW

13.65%
Project return

Debt
Structure



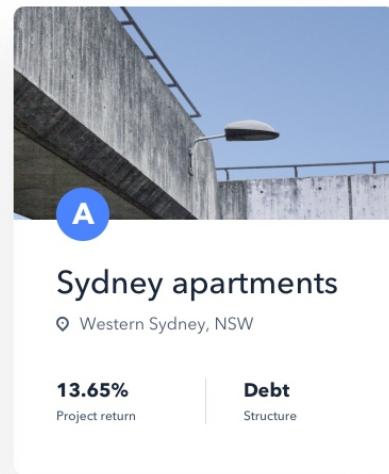
A

Sydney apartments

📍 Western Sydney, NSW

13.65%
Project return

Debt
Structure



A

Sydney apartments

📍 Western Sydney, NSW

13.65%
Project return

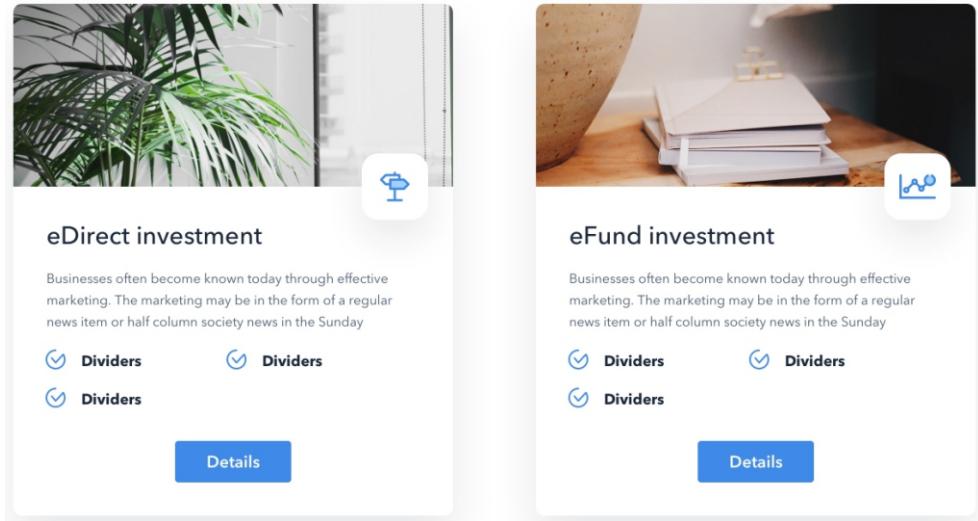
Debt
Structure

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.

[SEE ALL OF OUR INVESTMENTS](#)

