INLAND CAPITAL

MANAGEMENT

INLANDCAP.COM

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Inland Capital meets a need in the Pacific Northwest market by providing fast and secure financing for real estate investors.

Inland Capital is a financial services company that connects real estate investing in our communities by providing private lending programs for borrowers, and alternative investments for our investors.

Since 2008, Inland Capital has provided short term loans to residential and commercial real estate investors in the Washington, Idaho, and Oregon markets. After successfully loaning almost $100 million to borrowers, Inland Capital found the need to share their success by offering The Fund ("Series A Preferred Interests") to investors beginning in July 2017.

Mission Statement: The goal of Inland Capital is to help real estate borrowers grow their business by providing a consistent and efficient funding source for their transactions, while providing fund investors with strong returns for their investment.

Business Philosophy: Our clients receive the financial support they deserve along with an excellent borrowing experience. These key initiatives are the drivers pushing Inland Capital to provide efficient funding and servicing platforms to our customers.

Operating in a culture that consistently aims to provide an "excellent experience", it can be expected that Inland Capital will place a high level of importance on investor relations and transparency. Investors will be able to rely on accurate and timely reporting regarding the performance of The Fund, along with clear and concise communication updates concerning operations and strategy of The Fund. A core strength of the Inland Capital team is found in each team member's varied background within the real estate markets. This diverse set of knowledge and experience aids the team's ability to understand a client's various needs for their specific project. The Fund management team has a strong background in real estate, banking, and financial management industries.

Inland Capital Company Summary:

- Inland Capital was founded in 2008.
- Since launch, Inland Capital has underwritten over 1104 loans, funding over $139,000,000.
- Inland Capital is satisfying an unmet need in the US credit market by providing short-term loans secured by real estate to real estate borrowers.
- Inland Capital currently has $20.5 Million in assets under management (AUM).

*These numbers and figures are updated as of 6/30/2018

Inland Capital History

Founders: Aaron Cunningham and John Urquhart

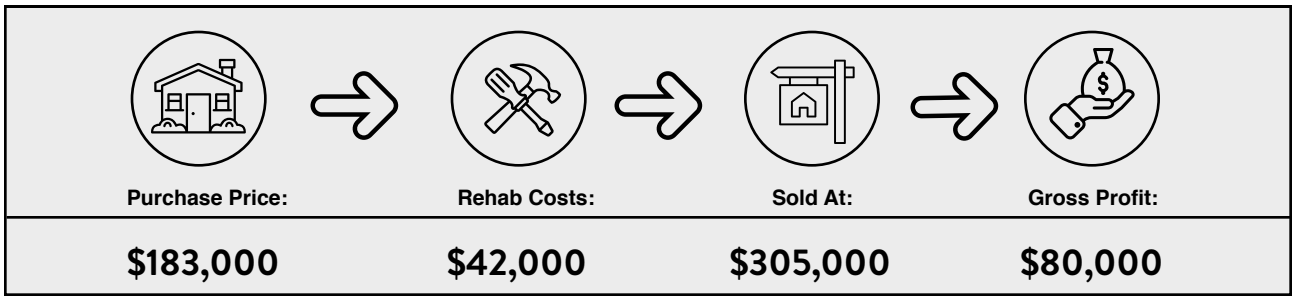
Growing up in Seattle, Aaron was part of a “real estate family”. His parents and grandparents were involved with property management and rental property investments. Aaron started his real estate career assisting first time home buyers in the greater Puget Sounds area. While working as a real estate agent, Aaron met his business partner and began purchasing and selling distressed single-family homes.

John was born and raised on Long Island, New York. However, he has called Washington State home for the past 20 years. John moved west and attended the University of Montana where he majored in Computer Science. After graduation, John went to work for Boeing in the IT software support department. After 15 years working for Boeing, he initially began selling real estate part time with the goal of assisting his friends and family with their real estate needs.

Partnership:

Aaron and John met in the Seattle area where they were working for a national real estate firm. Their office focused on the craft of purchasing distressed properties and rehabbing them. As they both helped others buy and sell homes, Aaron and John began to identify properties they wanted to purchase together. They both saw the success their clients were having, and they wanted to try flipping houses themselves.

Their first project was a courthouse foreclosure in rural King County (Seattle) purchased for $183,000. The new partners tracked this home at auction for over 6 months. When it came time to purchase the property they needed deeper pockets, so they financed the deal with family and friends. After rehabbing the property for $42,000 and making an $80,000 profit, they were hooked.



