

Mid Atlantic Secured Income Fund

COLLATERALIZED NOTE OFFERING



AMENDED AND RESTATED CONFIDENTIAL PRIVATE OFFERING MEMORANDUM

APRIL 1, 2026

MINIMUM NOTE SIZE: \$10,000

MINIMUM INVESTMENT: \$50,000 (5 NOTES)

MIN OFFERING SIZE: \$500,000

MAX OFFERING SIZE: \$50,000,000

Mid Atlantic Senior Secured Income Fund, LLC (D/B/A Mid Atlantic Secured Income Fund) (the “Fund”), a Delaware limited liability company, is offering a maximum of \$50,000,000.00 in investment in notes secured by the assets of the Fund (the “Offering”). The Fund was formed to originate, fund, and service up to real estate-related loans, including short-term senior position mortgage loans, redevelopment loans, fix & flip loans, bridge loans, and other loans related to quality commercial real estate in the United States. The Fund began accepting subscriptions on January 1, 2021 pursuant to its Confidential Private Offering Memorandum (the “Original Offering”). The Manager has determined it is in the best interest of the Fund to amend and restate the Original Offering to increase the Maximum Offering Amount to \$50,000,000.00. This Amended and Restated Confidential Private Placement Memorandum dated as of April 1, 2026 (the “PPM”) is being provided to select qualified prospective Accredited Investors (the “Investor” or “Investors”).

The Fund may also acquire some equity participation in the underlying collateral of such loans for the development and redevelopment of the underlying collateral. The Fund may also invest in other alternative collateralized loans for a maximum of up to 25% of assets under management.

The Fund is managed by Credo Capital Management, LLC, a Georgia limited liability company, formed August 1, 2012, (the “Manager” or “Asset Manager”). The Manager and its executive team have a combined 40 years of experience originating and underwriting these types of loan portfolios. The offering is being issued under Regulation D 506(c) of the Securities Exchange Act of 1933.

An investment in the Fund involves a substantial degree of risk. See “Risk Factors” beginning on page 38. Neither the SEC nor any state securities commission has approved or disapproved these securities or passed upon the adequacy or accuracy of this memorandum. Any representation to the contrary is a criminal offense. These securities are subject to restrictions on transferability and resale and may not be transferred or resold except as permitted under the Securities Act and applicable state securities laws, pursuant to registration or exemption therefrom. Investors should be aware that they will be required to bear the financial risks of this investment until its maturity date unless investors choose to rollover their notes.

Min/Max Best Efforts Offering

	Price to Investors	Placement & other fees (1)	Net Proceeds (2)
Minimum Investment.....	\$ 50,000	\$ 1,500	\$ 48,500
Minimum Offering (3)....	\$ 500,000	\$ 15,000	\$ 485,000
Maximum Offering.....	\$ 50,000,000	\$ 1,500,000	\$ 48,500,000

- (1) We will pay a 2% placement/dealer manager fee to our managing broker dealer or unaffiliated Registered Investment Advisor (RIA). We will also pay 1.0% of the gross offering proceeds for marketing and/or organization and offering expenses. Discounts are available to certain purchasers. See “Plan of Distribution.”
- (2) The amounts shown are proceeds after deducting selling commissions, dealer manager fees and broker-dealer fees, but before deducting other expenses incurred in connection with our offering and organization, including legal, accounting, printing and other costs and expenses directly related to the offering. See “Estimated Use of Proceeds.”
- (3) Credo Capital Management, LLC, will offer the notes on a best-efforts basis. The Fund only began to sell notes once it received and accepted a minimum of \$500,000 in subscriptions.

IN MAKING AN INVESTMENT DECISION, YOU MUST RELY ON YOUR OWN EXAMINATION OF THE MID ATLANTIC SECURED INCOME FUND (THE “FUND”), AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THESE NOTES OR DETERMINED IF THIS CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM IS TRUTHFUL OR COMPLETE. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. THESE NOTES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM, AND THE FUND’S OPERATING AGREEMENT. YOU WILL BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT UNTIL ITS MATURITY DATE UNLESS THE INVESTOR CHOOSES TO ROLLOVER THEIR INVESTMENT. FOR STATE SPECIFIC DISCLOSURES, PLEASE REFER TO “STATE DISCLOSURE REQUIREMENTS BEGINNING ON PAGE 80.

Important Considerations

The Fund issued and began accepting subscriptions pursuant to its Confidential Private Placement Memorandum dated January 1, 2021 (the “Original Offering”). The Manager has determined it is in the best interest of the Fund to amend and restate the Original Offering to increase the Maximum Offering Amount to \$50,000,000.00. This Amended and Restated Confidential Private Placement Memorandum dated as of April 1, 2026 (the “PPM”) is being provided to select qualified prospective Investors (the “Investor” or “Investors”) on a confidential basis solely in connection with the consideration of the purchase of notes (the “Notes”) issued by, Mid Atlantic Secured Income Fund (the “Fund”, the “Company”, or “we”), which is managed by Credo Capital Management, LLC (the “Manager” or “CCM”) until the Fund is fully subscribed by reaching its Maximum Offering Amount. ***If you are not an “accredited investor” as defined by the Securities and Exchange Commission, please immediately return this PPM.***

In making an investment decision, prospective investors must rely on their own examination of the Notes and the terms of the Offering, including the merits and risks involved. The information contained in this PPM has been compiled from sources believed to be reliable by the management of the Fund.

The Notes offered hereby are speculative and involve certain risks. See “Risk Factors.” There is no public market for the Notes, nor will one develop following this Offering. The fact that the price of the Notes may fluctuate does not imply a public market of the Notes. The Notes are subject to transfer restrictions.

The information contained herein is deemed to be confidential by the Fund, has not been publicly released, and is disclosed for the sole purpose of evaluating the Notes offered to prospective Investors. No person has been authorized to give any information or to make any representations about the Fund that are not contained in this PPM. Any such information or representation that is so given or received must not be relied upon by

any Investor. The information contained in this PPM may not be provided to persons who are not directly concerned with an Investor's decision regarding the Notes. The Investor, by accepting delivery of this PPM, agrees to return it and all related documents to the Manager if the recipient does not subscribe for Notes. All of the information in this PPM is nonpublic, confidential, and proprietary in nature, and the disclosure of any information in this PPM could cause harm to the Manager, the Fund, and other parties.

The Notes are suitable only for sophisticated Investors for whom an investment in the Fund does not constitute a complete investment program and who fully understand, are willing to assume, and have the financial resources necessary to withstand the risks involved in the investment program in which the Fund will engage. Accordingly, distribution of this PPM, and offers and sales of securities referred to herein, are limited to persons who meet certain suitability requirements. Each Investor will be required to make certain representations to the Fund, including representations as to investment intent, degree of sophistication, having access to information concerning the Fund, and ability to bear the economic risk of the investment.

This PPM does not constitute an offer or a solicitation in any state or other jurisdictions in which, or to any person to whom, such an offer or solicitation would be unlawful or is not authorized. This PPM may be relied upon only by the original person to whom it is delivered, and no other use or distribution of this PPM or the information contained herein is authorized. This PPM may not be copied and must be returned to the Fund if the Investor does not subscribe for any Notes or if his, her, or its subscription offer is rejected by the Fund.

The contents hereof are not to be construed as tax, legal, or investment advice. Each prospective Investor should consult his, her, or its own counsel, accountant, business, or other advisors as to the tax, legal, economic, and other consequences of the purchase of the Notes offered hereby. This PPM may contain projections which are predictions of future events that may or may not occur. Although all such projections, if any, are based on assumptions that the Fund believes are reasonable there can be no assurance that they will in fact prove to be correct. Consequently, they must not be relied upon to indicate, or guarantee, any actual results that may be realized.