Home Page

Investment Type Cards



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

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

Estate Funder Page

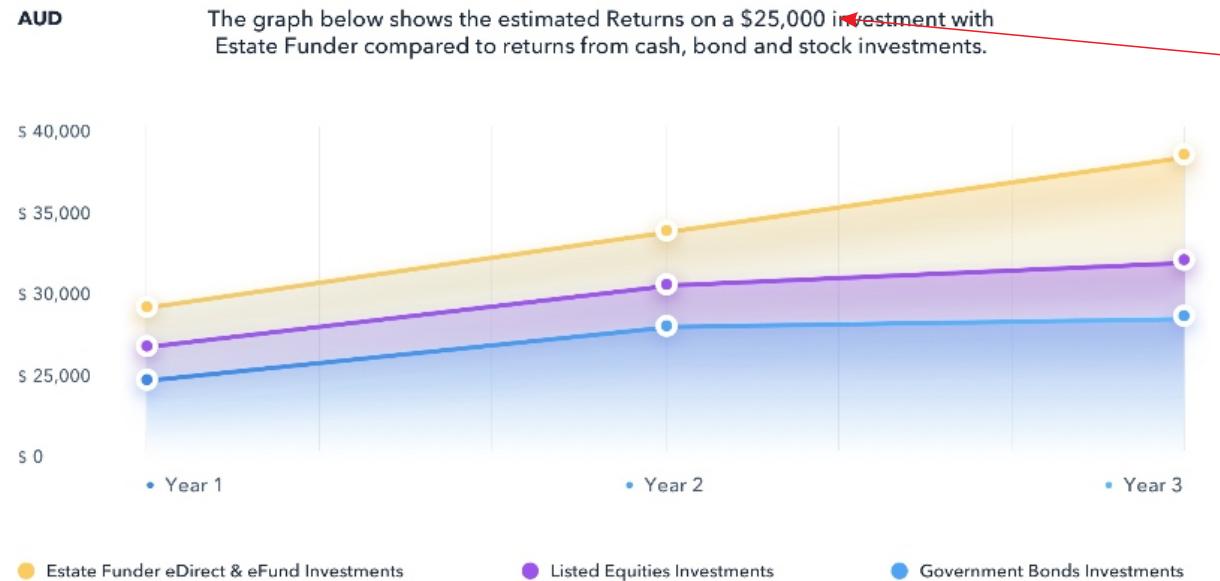
Graph

Returns

Enhance your investment strategy to supercharge your returns

When you invest in the stock market you're usually competing against thousands and possibly millions of investors who are bidding against you and driving up the cost 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. Your returns are then subject to these forces and most of the time drive down the return profile.

On the other hand, when investing in private 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 achieved.



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	<input type="text"/>	%
Y2	<input type="text"/>	%
Y3	<input type="text"/>	%

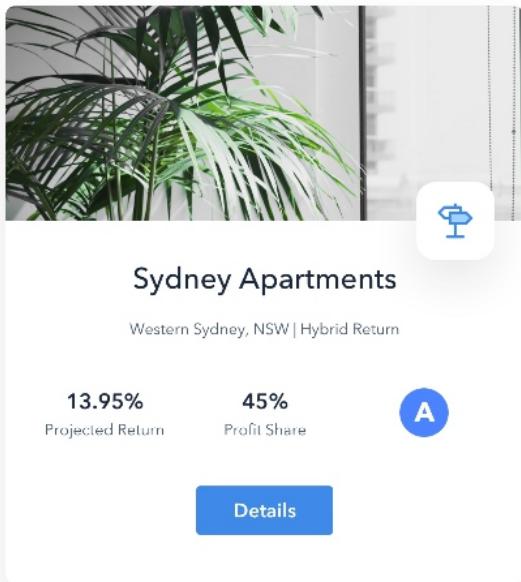
Administrator will also have the option to edit the investment amount.

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

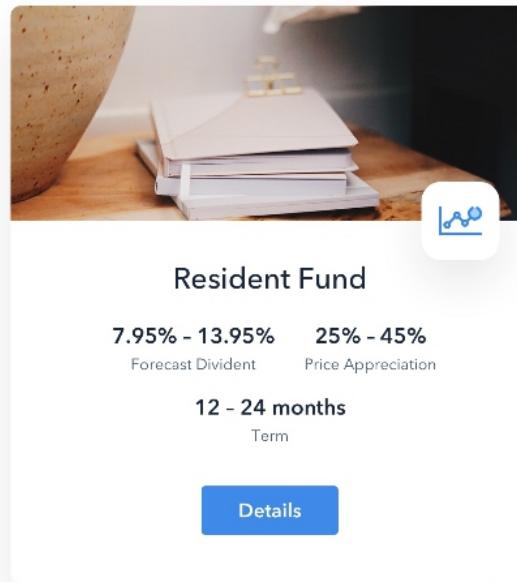
Note: The Listed Equities and Government Bonds values will be entered manually using the shown example above in (1).

Investments Page

Investment Cards



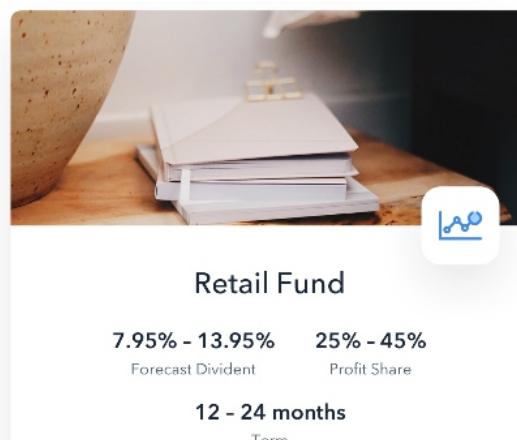
A vertical investment card for "Sydney Apartments". It features a large image of a potted plant on the left and a small edit icon in the top right corner. The title "Sydney Apartments" is at the top, followed by the location "Western Sydney, NSW | Hybrid Return". Below this, the projected return is listed as "13.95%" and the profit share as "45%". A blue circular badge with the letter "A" is positioned to the right of the numbers. At the bottom is a blue "Details" button.



