TERM SHEET

INLAND CAPITAL FUND LLC
UNITS OF PREFERRED ECONOMIC INTERESTS-SERIES A

Purchase Price - $100,000 per Unit / Minimum Investment – $250,000 (2.5 Units)
Minimum Offering – $8,000,000 (80 Units)/Maximum Offering – $50,000,000 (500 Units)

Issuer:	Inland Capital Fund LLC, a Washington limited liability company (the "Fund").
Investment Objectives:	The Fund initially used the proceeds of this offering to purchase an existing portfolio of short-term loans made to real estate investors who specialize in the purchase and sale of distressed residential and commercial properties. Proceeds will continue to be used to fund new short-term real estate loans to such real estate investors. The purchased portfolio of loans were generally originated and owned by Inland Capital LLC, the Fund's managing member (the "Managing Member") and the Managing Member's sister limited liability company, Inland Capital Group LLC. Most of the new loans will also be originated by the Managing Member, however the Fund may also purchase some loans from unaffiliated third parties. The loans will be secured or collateralized by deeds of trust encumbering the real property and improvements comprising the residential and commercial properties. Because the Fund will leverage its capital, these deeds of trust will in some instances be subordinated to the liens and security interests of the Fund's lender.
Issue:	Units of preferred economic interests (the "Series A Preferred Interests") in the Fund. The Series A Preferred Interests will accrue regular interest at fixed rates, listed below. The Series A Preferred Interests are redeemable by the Fund, at the option of the holder, after the third, second, or first anniversary of issuance. The period of time where the holder will not be afforded optional redemption is referred to as the Non-Redemption Period. The fixed interest rates are correlated to the Non-Redemption Period selected by the interest holder, see options below. The options are as follows: 1. 9.00% fixed interest rate and Non-Redemption Period expires after the third anniversary of issuance 2. 7.25% fixed interest rate and Non-Redemption Period expires after the second anniversary of issuance 3. 5.25% fixed interest rate and Non-Redemption Period expires after the first anniversary of issuance Interest rates are per annum and will be payable quarterly, in arrears, from the Fund's net profits in equal installments, on January 15th, April 15th, July 15th, and October 15th of each year commencing with the fiscal quarter following the receipt of minimum subscriptions of $8,000,000 (80 Units). Minimum subscription and initial units issuance occurred on July 1, 2017. The Series A Preferred Interests will not share in any other profits of the Company except to the extent such profits are used to redeem the Series A Preferred Interests.

	Depending on then prevailing market conditions, the Managing Member intends to stop making new loans after the tenth anniversary of the initial issuance of Preferred Interest units, and thereafter, liquidate the Fund and pay the holders of the Series A Preferred Interests their initial investment plus any accrued but unpaid interest.
Management:	The Company will be exclusively managed by the Managing Member. The Managing Member was organized in 2009 and has since then successfully and profitably originated over $100,000,000 in short-term purchase money and rehabilitation loans to real estate professionals and other financial intermediaries. Purchasers of the Series A Preferred Interests will not have significant voting rights and must rely entirely on the Managing Member to manage the Company.
Offering:	A minimum of $8,000,000 (80 Units) and a maximum of $50,000,000 (500 Units) of Series A Preferred Interests are being offered, at the price of $100,000 per Unit. The minimum purchase is $250,000 (2.5 Units) unless the Managing Member agrees to accept a lesser amount.
Offering Termination Date:	The offering will terminate on June 30, 2019 unless it is terminated earlier or extended to a date after June 30, 2019.
Distribution:	The Series A Preferred Interests will be offered and sold by certain of the Fund's affiliates, none of whom will receive commission or any other sales-related remuneration. The Managing Member does not presently anticipate paying finders' fees or commissions to any other person in conjunction with this offering of Series A Preferred Interests but reserves the right to do so in the future if it determines that such payments are necessary to ensure that the Fund is adequately capitalized. The Series A Preferred Units will be offered and sold by means of a private placement memorandum and related subscription booklet to persons and institutions who qualify as accredited and sophisticated investors pursuant to the exemption from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act") afforded by Section 4(2) and Rule 506(b) of Regulation D adopted thereunder.

THIS TERM SHEET IS PROVIDED FOR DISCUSSION PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF INTERESTS IN THE FUND. SUCH AN OFFER CAN ONLY BE MADE BY MEANS OF THE CONFIDENTIAL PRIVATE OFFERING MEMORANDUM, WHICH CONTAINS MORE DETAILED FINANCIAL AND NONFINANCIAL INFORMATION CONCERNING THE FUND, THE MANAGING MEMBER, THE PORTFOLIO OF EXISTING LOANS, AND THE FUND'S OPERATING POLICIES AND PROCEDURES. PROSPECTIVE INVESTORS SHOULD CONTACT THE MANAGING MEMBER AT (509) 473-0096 OR AT (253) 642-6602 TO REQUEST A COPY OF THE CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM AND THE COMPANION SUBSCRIPTION BOOKLET.