No person is authorized by the Fund to give any information or make any representation other than those contained in this PPM in connection with the Offering made hereby, and if given or made, such other information or representations must not be relied upon as having been authorized by the Fund. Neither delivery of this PPM nor any sale made hereunder, under any circumstances, creates any implication that the information contained herein is correct as of any time after the date hereof.

The Fund has agreed to make available to each prospective Investor and to his, her, or its representative(s), or both, the opportunity, prior to the consummation of a sale of Notes to such prospective Investor, to ask questions of and receive answers from the principals of the Manager concerning the terms and conditions of this Offering and to obtain any additional information, to the extent they possess such information or can acquire it without unreasonable effort or expense, necessary to verify the accuracy and completeness of the information set forth herein.

Inquiries should be directed to Nathan Larsen:

Nathan Larsen: E-mail at nathan@themidatlanticfund.com

The obligations of the Manager and the Note Holders of the Fund are set forth in and will be governed by a subscription agreement ("Note Subscription Agreement") relating to the Notes and Note Certificate (the Note Subscription Agreement is referred to herein as the "Note Holder Subscription Booklet"). The Note Holder Subscription Booklet may be referred to herein individually as a "Subscription Booklet" and collectively as the "Subscription Booklets." The Note Subscription Agreement may also be referred to herein individually as a "Subscription Agreement" and collectively as the "Subscription Agreements." All the statements and information contained herein are qualified in their entirety by reference to these agreements.

This PPM may summarize some of the terms of the Subscription Booklets and other documents referred to herein and therein. However, the discussions set forth in this PPM do not purport to be complete. Copies of the Subscription Booklets have been and will be provided to prospective Investors and each prospective Investor and its advisors should read these materials, including all revisions thereto, prior to making a decision to invest in the notes issues by the Fund.

The Fund will not be registered as an investment company under the U.S. Investment Company Act of 1940, as amended (the “Investment Company Act”), and the Manager does not anticipate registering as an investment adviser under the U.S. Investment Advisers Act of 1940, as amended (the “Investment Advisers Act”).

The delivery of this PPM does not imply that the information contained herein is correct as of any time subsequent to the date of its issue. Unless specified otherwise, all statements made herein were made as of April 1, 2026.

Certain statements contained in this PPM, including, without limitation, statements containing the words “believes,” “anticipates,” “plans,” “intends,” “expects,” and words of similar import constitute “forward-looking statements.” Forward-looking statements include those related to investment returns, investment parameters and objectives, and spreading risk on investments. Forward-looking statements involve known and unknown risks, uncertainties, and other factors that may cause the actual results, performance, or achievements of the Fund to be materially different from any future results, performance, or achievements expressed or implied by such forward-looking statements. Given such uncertainties, you are cautioned not to place undue reliance on such forward-looking statements. The Fund and the Manager disclaim any obligation to update such factors or to announce any revisions to any of the forward-looking statements contained herein to reflect future events or developments.

In considering the performance information contained herein, prospective Investors should bear in mind that there can be no assurance that the Fund will achieve the projected results. Actual future conditions may require actions that differ from those contemplated at this time and prospective Investors are cautioned not to place undue reliance on any projections contained in this PPM.

OFFERS ARE ONLY BEING MADE PURSUANT TO THIS PPM AND THE RELATED SUBSCRIPTION BOOKLETS. NEITHER THE SECURITIES AND EXCHANGE COMMISSION, NOR ANY OTHER FEDERAL OR STATE AUTHORITY HAS EXAMINED OR ENDORSED THE MERITS OF THE OFFERING OR THE ADEQUACY OF THIS PPM. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THE NOTES OFFERED HEREBY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”), OR ANY STATE SECURITIES LAW, AND MAY NOT BE SOLD, TRANSFERRED, OR OTHERWISE DISPOSED OF BY AN INVESTOR WITHOUT THE PRIOR WRITTEN CONSENT OF THE MANAGER AND COMPLIANCE WITH FEDERAL AND STATE SECURITIES LAWS AND THE OPERATING AGREEMENT.

All capitalized terms not otherwise defined will have the meaning set forth in the “Definition of Terms” section.

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EXHIBIT A - SUBSCRIPTION AGREEMENT AND INVESTOR
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DEFINITION OF TERMS

The following terms have the meanings ascribed to them below when used elsewhere in this PPM with the initial letter capitalized. Other capitalized terms found throughout this PPM and not defined below or in the body of the PPM have the meaning as ascribed to them in the applicable Subscription Booklet:

“Affiliates” means, with respect to any Person, any other Person directly or indirectly controlling, controlled by, or under common control with such Person; provided that the “Affiliates” of the Manager exclude the Company and any Person owned or controlled by the Company. “Control” for purposes of this definition means the power, directly or indirectly, to direct or cause the direction of the management and policies of such Person, through voting securities, contract rights, or otherwise.

“Borrowers” mean the Persons that are the recipients and payers of the Mortgage Loans.

“Broker/Dealer” means a licensed broker/dealer employed by the Manager for the purpose of locating Investors for this Offering.

“Cash-Out Election” means an election by a Note Holder, delivered as part of a Maturity Election Notice, to cash out and receive payment of all outstanding principal and accrued interest upon the Maturity Date.

“Code” means the Internal Revenue Code of 1986, as amended.

“Collateral” means the property and interests securing a Mortgage Loan, including but not limited to real property and other real estate related assets.

“Credit Facility” or “Facility” means any loan or line of credit to the Fund, other than the Notes, including, but not limited to, warehouse lines, collateral pledge lines, or other short term cash management lines, individual loans, or lines of credit from any lender, institutional or private, or any other borrowing by the Fund, any of which may be secured in first position by one or more of the Fund Assets, including all of the Fund Assets.

“Early Repayment Fee” means 3% annually or 25 basis points per month of the outstanding principal prior to maturity date whichever is greater or other figure as determined by the Manager, of the original Note principal as determined by the Manager upon its acceptance of the Note Holder’s repayment request.

“Fund Assets” or “Assets” means any and all assets of the Fund including Mortgage Loans, real property, contracts or notes receivable, cash, or any other asset or receivable of the Fund.

“Fund Expenses” means fund organizational costs, costs to acquire or dispose of Fund Assets, accounting and related costs for tax return preparation, financial statement preparation, or audits, legal fees and costs, filing, licensing, or other governmental fees, other third-party audits, the Management Fee payable to the Manager, the Loan Servicing Fee payable to the Manager, any guarantee fees payable to the Manager, the other fees and amounts payable to the Manager or Affiliates as further described in this PPM, fund administration costs, capital acquisition fees and costs (including payment to duly licensed third parties who are contracted by the Manager to raise capital for the Fund), loan origination fees or other fees or costs associated with any Credit Facilities, costs associated with ownership of real property (e.g., property improvement and rehabilitation costs not otherwise capitalized, sales commissions, property taxes, property management, hazard insurance, and utilities), and any other expenses associated with operation of the Fund or management of its Assets.

“Intercreditor Agreement” means the Intercreditor Security Agreement that may be in place as rules of governance between to institutional creditors to the fund.

“Investor” means either, or both, a prospective or actual purchaser of Notes pursuant to this Offering.

“Investor Capital” or “Investment Capital” means the combined capital provided by Note Holders from the Offering.

“Investor Suitability Statement” or “Suitability Statement” means the suitability statements made by an Investor in the Investor’s Subscription Agreement.

“IRS” means the United States Internal Revenue Service.