A vertical investment card for "Resident Fund". It features a large image of a stack of papers and a pen on the left, with a small edit icon in the top right corner. The title "Resident Fund" is at the top, followed by the forecast dividend range "7.95% - 13.95%" and the price appreciation range "25% - 45%". Below this, the term is listed as "12 - 24 months". A blue "Details" button is at the bottom.



A vertical investment card for "Sydney Apartments", identical in layout to the one above it. It features a large image of a potted plant on the left and a small edit icon in the top right corner. The title "Sydney Apartments" is at the top, followed by the location "Western Sydney, NSW | Hybrid Return". Below this, the projected return is listed as "13.95%" and the profit share as "45%". A blue circular badge with the letter "A" is positioned to the right of the numbers. At the bottom is a blue "Details" button.



A vertical investment card for "Retail Fund". It features a large image of a stack of papers and a pen on the left, with a small edit icon in the top right corner. The title "Retail Fund" is at the top, followed by the forecast dividend range "7.95% - 13.95%" and the profit share range "25% - 45%". Below this, the term is listed as "12 - 24 months". A blue "Details" button is at the bottom.

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.

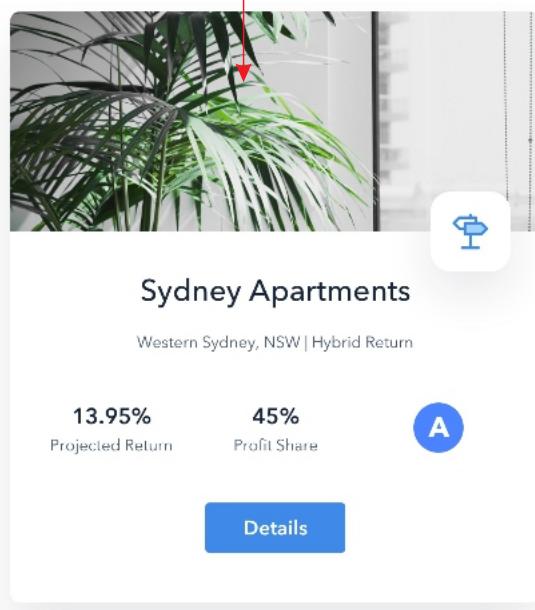
See next page for example admin panel style that can be used.

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"



Dashboard / Add Property

Add Property

Investment Category*

Select category name

Please enter property name

Property address*

Please enter property address

Property investment amount*

Please enter property investment amount

Interest Earnings*

Please enter property interest earn

Profit Share*

Please enter property profit share

Gearing Value*

Please enter property gearing value

Property Months*

Please enter property months

Project Estimated Profits*

Please enter property estimated profits

Project End Value*

Please enter project end value

Structure (Debt & Mortgage)*

Please enter structure

Project Overview Description*

Market Analysis Description*

Project Maps Location Url*

Please enter project maps location Url

Submit

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

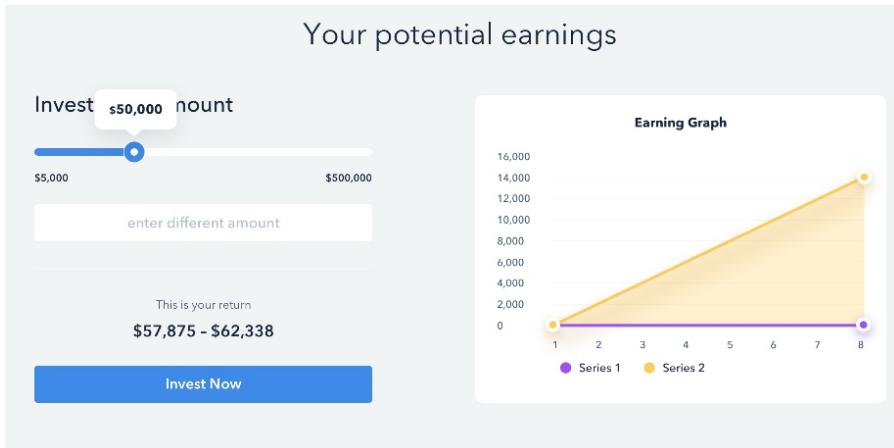
70% funded to date \$350,000 left

Invest

Add  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
Investment Amount	\$1,500,000		Structure	Debt & Mortgage
Estimated Profits	\$12,137,000		Gearing	65%
Project End Value	\$2,433,123		Status	Active

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

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.