After working the greater Seattle market for several years, Aaron and John were looking for attractive and new markets. In 2006, with family ties to the area, the duo moved their families to Spokane, Washington. This move created opportunities to expand their portfolio of single-family residential investing to include multi-family, commercial, and residential development. Since their initial partnership they have purchases and sold over 325 investment properties. In 2008, Aaron and John saw an opportunity to help investors finance their investment acquisitions and founded Inland Capital LLC.

Why Inland Capital's Operating Model is Successful: Inland Capital's success is attributed to two key emphases: a conservative underwriting philosophy, and the desire for clients to be successful.

Underwriting Philosophy: Lend to clients purchasing assets that have profit potential. When clients are purchasing and rehabilitating undervalued real estate assets, they create an environment for sustainability and business longevity. The properties our clients primarily purchase are anticipated to have ample profit margin (sale) and/or performance value (income generation through rents).

All Inland Capital loans adhere to a strict underwriting process:

- Ensure client has potential profit after purchase.
- We evaluate up to 15 different categories of underwriting criteria to determine the final risk classification for each loan.

Some of the most critical underwriting areas include:

- Current LTV (Loan to Value)
- Down payment amount
- Borrower experience
- Property location and type
- Borrower Liquidity
- Loan to estimated ARV (After Repair Value)

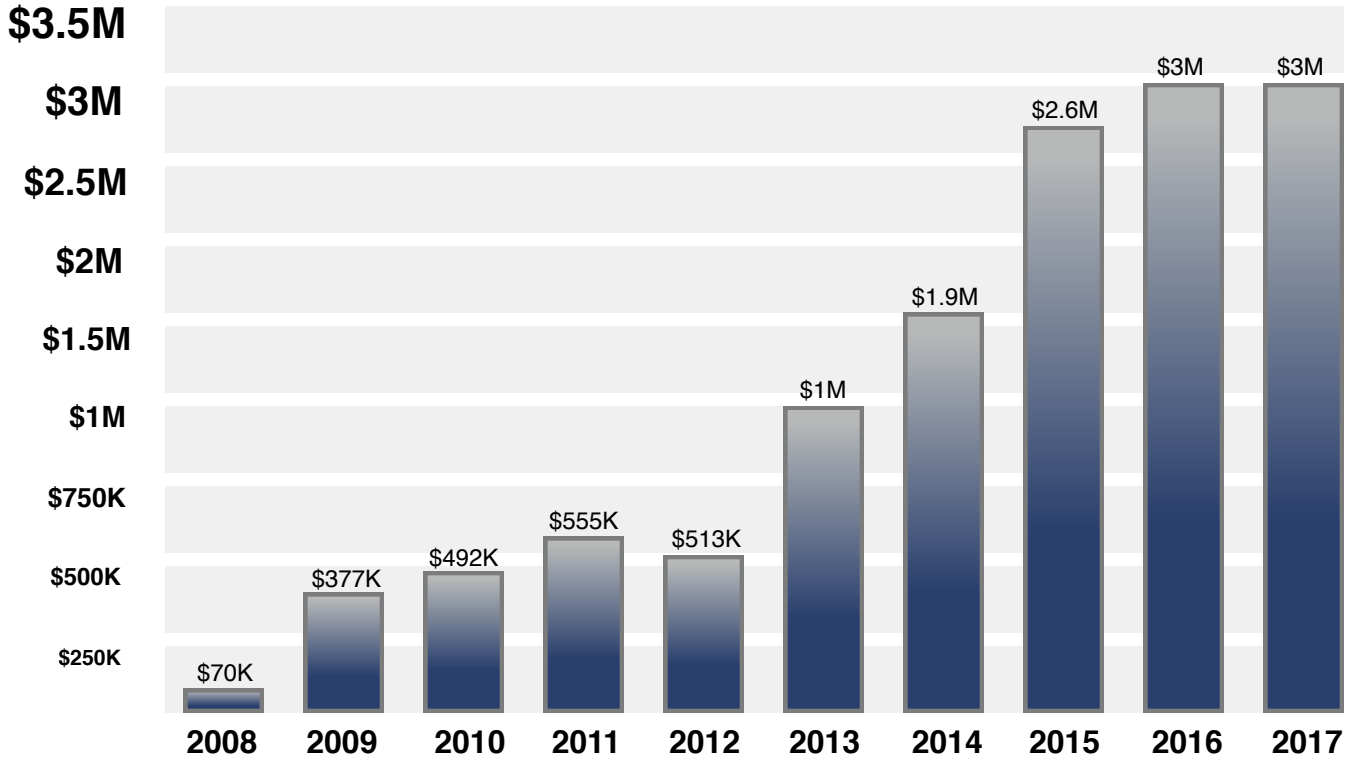
Inland Capital has conducted extensive research to demonstrate that our lending model is sustainable. There will continue to be a demand for private money/bridge lenders due to traditional lenders (banks and credit unions) typically not being willing to lend on distressed real estate. Traditional lenders lend on distressed real estate on rare occasions and they will primarily deal with high net worth customers. However, the market is strong with solid smaller real estate borrowers with extensive industry experience. Traditional lenders are also notorious for increasingly longer processing times, when many purchase transactions require quick response and funding time frames.