“Loan Servicing Fee” means a monthly fee, paid to the Manager, not to exceed 2% (annualized) of the unpaid principal balance of any loan obligations being serviced by the Fund or by a third party on the Fund’s behalf, as calculated on the last day of each month by the Manager in its sole discretion.

“Management Fee” means a monthly fee, paid to the Manager, equal to 2.50% (annualized) of the total collective Stated Value of the Fund’s investments in Fund Assets, as calculated on the last day of each month by the Manager in its sole discretion, and payable on the last business day of each calendar month (payable as 0.208% monthly).

“Manager” initially means Credo Capital Management LLC, a Georgia limited liability company, and thereafter, any other Person elected to serve as the Manager of the Fund pursuant to the terms of the Operating Agreement.

“Maturity Election Notice” means written notice delivered by a Note Holder to the Manager no later than ninety (90) days prior to the Maturity Date of a Note, electing either (a) a Cash-Out Election or (b) a Rollover Election.

“Money Market Account” means one or more accounts in which the Fund’s available cash will be placed. Each Money Market Account will consist of investments that are liquid, and that, in the Manager’s judgment, are sufficiently safe while producing a yield, if any, on the Fund’s cash.

“Mortgage Loans” means the loans originated or acquired by the Fund (either in whole or in Participation Interests) and which are secured by real estate.

“Note” or “Notes” mean a Promissory Note or Notes issued from the Fund to a Note Holder, as executed by the Manager.

“Note Holder” means any purchaser of Note(s) pursuant to this Offering.

“Note Holder Subscription Documents” means the Note Holder Subscription Agreement, a signature page to the Intercreditor Agreement, an Investor Suitability Statement, a Note Schedule, and such other documentation as is deemed appropriate by the Manager to complete the purchase of a Note-by-Note Holder.

“Note Rate” means the total interest rate payable under a Note.

“Note Schedule” means the matrix summary of Note rates and terms offered to Investors as modified periodically by the Manager.

“Offering” means the offering to Investors of Notes pursuant to the terms of this PPM, the Operating Agreement, the Intercreditor Agreement, the Subscription Booklets, and the other related documents.

“Operating Agreement” means the Operating Agreement of the Fund.

“Originator” means the Person that is engaged by the Fund to originate Mortgage Loans for and on behalf of the Fund. The Originator shall primarily be Credo Capital Management, LLC, a Georgia limited liability company. Although the Manager reserves the right in its sole discretion from time to time to engage any other Person to act as the Originator or to itself originate Mortgage Loans on behalf of the Fund.

“Pari Passu” means proportionally, at an equal pace with, and without preference over other Note Holders, as applicable.

“Participation Interest” means an investment by the Fund in which it owns some undivided percentage interest in a Fund Asset.

“Person” means an individual, a partnership (general, limited, or limited liability), a corporation, a limited

liability company, an association, a joint stock company, a trust, a joint venture, an unincorporated organization, or a governmental, quasi-governmental, judicial, or regulatory entity, or any department, agency, or political subdivision thereof.

"Rollover Election" means an election by a Note Holder, delivered as part of a Maturity Election Notice, to roll over the outstanding principal balance of the terms set forth in the then-current Note into a new Note at the interest rate and on the Note Schedule, subject to the Manager's approval in its sole discretion.

"SEC" means the United States Securities and Exchange Commission.

"Security" means the collateral securing the Notes.

"SPV" or "Special Purpose Vehicle" means a subsidiary company specifically created for a single purpose that benefits the Fund, such as owning a specific Fund Asset. The use of SPVs provides an asset/liability structure and legal status that makes the SPV's obligations secure and is intended to insulate those obligations from the rest of the Fund.

"Stated Value" means the figure used by the Fund as the value of the Fund's investment in each Asset it owns to assist in determining the Management Fee. The Stated Value of each individual Fund Asset will be determined on the last day of each calendar quarter (or more frequently, as applicable) by the Manager in its sole discretion. The Manager, however, will establish and follow a methodology for determining the Stated Value and may modify, alter, or improve the methodology from time to time in its sole discretion.

"Subscription Booklets" or "Note Holder Subscription Booklet" means the package of documents provided to Investors for the purposes of evaluating the Offering and purchasing Notes in the Fund. The Note Holder Subscription Booklet will include this PPM, the Intercreditor Agreement, a sample Note, the Note Subscription Agreement, and the Investor Suitability Statement.

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STRUCTURE OF FUND

The Manager has used its best efforts to structure a fund that balances the Investor's natural desire for safety, oversight, and transparency with the Manager's need for flexibility, investment control and decision making with respect to Fund policies and investment decisions. The Manager has given extensive consideration to the Fund's fee structure, administrative procedures, and third-party service providers, including accounting and auditing services.

The Fund is organized as a Delaware limited liability company. Investors may participate in the Offering by purchasing Notes.

Investor Suitability Standards

The Offering is being conducted pursuant to an exemption from registration under Regulation D of the Securities Act of 1933 (the "Act" or "Securities Act"). The Fund is open only to domestic investors in the United States and five territories of the United States that include American Samoa, Guam, the Northern Mariana Islands, Puerto Rico, and the U.S. Virgin Islands.

This is a private Offering which is being made only by delivery of a copy of this PPM and the attached Subscription Booklets. Each Investor in the Fund must be an "accredited investor" as such term is defined in Regulation D promulgated by the SEC under the Act. In addition, each Investor will be required to represent and warrant to the Fund and Manager that it meets the "accredited investor" and other requirements as detailed in the Subscription Booklets. Each Investor must also be able to verify its status as an accredited investor in accordance with SEC guidelines to the Manager's satisfaction.

Some of the ways Investors can currently qualify as an "accredited investor" are:

Financial Criteria:

- For natural person Investors, having a net worth of at least \$1,000,000, excluding the positive value of a primary residence; or
- For natural person Investors, having an adjusted gross income of at least \$200,000 for the last 2 years (or \$300,000 with a spouse) and reasonably expecting to attain those amounts this year.

Professional Criteria:

- Investment professionals in good standing holding the general securities representative license (Series 7), the investment adviser representative license (Series 65), or the private securities offering representative license (Series 82);
- Directors, executive officers or general partners (GP) of the company selling the securities (or of a GP of that company);
- Any "family client" of a "family office" that qualifies as an accredited investor; or
- For investments in a private fund "knowledgeable employees" of the fund.

Entity Criteria:

- For certain entity Investors, having assets of at least \$5,000,000 or
- For entity Investors, having all of the owners of the entity otherwise be "accredited investors."

Furthermore, the Offering and sales of the Notes offered hereby will be made only to individuals or entities that meet or exceed certain additional suitability standards which have been adopted by the Fund for the purpose of determining who will be permitted to purchase Notes. Subscriptions from suitable perspective Investors will be accepted or rejected by the Fund at the sole discretion of the Manager after receipt of all subscription documents properly completed and executed. The Manager reserves the right to reject any subscription for any reason in its sole discretion. If an Investor's subscription for Notes is accepted by the Manager, the Investor will become a Note Holder without any further action by any person. If the Manager rejects the subscription of any Investor, the Investor's completed Subscription Booklet and subscription funds will be returned promptly to the Investor.

Investment Options

Investors have the option of investing in notes secured by the assets of the fund. The Notes will be offered with 24 months, 36 months, 48 months maturity timeframes. The annual interest rates shown below are indicative of an average range of returns offered for any given maturity term. The Manager reserves the right to offer alternative interest rate terms, in its sole discretion, at any given time until an investment equal to the Maximum Offering Amount has been subscribed.