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 select to hide this section from admin panel.

Investment Details Page

Active Current Investment - making investment

You're investing in:
North Sydney Apartment Development

Select or enter the amount you wish to invest then complete the credit card details further below.

Credit / Debit Card Bank Account

Select Amount
\$1,000 \$5,000 \$10,000

or

enter different amount

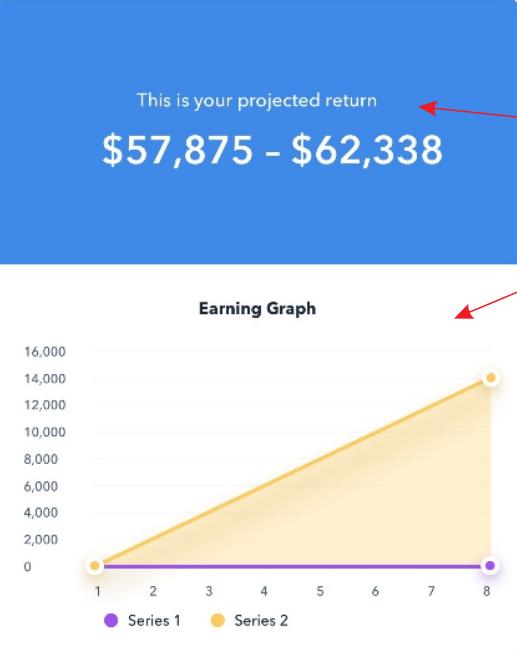
Card Number
0000 - 0000 - 0000 - 0000 VISA MasterCard American Express

Card Expiry
DD / YY

Security Code
CVV / CVC

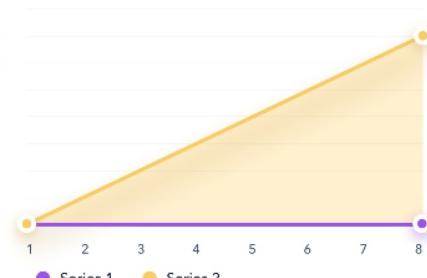
Name on Card

Please scroll down to complete the process



This is your projected return
\$57,875 - \$62,338

Earning Graph



Year	Series 1	Series 2
1	0	0
2	0	~2,800
3	0	~5,600
4	0	~8,400
5	0	~11,200
6	0	~14,000
7	0	-
8	0	-

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

Investment acknowledgement questions

I have sufficient knowledge and experience in financial and business matters so as to be capable of evaluating the merits and risks associated with investing in this offering.

I understand the nature of an investment in this offering and the risks associated with such an investment.

I understand that there is no guarantee of any financial return on this investment and that I run the risk of losing my entire investment.

I understand that there are tax implications as well as currency exchange risks involved in the event that I am investing outside of my country of residence and/or my base currency (currency of residence).

I acknowledge that I have the right, will be afforded an opportunity, and am encouraged to investigate this offering and review relevant records, agreements and documents pertaining to this offering and its business and to ask questions, and receive answers, of a qualified representative of the offering regarding this investment and the operations and method of doing business of this offering.

I understand that my invested amount and any other payment involved with this investment will be returned to same account as the account that was used to make the initial payment.

I understand and acknowledge the above.

[BACK](#) [SUBMIT](#)

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

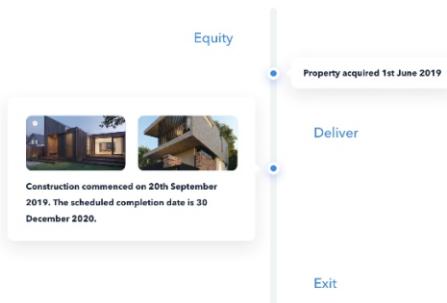
The screenshot shows the EstateFunder website's investment details page for the "North Sydney Apartment Development". The top navigation bar includes links for Home, Investments, Performance, News & Resources, Dashboard, and User Profile. The breadcrumb navigation shows the user is at Home > Investments > North Sydney Apartment Development.