Inland Capital Originations	Units	$ Million
Loans Since Inception	1104	$139.5
Loans Repaid	988	$118.9
Active Loans	116	$20.6
Current REO	0	
Average Loan Duration	7 MO	
Average Loan Amount		$139,455
Average Loans Per Client	3	

*These numbers and figures are updated as of 6/30/2018

Gross Sales

Loan Service Income



Products and Services: Inland Capital currently offers short-term loans to clients for the purchase of "investment real estate", primarily lending in the Washington, Oregon, and Idaho markets. The loans usually have a maturity date of less than 12 months, carrying interest rates and origination fees above conventional financing norms. Inland Capital's weighted historical return is 17.7%. The return Inland Capital will be working toward is 15-16%.

Clients see Inland Capital as a resource that allows them to purchase properties that are typically not bank financeable; either because of the condition of the property, the expediency of the closing or some other extenuating circumstance.

The Fund: As of June 30, 2018, Inland Capital has raised over $11 million in private investments from family and friend relationships. We anticipate continued growth through these referrals and also additional investments from existing investors. The Fund serves as an alternative investment option and leverages its capital through a borrowing relationship with a community bank, which allows for the doubling of lending capacity. This model results in increased earning assets, revenue generation and net returns. The Fund seeks to maintain a Leverage Ratio of no more than 1:1 (Debt to Equity). As of June 30, 2018, the Fund's outstanding loan portfolio was over $20.5 million, resulting in a Leverage Ratio under the 1:1 benchmark.

Legal form of Ownership: Inland Capital is currently operating as a Limited Liability Company registered in the State of Washington. Inland Capital Fund is the owner of the loan portfolio assets. Inland Capital Fund will be managed by its only managing member, Inland Capital. Investors into The Fund will receive Preferred Economic Interest Units in The Fund entity. Investors will receive a 9%, 7.25% or 5.25% return (depending on investor liquidity preference) on their investment via interest payments. Investors will not share in net profits of The Fund nor have voting rights as to management of The Fund. Inland Capital is managed by its members and selected executive officers. After Preferred Investor payments, net profits generated from The Fund's operations will flow to the Managing Member.

Why Inland Capital Operates as a Private Fund: The Inland Capital team conducted extensive research and came to the consensus that creating a fund was mutually beneficial to both investors and Inland Capital. The primary benefit to Inland Capital is the exponential growth model that is not easily attained through traditional bank financing. The primary benefit to investors is an investment opportunity in the real estate industry that provides a generous return with minimal maintenance.

- Inland Capital operated as a private fund to provide regional investors with an alternative investment tool.
- Inland Capital prefers to pay a return to members of its community instead of financial institutions.
- Investors will be paid a high yield quarterly return for their investment in the fund and will avoid the time commitment that typically accompanies real estate investments.

Retirement Account and the Inland Capital Fund:

- Inland Capital is proud to be accepting and investing most retirement accounts from qualified investors.
- Please contact us so we can explain the simple and efficient process of transferring your retirement accounts.

Investment Options:

- Option 1: 36-month commitment for the 9% return option
- Option 2: 24-month commitment for the 7.25% return option
- Option 3: 12-month commitment for the 5.25% return option

Investor Terms Summary:

- The Fund raises capital through the issuance of preferred economic interest in a limited liability company. The Inland Capital Fund officially launched on July 1st 2017.
  - $250,000 minimum investment

    *Subject to management discretion

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INLAND CAPITAL FUND A OPTIONS

9% APY 3 Year Option

INLAND CAPITAL FUND A - 9% APY For 3 Years(Paid Quartlerly)

INVESTMENT AMOUNT	QUARTERLY INTEREST	YEARLY INTEREST	TOTAL INTEREST RECEIVED
$250,000	5,625	22,500	67,500
$500,000	11,250	45,000	135,000
$750,000	16,875	67,500	202,500
$1,000,000	22,500	90,000	270,000
$1,250,000	28,125	112,500	337,500
$1,500,000	33,750	135,000	405,000