Maturity Term*	Annual Interest Rate	Distributions**	Investment Range
2 Years	8.25%	Monthly	\$100,000 - 1mm
3 Years	9.00%	Monthly	\$50,000 - 5mm
4 Years	9.75%	Monthly	\$100,000 - 8mm
2 Years	8.50%	Semi-Annual	\$200,000 - 1mm
3 Years	9.50%	Semi-Annual	\$100,000 - 5mm
4 Years	10.00%	Semi-Annual	\$500,000 - 8mm
Short Term Quarterly Liquidity Option***			
90 Days	7.50%	Monthly	\$100,000 - 500k
This rate schedule will remain in force until otherwise replaced by a new disclosed rate sheet			
*Single investments w/ monthly distributions under \$250,000 receive a rate reduction of .25%. **Single investments w/ monthly distributions on 3 & 4 year terms of \$1 million or more receive an additional .25% in rate. ***Rate is locked during full term of investment. If renewed, rates will be subject to change according to the current rate sheet. ****Semi-annual distributions will be issued in January and July of each year. *****Quarterly Liquidity Option investments may be liquidated without penalty on the 1st business day of each calendar quarter with 60 days written notice. Rate is fixed while this rate schedule is in force.			

Investing in Mid Atlantic Secured Income Notes may be considered speculative and subject to a high degree of risk, including the risk of losing the entire investment.

An Investor that purchases a Note will be lending money to the Fund and will become a Note Holder. See the FAQ section as well as the remainder of the PPM for more details on the investment options and the differences between them. By executing a Subscription Agreement, an Investor unconditionally and irrevocably agrees to purchase Notes as applicable in the amounts shown thereon and makes a commitment to contribute capital (as debt in the Fund) in accordance with the terms set forth in the applicable Subscription Agreement, and in the Intercreditor Agreement.

The Fund seeks to raise up to \$50,000,000.00 in Investor Capital (Note Holder capital) over the lifetime of the Fund, which amount may be increased in the sole discretion of the Manager. The Manager may or may not raise the full amount during the lifetime of the Fund. The minimum investment is \$50,000.00 per Investor, which amount may be adjusted in the sole discretion of the Manager.

Estimated Use of Proceeds

The following table sets forth information about how we intend to use the proceeds raised in this offering, assuming that the Fund sells the minimum of \$500,000.00 in total notes and the maximum of \$50,000,000.00 in notes, respectively. Many of the figures set forth below represent our manager's best estimates since they cannot be precisely calculated at this time. This table does not give effect to any special sales, which could reduce the selling commissions. Furthermore this table represents internal cost allocations for offering expenses, these expenses are NOT deducted from the selected interest rate in the investment options listed on page 8.

	<u>Minimum</u>		<u>Maximum</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
Gross offering proceeds	\$500,000	100.0%	\$50,000,000	100.0%
Offering expenses:				
Placement fee/Dealer manager fees	\$10,000	2.0%	\$1,000,000	2.0%
(1)				
Organization and offering expenses (2)	\$5,000	1.0%	\$500,000	1.0%
Amount estimated to be invested(3)	\$ 485,000	97.0%	\$48,500,000	97.0%

- (1) We will pay the placement/dealer manager fee to our dealer manager or unaffiliated RIA equal to 2.0% of the gross offering proceeds for marketing and/or due diligence costs, all of which will be reallocated to participating broker-dealers.
- (2) Organization and offering expenses include legal, accounting, transfer agent and registrar, printing, and miscellaneous expenses incurred in connection with the organization and formation of our company and this offering. We will reimburse our manager for organizational and offering expenses in the amount of 1.0% of the gross offering proceeds. In the event that such expenses are less than 1.0% of the offering amount, our manager will nonetheless receive the 1.0% reimbursement payment and will retain any remaining amount as an additional fee for services rendered in connection with the offering. If such expenses exceed 1.0% of the offering amount, our manager will pay any such excess.
- (3) The amount estimated to be invested includes closing costs and other miscellaneous expenses related to the origination of real estate-related investments.

INVESTMENT OBJECTIVES AND OVERVIEW OF FUND STRATEGY

Primary Investment Objectives

The Fund's objectives are to deploy the proceeds of this Offering in qualified Fund Assets (Described below) that will be intended to:

- Provide the Note Holders with annualized returns that will vary from time to time, depending on investment size and duration of Note maturity (see the current Note Schedule);
- Provide the Note Holder with a collateralize senior secured lien position for the underlying real estate assets.
- Provide the Note Holder with opportunities to invest longer terms: 24-48 months.

No assurance can be given that any of these objectives will be attained or that an Investor's Investment Capital will not decrease. Predictions of annualized returns is highly speculative.

Strategy to Achieve Fund Investment Objectives

The strategy of the Fund will be to create a portfolio of short-term senior secured real estate-based loans

that are lent to well established real estate developers, fix-and flip contractors (“Loans” or “Fund Assets”) to the real estate industry to potentially achieve higher returns than 10-year treasury rates or other fixed income products. The notes are not FDIC insured, not bank guaranteed, and may have substantial risks (See risk factors, pg. The Fund may also invest in debt collateralized by receivables or contingency fees and other collateralized alternative assets at a discount to par for up to 25% of the fund’s assets under management.

The Fund will try to mitigate risk in a myriad of ways; geographically (although the Fund will primarily focus on Fund Assets located in the Mid-Atlantic and Southeast Region), by asset type, by property type, by Borrower, by duration of debt term, by exit strategy of each asset, and by investment type and size.

The Fund will be composed of the following investment elements:

- Short-term debt financing of commercial loans issued to, builders, developers, and real estate investors.
- Investments into equity positions with outside builders, developers, or investors.
- Direct acquisition of real estate transactions.
- Debt collateralized by business receivables or contingency fees
- Other collateralized alternative assets.
- Collateralized factoring of receivables and inventory for commercial entities.
- Acquisition of existing assets in the above asset classes

The Fund will provide financing. This will include but is not limited to, consumers, builders, developers, attorneys, small business receivables (factoring) and investors for various real properties. This will include, but is not limited to construction, non-owner-occupied residential rehab, bridge, lot, commercial construction, and horizontal lot development financing (collectively the “Mortgage Loans”). The Fund may also acquire performing and nonperforming Mortgage Loans secured in first lien position by real estate.

Equity/Debt Financed Acquisition of Fund Assets

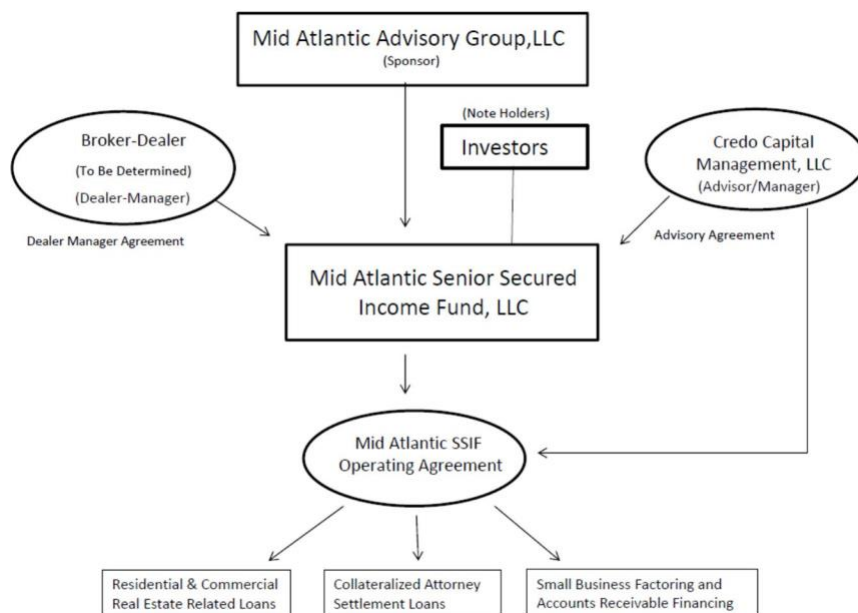
Additionally, the Fund will consider providing equity to real estate developers for the acquisition, rehabilitation, or construction of single family residential and multifamily properties. Each Asset will be purchased via a Special Purpose Vehicle (or “SPV”) on terms determined in the Manager’s sole discretion. The Manager anticipates that the acquisition of each Asset will be financed with a mixture of approximately 70% debt and 30% equity. The Fund will make an equity investment in each SPV and the Manager or a designated Affiliate will act as the general partner or manager of the SPV. The Manager will determine the amount and relative size of the Fund’s investment in each SPV in its sole discretion based on a variety of factors.