The main content area displays the project name, address (100 Main Street North Sydney NSW 2060), and a large image of the modern, multi-story apartment building with curved balconies and glass walls. Below the main image is a row of five smaller thumbnail images showing different views of the building.

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

Investment Summary			
Projected Return	10.50% Interest	40% Profit Share	Term
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



eDirect Page

Graph



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

e.g **Enter Returns**

Y1	<input type="text"/>	%
Y2	<input type="text"/>	%
Y3	<input type="text"/>	%

Administrator 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	<input type="text"/>	%
Y2	<input type="text"/>	%
Y3	<input type="text"/>	%

Administrator 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 (individual & 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 opportunities?



What is a retail Investor?



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

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

Performance Page

Important Documents

Important Documents

Corporate Profile



[CorpProfile.pdf](#)

Ebook



[ebook.pdf](#)

Brochure



[brochure.pdf](#)

Product Disclosure Document

[PDS.pdf](#)

Investment Form



[InvestForm.pdf](#)

Documents can be uploaded or deleted from the admin panel.

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

Performance Page Graph

Historical Performance of Investments

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



(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	<input type="text"/>	%
Y2	<input type="text"/>	%
Y3	<input type="text"/>	%

Administrator 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 publicly 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 performance

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 locations 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

The screenshot shows the EstateFunder dashboard. At the top, there's a blue header bar with the EstateFunder logo, followed by navigation links: ESTATE FUNDER, INVESTMENTS, PERFORMANCE, NEWS & RESOURCES, DASHBOARD, and a user profile icon. A red arrow points from the text "When an investment is made these boxes are updated to show the amounts." to the four boxes in the center of the dashboard.

Investment Snapshot

AUD

Approx \$32,775,63

Investment Made \$32,775,63

Total Amount Invested \$32,775,63

Income & Profit Received \$32,775,63

Total Portfolio Value \$32,775,63

Year 1 Year 2 Year 3

Dashboard

Dashboard
Profile
Invite Friends
Statement
Withdraw Funds
Document Centre
Settings
Support
Logout

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 Portfolio 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

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

End of Statement

Export Data

File format PDF ▾ [Export Transaction History](#)

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

Change Password

Current Password

New Password

Confirm New Password

Change Password

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

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

Profile

Individual Company

Iwona Podlasińska

Date of Birth
December 25, 1987

Gender
Female

Address
145 Brooklyn Ave, Brooklyn, NY 11213

Post Code
10008

City
New York

Country
USA

Email Address
constantine.work@gmail.com

Mobile Phone
716-725-1414

EDIT 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

The screenshot shows the EstateFunder dashboard. At the top, there's a blue header bar with the EstateFunder logo and navigation links: ESTATE FUNDER, INVESTMENTS, PERFORMANCE, NEWS & RESOURCES, and DASHBOARD. A user profile icon is also in the top right. A yellow banner at the top says "Please complete your details to start investing. Go to the [Profile page here](#)". Below the banner, the word "Dashboard" is centered. Underneath, there's a section titled "Investment Snapshot" featuring a line chart. The chart has "Year 1", "Year 2", and "Year 3" on the x-axis and "AUD" on the y-axis, ranging from \$10,000 to \$50,000. It shows three lines: a yellow one starting at ~\$25k and rising to ~\$32.7k; a purple one starting at ~\$10k and rising to ~\$32.7k; and a blue one starting at ~\$10k and rising to ~\$32.7k. A callout bubble points to the yellow line at Year 3 with the text "Approx \$32,775,63". To the right of the chart are four boxes: "Investment Made \$32,775,63", "Total Amount Invested \$32,775,63", "Income & Profit Received \$32,775,63", and "Total Portfolio Value \$32,775,63". On the far right, a vertical sidebar menu is open, showing options like Dashboard, Profile, Invite Friends, Statement, Withdraw Funds (with a question mark icon), Document Centre, Settings, Support, and Logout.

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.