INLAND CAPITAL FUND A - 7.25% APY For 2 Years (Paid Quarterly)

INVESTMENT AMOUNT	QUARTERLY INTEREST	YEARLY INTEREST	TOTAL INTEREST RECEIVED
$250,000	4,531.25	18,125	36,250
$500,000	9,062.50	36,250	72,500
$750,000	13,593.75	54,375	108,750
$1,000,000	18,125	72,500	145,000
$1,250,000	22,656.25	90,625	181,250
$1,500,000	27,187.50	108,750	217,500

7.25% APY 2 Year Option

5.25% APY 1 Year Option

INLAND CAPITAL FUND A - 5.25% APY For 1 Year (Paid Quarterly)

INVESTMENT AMOUNT	QUARTERLY INTEREST	YEARLY INTEREST	TOTAL INTEREST RECEIVED
$250,000	3,281.25	13,125	13,125
$500,000	9,062.50	26,250	26,250
$750,000	6,562.50	39,375	39,375
$1,000,000	13,125	52,500	52,500
$1,250,000	16,406.25	65,625	65,625
$1,500,000	19,687.50	78,750	78,750

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INLAND CAPITAL vs AMERICAN EXPRESS SAVINGS

3 Year Comparison

INVESTMENT AMOUNT	AmEx 2.1% APY	Inland Capital 9% APY
$250,000	15,750	67,500
$500,000	31,500	135,000
$750,000	47,250	202,500
$1,000,000	63,000	270,000
$1,250,000	78,750	337,500
$1,500,000	94,500	405,000

Inland Capital pays out quarterly

2 Year Comparison

INVESTMENT AMOUNT	AmEx 2.1% APY	Inland Capital 7.25% APY
$250,000	10,500	18,125
$500,000	21,000	36,250
$750,000	31,500	54,375
$1,000,000	42,000	72,500
$1,250,000	52,500	90,625
$1,500,000	63,000	108,750

1 Year Comparison

INVESTMENT AMOUNT	AmEx 2.1% APY	Inland Capital 7.25% APY
$250.000	5.250	13.125
$500.000	10.500	26.250
$750.000	15.750	39.375
$1.000.000	21.000	52.500
$1.250.000	26.250	65.625
$1.500.000	31.500	78.750

CAPITAL ONE CD RATES VS. INLAND CAPITAL 3 YEAR OPTION

INVESTMENT AMOUNT	1 YEAR 2.7 APY	3 YEAR 2.85% APY	Inland Capital 9% APY	5 YEAR 3.10% APY
$250,000	6,750	7,125	67,500	7,750
$500,000	13,500	14,250	135,000	15,500
$750,000	20,250	21,375	202,500	23,250
$1,000,000	27,000	28,500	270,000	31,000
$1,250,000	33,750	35,625	337,500	38,750
$1,500,000	40,500	42,750	405,000	46,500

*Inland Capital A Fund pays interest quarterly
*AMEX Savings Account 2.10% APY as of 12/28/2018
*Capital One Online CD Rates APY as of 12/28/2018

Inland Capital strives to be an advocate for our communities' investors and borrowers, caring about growing their money. For our borrowers, Inland Capital's desire is to see success on each project, which means our borrowers will continue to grow and thrive in their real estate ventures. Part of supporting borrowers is underwriting and analyzing each project for potential profitability, not just loan repayment.

Sample Loan

Loan No.: **XXXX-XXXXXX**

Property Address: **123 Main St. Portland, OR 97230**

Property Description: **2,488sf, 3bd, 2ba with garage**

Loan Status: **Paid Full**
Loan Amount: **$207,000.00**
Loan Origination Date: **8/1/2017**

Loan Payoff Date: **3/16/2018**
Loan Duration: **7.5 months**
Annualized Gross Return on Loan: **19.2%**

Purchase Price: **$230,000.00**
Est.After Repair Value: **$350,000.00**
Actual Sale Price: **$379,900.00**

- Inland Capital Fund Series A Preferred Interests will be offered until 6/30/2019.
- On that date, The Fund will no longer accept new and additional investments.
- This unique offering is exclusive to qualified investors.
- This Fund is designed for capital preservation and consistent quarterly income, with a conservative management approach.

For any further inquiries on the Inland Capital Fund A please contact:

Chris Vincent chris@inlandcap.com
Aaron Cunningham aaron@inlandcap.com

Inland Capital reserves the right to close the fund at any time due to oversubscription.