The Manager will determine the structure of each SPV, which it expects to structure in most cases as limited liability companies (“LLCs”) with multiple classes of membership interests. The Fund and third party SPV investors typically would own non-voting investment units. Generally, the Manager intends to seek a meaningful amount of investment from Investors located in or near the geographic market in which the Asset purchased by that SPV is located.

The Manager or a designated Affiliate will seek to have exclusive control and voting rights with respect to the SPV. The Manager will seek to have each SPV pay a portion of the Fund Expenses attributable to the SPV, including, without limitation, accounting costs, which will generally be a pro rata amount based on the amount the Fund invested in the SPV relative to the other SPV investments and anticipated capital contributions for future investments. Although the Management Fee will be charged by the Manager at the Fund level, the Manager will not charge each SPV any additional asset management fee.

Lastly, the Fund may also occasionally acquire single family residential and multifamily lots directly itself for development. The Fund may develop, fix, and flip, rehab, or hold these assets in the sole discretion of the Manager.

BUSINESS STRUCTURE



MANAGEMENT

The Manager of the Fund will be Credo Capital Management, LLC a Georgia limited liability company (the “Manager” or “CCM”). CCM will also represent the Note Holders as the Note Holder Representative.

Mid Atlantic Advisory Group, LLC

The Fund Sponsor is a Delaware Limited Liability company whose principal operations is located in the Atlanta Metropolitan area, in the city of Smyrna, Ga. It began operations in January 2021 to sponsor and provide oversight to the Mid Atlantic Secured Income Fund as well as other debt and equity funds. The Sponsor may offer other funds in the future in other related areas of the real estate industry and other alternative asset classes.

Credo Capital Management LLC

The advisor of the fund was formed in 2012 to originate, source and lend short-term capital and bridge financing to regional real estate developers and contractors that were not being serviced by traditional commercial banks. The principal of the advisor is Nathan Larsen who will oversee the day-to-day operations of the fund management of Mid Atlantic Secured Income Fund and will provide similar services for the sponsor with respect to operational aspects of the Fund.

**Nathan J. Larsen – Founder of Credo Capital Management, LLC and
Chief Investment Officer of Mid Atlantic Senior Secured Income Fund, LLC**

Nathan J. Larsen serves as the Portfolio Manager for the Fund and Managing Director of Credo Capital Management LLC (the Fund Manager). Mr. Larsen has 20 years' experience in the full life cycle management of debt portfolios in various asset classes (including: commercial/non-owner occupied residential real estate, automotive, specialty finance, consumer finance, inventory & receivable factoring, and small business working capital in the legal and healthcare industries) with an aggregate value of over \$500 million under management. For the past 7 years Mr. Larsen, has been a Special Advisor to PE firms in the legal and healthcare finance space. However, the majority of Mr. Larsen's career has been with Wells Fargo Bank Corp and Nicholas Financial Inc. where he led the full cycle process of growing AUM including underwriting, acquiring, servicing, auditing, and divestiture of debt portfolios. Throughout the past 9 years, Mr. Larsen has spent time growing Credo Capital Management into a respected asset manager with an exemplary track record of 250+ major debt transactions. Mr. Larsen holds a B.S. in both Finance and Economics from Miami University.

Originator

The Manager intends to engage Athlon Capital, LLC, a Georgia limited liability company to function as the Co-originator and originate Mortgage Loans for and on behalf of the Fund. The Manager may also, from time to time in the sole discretion of the Manager, engage another third party to function as the Originator or originate Mortgage Loans itself. As further described in this PPM, the Originator will be entitled to collect up to one third of the loan origination fees paid to The Fund by borrowers. Originator may charge other fees for its services directly to the borrower as long as such fees are considered reasonable and customary. In the event the Manager originates Mortgage Loans itself, the Fund may pay the Manager a commercially reasonable loan origination fee for such loan origination services, as determined by the Manager in its sole discretion.

Third Party Fund Administration

The Manager may engage a fund administrator that is experienced as well as fund advisory, consulting, administration, and servicing firm, to provide the Fund with professional administration in the areas of financial statement preparation, investor subscriptions and redemptions, and other back-office administration functions. The Fund Administrator will have the relevant infrastructure, resources, and experience that are expected to significantly assist the Fund and Manager in the professional administration of the Fund. The cost of these services will be a Fund Expense.

SUMMARY OF THE OFFERING

The following summary is qualified, in its entirety, by information appearing elsewhere in this PPM, the Operating Agreement, the Subscription Agreement, the Notes and the Intercreditor Agreement (collectively, the “Documents”). You should read the Documents in their entirety and, in particular, focus on the risks described in the section of this PPM titled “Risk Factors.” In the event of a conflict between this summary and any of the Documents, the provisions of the Documents will control.

Company:

Mid Atlantic Senior Secured Income Fund, LLC, (D/B/A Mid Atlantic Secured Income Fund) a Delaware limited liability company (the “Fund” or the “Company”).

Manager:

Credo Capital Management, LLC a Georgia limited liability company, is the Manager of the Fund (the “Manager” or “CCM”). The principal of the Manager is Nathan Larsen. The Manager has a history of relevant industry experience and a long-standing history with the Fund. The Manager shall have the authority, pursuant to the Fund’s operating agreement, to manage the Fund. Note Holders shall not have any right to participate in the management of the Fund.

Investor Offerings

Investors will have the option to invest in the fund as a Note Holder. The Note Holders will have the option to invest in notes different maturity dates. The notes will be issued in 24, 36, and 48 month terms. The notes will be secured by the underlying real estate. The fund may invest up to 25% of assets under management in other alternative assets as outlined in the fund investment strategy.

Minimum Investment:

The minimum investment accepted by an investor is \$50,000, which amount may be adjusted or waived in the sole discretion of the Manager. There is no set ceiling on the amount of investment from each Investor and will be at the discretion of the Manager.

Financial Statements and CPA Review:

The Fund shall prepare its financial statements in accordance with Generally Accepted Accounting Principles (“GAAP”) or such other methodology as determined to be appropriate for the Fund by the Manager in consultation with the Fund’s CPA. The Manager shall also cause the Fund to have its financial statements reviewed on an annual basis by a qualified CPA once the Fund has reached \$20,000,000 in funds raised specifically through this Private Placement Offering, or as required by any particular federal or state regulations.

Management Fee:

The Manager will charge the Fund an annualized Management Fee of 2.5% of the total Stated Value of the Fund’s investments in Fund Assets. The Management Fee will be calculated, prorated, and paid by the Fund at the end of each calendar year, regardless of the Fund’s performance.

Loan Servicing Fee:

The Manager will charge the Fund an annualized Loan Servicing Fee of up to 2.0% of the total unpaid principal balance of any loan obligations being serviced by the Fund or on behalf of the Fund. The Loan Servicing Fee will be calculated, prorated, and paid by the Fund at the end of each calendar month, regardless of the Fund’s performance.

The Originator may collect up to one third of any Loan Origination Fees paid by Borrowers to the Fund with respect to Mortgage Loans.

**Fees Payable to the Manager
or
Affiliates:**

The Fund may incur other costs, set-asides, or provision requirements by its institutional partners or as required by any particular federal or state regulations associated with the origination of the Loans and these costs passed along to the borrow may not be considered in the one third collection by the Originator. In the event the Manager originates Mortgage Loans itself, The Fund may pay the Manager a commercially reasonable fee.

In cases where The Fund is acquiring, rather than originating, an asset the Manager or an Affiliate may, in the Manager's sole discretion, also charge the fund an acquisition fee in the amount 1% - 3% of the Stated Value of the Asset acquired by the Fund, which acquisition fee shall at all times be commercially reasonable and never exceed 3% of the Stated Value of the Fund Asset.

Activities of Fund:

The Manager or an Affiliate may, in the Manager's sole discretion also charge the Fund a construction fee with respect any Fund Assets under construction.

All identification of property, due diligence, and underwriting of Assets for the Fund or any Special Purpose Vehicles (or "SPVs") owned by the Fund will be done by the Manager for the benefit of the Fund or SPVs. The Manager may subcontract due diligence functions to third parties (e.g. appraisers, inspectors, subcontractors, real estate brokers, etc.) for the benefit of the Fund, the costs of which will be considered Fund Expenses. The Manager, Nathan Larsen, and/or a qualified Affiliate may, in the Manager's sole discretion, also charge the Fund a guarantee fee in the amount of up to 2% of a Credit Facility guaranteed by the Manager or such Persons.

Fund Expenses:

Fund Expenses (including SPV expenses) shall include, but not necessarily be limited to the following: fund organizational costs, costs to acquire or dispose of Fund Assets, accounting and related costs for tax return preparation, financial statement preparation, or audits, legal fees and costs, filing, licensing, or other governmental fees, other third-party audits, the Management Fee payable to the Manager, the Loan Servicing Fee payable to the Manager, any guarantee fees payable to the Manager or Nathan Larsen, the other fees and amounts payable to the Manager or Affiliates as further described in this PPM, fund administration costs, capital acquisition fees and costs, loan origination fees or other fees or costs associated with any Credit Facilities, costs associated with ownership of real property (e.g., property improvement and rehabilitation costs not otherwise capitalized, sales commissions, property taxes, property management, hazard insurance, and utilities), and any other expenses associated with operation of the Fund or management of its Assets.

The Fund may incur fees to eligible third parties for raising capital on its behalf in the discretion of the Manager. Any such fees shall be borne by the Fund as part of the Fund Expenses.

The Manager shall be reimbursed for all reasonable out of pocket expenses incurred on behalf of the Fund which shall be considered Fund Expenses.

Minimum Offering:

The Fund began making its investments as summarized herein immediately upon receipt of Investment Capital. The Fund expects to raise capital on an ongoing basis and thus shall begin making investments immediately and may do so at any time during the life of the Fund so long as the total net Investment Capital of the Fund does not exceed the Maximum Offering Amount, subject to the Manager's sole discretion to increase the Maximum Offering Amount.

Maximum Offering:

The Fund seeks up to \$50,000,000 in contributed Investment Capital from Note Holders combined (the "Maximum Offering Amount") over the lifetime of the Fund, which amount may be increased in the sole discretion of the Manager. The Manager may or may not raise the full amount during the lifetime of the Fund. The Manager will be entitled to sell additional Notes at any time and on an ongoing basis so long as the Fund's Investment Capital does not exceed the Maximum Offering Amount, which may be increased as described above. Upon reaching the Maximum Offering Amount, if there are Note Repayments that bring the Fund's total net Investment Capital raised below the Maximum Offering Amount, the Manager may issue additional Notes up to the Maximum Offering Amount.

Eligible Investors:

The Offering will be offered solely to "accredited investors," as that term is defined by Rule 501 of the Securities Act of 1933, and who satisfy eligibility requirements set from time to time by the Fund and its Manager. In the sole discretion of the Manager, the Fund may establish a structure to secure investments in the fund from foreign Investors.

The Fund is an open-ended, "evergreen" fund with no set end date. The Manager expects to originate and acquire Fund Assets on a frequent and ongoing basis and will continue to do so indefinitely or until the Manager believes market conditions do not justify doing so. The Manager intends to utilize the return of capital from the disposition of Fund Assets to originate and acquire new Fund Assets; however, each not holder has the option receive their original principal upon maturity date of their note.

**Use of Leverage/
Credit Facilities:**

The Fund or any SPV(s) of the Fund may choose to borrow money from time to time from one or more senior lenders and may pledge one or more Fund Assets as collateral for any such borrowing. The Operating Agreement grants the Manager significant latitude and discretion in its ability to use Credit Facilities in the operation of the Fund.

The Manager (or its principals) and the Fund may agree to provide its guarantee for a given Facility but are not required to do so. If the Manager or its principals agree, in their sole discretion, to approve the Fund's guarantee to any Credit Facility, the Manager or its Affiliates may also receive a fee.

If the Manager or its principals agree, in their sole discretion, to provide its or their guarantee to any Credit Facility, the Manager (or its principals) may also receive a fee not to exceed 2% of the amount guaranteed. Any Facility will likely have covenants that affect the Company, any SPVs, and the Manager.

**Note Holder Early
Repayment:**

ALL NOTE HOLDERS MUST HOLD THE NOTES FOR AT LEAST ONE YEAR. Mid Atlantic will not accept renewal request prior to the first-year anniversary of the effective date. A Note Holder may request an early repayment of the Note (a "Repayment") after one year, but prior to its maturity date subject to a penalty equal to 3% annually or 25 basis points per month of the outstanding principal amount prior to maturity date whichever is greater. The early repayment request must be received 90 days in advance of requested payment date and shall be subject to approval by the Manager in Manager's sole discretion. Total redemption request approvals may not exceed 5% of AUM per quarter.

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FREQUENTLY ASKED QUESTIONS

The information included in the following Frequently Asked Questions is not a complete overview of the Offering and does not contain all of the information that Investors should consider before investing in the Fund. Investors should read the entire PPM thoroughly and carefully, including the section “Risk Factors.”

What sort of Fund oversight and governance exists to help protect Investors?

Many well-developed best practices for corporate governance have been established and promoted by various leading organizations in the real estate fund industry. While the Manager has the flexibility to modify its practices over time to meet the needs of the Fund, CCM has endeavored to incorporate best practices into the way it manages the Fund. Among others, CCM accomplishes this objective in the following ways:

- The Manager will cause the Fund to have year-end financial statements and tax returns prepared each year by a certified public accountant (CPA), and these materials will be available to Investors upon request.
- The Fund’s annual financial statements will be reviewed by an outside CPA for any year in which the Fund has at least \$20,000,000 in funds raised via through this Private Placement Offering as of December 31, or as required by any particular state or federal regulations. The reviewed financial statements, if prepared, will be available to Investors upon request.
- The Manager may hire a well-established Fund Administrator to provide the Fund with professional administration in the areas of financial statement preparation, investor subscriptions and redemptions, and other back-office administration functions.

How does the Fund make money?

The Fund intends to receive income from the following sources:

- Any interest collected from Mortgage Loans, attorney settlements or other loans;
- Any interest collected on deposited funds or receivables owned by the Fund;
- Any rent collected on Fund Assets owned by the Fund (e.g., in the case of real property acquired by the Fund via foreclosure); Any net sale proceeds in excess of the basis on the disposition of any Fund Assets;
- Any Redemption Fees or Early Repayment Fees; and
- A percentage of any loan origination fees, or loan extension fees collected from Borrowers with respect to their Mortgage Loans and other loans in the portfolio.

How does the Manager or Affiliates get paid?

The following fees and other amounts are included in Fund Expenses and payable to the Manager or Affiliates as described herein:

- An Annual Management Fee payable to the Manager on a monthly basis not to exceed an amount of 2.5% of the AUM;
- A Loan Servicing Fee payable to the Manager on a monthly basis not to exceed an amount of 2.0% of the serviced assets;
- Loan origination fees or loan extension fees collected from Borrowers with respect to Mortgage Loans will be paid to the Manager or the Originator, with up to one third going to the Originator; provided that in the event the Manager originates Mortgage Loans itself, the Fund may pay the Manager a commercially reasonable loan origination fee for such loan origination services, as determined by the Manager in its sole discretion;
- The Manager or Nathan Larsen, in the Manager’s sole discretion, may charge the Fund a guaranteed fee in the amount of up to 2% of a Credit Facility guaranteed by the Manager or such Persons;
- The Manager or an Affiliate may, in the Manager’s sole discretion, charge the Fund an acquisition fee in the amount 1% - 3% of the Stated Value of a Fund Asset acquired by the Fund, which

acquisition fee shall at all times be commercially reasonable and never exceed 3% of the Stated Value of the Fund Asset; and

- The Manager or an Affiliate may, in the Manager's sole discretion, charge the Fund a construction fee with respect any Fund Assets under construction.
- The Manager or Originator may, in the Manager's sole discretion, charge the Fund other market-based processing, underwriting, and inspection fees, which shall at all times be commercially reasonable to help cover expenses associated with processing, underwriting, and inspecting any Fund Assets originated, acquired or extended.

Are there any conflicts of interest between the Fund and the Manager?

Yes. As hard as Credo Capital Management, LLC may try to adhere to governance best practices, it is impossible to eliminate every conceivable potential conflict of interest between the Manager and the Fund. Please see the "CONFLICTS OF INTEREST" section for more details.

FREQUENTLY ASKED QUESTIONS (Note Holders)

What do I need to do to purchase a Note and become a Note Holder?

Investors who wish to purchase a Note or Notes must complete and sign the Note Holder Subscription Agreement, an Investor Suitability Statement, a Note Schedule, and such other documentation as is deemed appropriate by the Manager (collectively, the "Note Holder Subscription Documents"), and send them together with a check or wire for the purchase price of the Note to the Manager. Upon receipt of the Note Holder Subscription Documents and payment in full of the amount indicated in those documents, the Fund will immediately deposit the funds received into its Subscription Account for subscribed but unissued Notes, the date of which deposit shall be the "Deposit Date." Investors may execute the Note Holder Subscription Documents at any time and deliver them to the Manager. Subscription Agreements for Notes, however, will only be accepted, if at all, as of the last day of a calendar month unless the Manager makes an exception in its sole discretion. The applicable interest rate identified in the Note Schedule in effect as of the Deposit Date will be the applicable interest rate for the Note purchased by the Investor, such Note Schedule is subject to updates and modifications in the Manager's sole discretion from time to time. However, the purchase of the Note will only become effective as of the date upon which the Company accepts the Note Holder Subscription Documents and transfers the Investor's funds into its Operating Account (the "Transfer Date"). On the Transfer Date, the Fund will be obligated to transfer all the money received from the Investor to its Operating Account. Investor funds earn no interest while held in the Subscription Account. Promptly following the Transfer Date, the Company will provide the Investor with counter-executed Note Holder Subscription Documents, all of which, including the Promissory Note, will be dated as of the Transfer Date. An Investor's obligation to purchase a Note in the full amount indicated in the Note Holder Subscription Documents and delivered to the Fund shall be irrevocable until 30 days after the Deposit Date.

If the Fund has not transferred the Investor's funds to its Operating Account within 30 days after the Deposit Date, the Fund shall inform the Investor, in writing, that it has not done so, and the Investor shall have 10 days to decide to either leave the money with the Company in its Subscription Account or to have the Company return the funds from the Subscription Account to the Investor. If an Investor chooses the reimbursement option, the Investor shall have no further right or obligation to use these funds to purchase a Note. If an Investor chooses to leave the remaining funds in the Subscription Account, the Investor's obligation to utilize such funds to purchase Note (and the Company's right to transfer the funds to its Operating Account) shall once again be irrevocable for a period of 30 days, and the funds shall again be treated for the next 30 days as detailed in this section

What happens at maturity of my Note?

No later than ninety (90) days prior to the Maturity Date of a Note, each Note Holder shall deliver written notice to the Manager electing one of the following options (the "Maturity Election Notice"): (a) to cash-out and receive payment of all outstanding principal and accrued interest upon the Maturity Date (a "Cash-Out Election"); or (b) to roll over the outstanding principal balance of the Note into a new Note at the interest rate and on the terms set forth in the then-current Note Schedule (a "Rollover Election"). Upon receipt of a Rollover Election, the Manager shall use commercially reasonable efforts to prepare and deliver a new Note to the Note Holder for execution prior to the Maturity Date; provided, however, that the issuance of any new Note pursuant to a Rollover Election shall be subject to the Manager's approval in its sole discretion, including with respect to the terms and conditions of such new Note and shall be in accordance with the Note Schedule available at the time of such Rollover Election, subject to the Manager's sole discretion. If a Note Holder fails to deliver a timely Maturity Election Notice at least ninety (90) days prior to the Maturity Date, the Note shall, upon the Maturity Date, automatically extend at an interest rate equal to the Note Rate less one percent (1%) (the "Extended Rate") until the earliest to occur of: (i) the Note Holder delivers a Cash-Out Election to the Manager, in which case repayment shall be due sixty (60) days following the Manager's receipt of such Cash-Out Election; (ii) the Note Holder delivers a Rollover Election to the Manager and a new Note is executed by the parties; or (iii) such other date as the Manager may determine in its sole discretion. For the avoidance of doubt, the Manager shall have no obligation to remind or notify any Note Holder of an upcoming Maturity Date or of the deadline to deliver a Maturity Election Notice.

Notwithstanding anything to the contrary in this PPM, the Fund shall have the right, in its sole discretion, to defer repayment of any Note following its Maturity Date (or, if applicable, following the date on which repayment would otherwise be due pursuant to a Cash-Out Election) for a period of up to ninety (90) days. During any such deferral period, the Fund shall continue to make interest payments to the Note Holder on a monthly basis at a rate equal to the existing Note Rate plus one percent (1%). The Fund's exercise of its deferral right described in this paragraph shall not constitute an event of default under the Note or any related agreement, and no Note Holder shall have any right or remedy arising from such deferral.

As a Note Holder, can I sell or assign my Note?

Note Holders will not have the power to sell or transfer their Notes, except upon written consent of the Manager. Since the Notes are offered only to accredited investors, and for other reasons, it is not possible to freely allow the transfer of Notes unilaterally on the part of the Note Holder. The Manager will review any proposed transfer and may withhold its consent due to a violation or perceived violation of state or federal securities laws, ERISA laws, or for any reason in its sole discretion.

Is my Note liquid at any time?

No. Each Note has a defined and specific maturity date. ALL NOTE HOLDERS MUST HOLD THE NOTES FOR AT LEAST ONE YEAR. Mid Atlantic will not accept renewal request prior to the first-year anniversary of the effective date. After the first-year anniversary, a Note Holder may request an early repayment of the Note prior to its maturity date subject to an Early Repayment Fee of three percent (3%) of the principal balance of the Note or twenty basis points (25 bps) per month of the principal balance whichever is greater. The granting or not of the early repayment request must be received 90 days in advance of requested payment date and shall be subject to the sole discretion of the Manager. Total redemption requests will not exceed 5% of AUM per quarter. The granting or not of the early repayment request will be determined in the sole discretion of the Manager.

How often are payments on the Notes made to Note Holders?

All principal on the Notes shall be paid in full upon demand at the maturity of the Notes. Accrued interest will be paid to note holders on a monthly or semiannual basis, 30 days in arrears, or as otherwise stated in the Note and Security Agreement as selected by the Note Holder. For example, upon receipt, acceptance, and approval of a note holder subscription agreement ("Effective Date") interest will accrue

for thirty days and be paid by the 15th of the following month.

Who will represent the interests of the Note Holders?

Pursuant to the Intercreditor Agreement and the Subscription Agreement, the Note Holder appoints the Manager as the initial “Representative,” and any successor Representative, as determined by the Manager, as its true and lawful representative and attorney-in-fact in such Note Holder’s name, place, and stead to make, execute, sign, acknowledge, file, and record all instruments, agreements, or documents as may be necessary or advisable to reflect the exercise by the Representative of any of the powers granted to it under the Subscription Agreement and the Intercreditor Agreement. The Representative will have the authority to sign all documents and take any action necessary to protect each Note Holder’s Pari Passu rights in the Security. The Note Holders will have very limited rights under the Intercreditor Agreement to direct the Representative to take any particular action on their behalf in the event of a default of the Fund’s obligations under the Notes. As a result of this relationship, there may be conflicts of interest as between the Fund and the Note Holders on one hand, and the Manager on the other hand.

Do I have to pay a commission or load with my investment?

The Manager will not charge a commission or any load for the purchase of the Notes. However, the Fund may be a party to a subscription agreement which pays amounts to broker/dealers, financial advisors, or other licensed parties in connection with the sale of the Notes. The Manager will endeavor to pay commercially reasonable commissions or loads but will retain sole discretion as to the actual commissions it pays. Any commission or loads actually paid may be considered a Fund Expense. Investors who are introduced to the Fund through their own broker/dealer or advisor may have a separate obligation to that party, which is not considered a Fund Expense.

When did the Fund start making investments?

The Fund began making its investments as summarized herein immediately upon receipt of Investment Capital from the Original Offering, or as soon thereafter as is practicable in the judgment of the Manager. In order to ensure the assets collateralizing the notes (“Loans”) have sufficient equity cushion, at times a note holder’s principal may not be invested immediately. **During this period of time (“Due Diligence Period”) the note holder’s principal may not be invested and not accrue interest; however, this period will never exceed 60 days from the effective date. For example, and for the avoidance of doubt, an investment made on or before March 1st will begin earning interest on or before May 1st of that calendar year. Furthermore, since interest is paid in arrears, as required by law, the Note Holder would be paid their first interest distribution in May of that calendar year.**



Will Note Holders receive a copy of the Fund's Operating Agreement?

No. Only members of the Fund shall be entitled to receive a copy of the Fund's Operating Agreement. The Fund is a privately held limited liability company and its current membership is confidential.

How is the Fund formed for tax purposes?

The Fund shall elect to be treated as an S-Corp for federal tax purposes. Investors considering a purchase of the Notes should consult their own tax advisor for advice on any personal tax consequences that may be associated with an investment in the Notes. Also see "Tax Aspects of Offering."

Do Note Holders have any ownership interest in the Fund?

No. Note Holders do not have any ownership, equity, or membership interest in the Fund. This Offering does not include the offer or sale of any ownership interests, membership interests, or equity interests in the Fund. Investors that purchase Notes will be lending money to the Fund and become Note Holders. Note Holders are creditors of the Fund and will be lenders to the Fund on a Pari Passu basis with other Note Holders, holding a blanket secured interest in the Fund Assets. Note Holders will be issued Notes to evidence their debt investment in the Fund. This secured interest will be in a senior position except in circumstances where individual Fund Assets have been or are being pledged by the Fund to any Credit Facility, as discussed in greater detail below. Note Holders will be issued Notes at interest rates which may vary from time to time, as determined by the Manager, depending on investment amount and maturity of the Note, according to a Note Schedule provided by the Manager periodically. The Note Schedule may contain multiple tiers of rates based on the amount of money lent by the Note Holder and duration of the maturity date. These tiers (including amounts, maturities, and rates) may change from time to time at the on terms defined on the Note Schedule which may be updated or amended in the sole discretion of the Manager. Payments of accrued interest will be made on a periodic basis with respect to the Notes each month. Repayment of the principal amount will be paid upon the maturity of the Notes. Subject to approval by the Manager, Notes may be purchased at any time during the calendar quarter at the interest rate and terms defined for that period on the Note Schedule. The Fund may prepay the outstanding principal balance and interest to any Note Holder at any time without penalty. The interests of the Note Holders will be represented by a Note Holder Representative, who will initially be the Manager. The Note Holders will have very limited rights to direct the Representative to take any action with respect to the Notes in the event of a default of the Fund's obligations under the Notes. Note Holders do not participate in the profits, losses, or management of the Fund, and shall have no right to any distributions or any other equity-based return of the Fund.

What happens to the Fund if the Manager is not around for any reason to manage the affairs of the Fund?

The Manager recognizes that one of the main concerns of Investors is what would happen in the event the Manager is not available to manage the Fund for whatever reason. Therefore, we have proactively attempted to address and mitigate this concern, including the following:

- The Manager has purchased, for the benefit of the Fund, a life insurance policy on the life of Nathan Larsen in the minimum amount of \$2,500,000. This amount is expected to be sufficient to allow the Manager ample time to procure any necessary replacements without undue duress or financial pressure.
- The Manager may consult from time to time with an experienced team of advisors comprised of real estate industry related professionals, a CPA, and a real estate lawyer.

DESCRIPTION OF FUND ASSETS AND UNDERWRITING GUIDELINES

The Manager will analyze and review a diversity of project investment opportunities on an ongoing basis. **THERE IS NO GUARANTEE THAT THE FUND WILL INVEST IN ANY PARTICULAR ASSET TYPE, PROJECT, OR OPPORTUNITY, AND THE FUND MAY OPT AGAINST PURSUING ANY PARTICULAR OPPORTUNITY.**

The Fund, either directly or through SPVs, which will be subsidiary LLCs wholly owned by the Fund, may acquire, improve, and sell single-family residential or multifamily assets. The Fund will typically acquire Assets that meet the following general guidelines:

- Loans collateralized by non-owner occupied residential commercial real estate.
- Sellers who, for various reasons, are in some position of distress which requires them to dispose of the property quickly or in other manner that does not allow them to realize full market value.
- REO property from other lenders who do not have the expertise, experience, time, or desire to take the necessary steps to maximize the property value.
- Properties purchased at auction, either through judicial or non-judicial foreclosures.
- Bulk purchases from Lenders willing to sell groups of properties at deeper discounts due to volume.
- Short sales on individual properties negotiated on a deal-by-deal basis with motivated sellers at discounts to perceived value.
- The real estate may require rehabilitation, repair, additions, or other improvements that will be accretive to the property's value upon completion.
- Acquisition price is typically below replacement cost or real market value.
- The expectation at acquisition is that the sum of the acquisition price plus the Fund's costs to repair/improve the property will be substantially below the expected future sales price by the Fund or would produce strong cash on cash returns when rented at expected levels.
- Well located real estate that is expected to outperform the general market over time.
- The Manager feels confident and comfortable and has experience, expertise, or track record with the location, size, property type, or other characteristics of the real estate.
- Tenant occupied property owned by a landlord looking to eliminate, reduce, or refine their portfolio of rental property.
- Select new-build construction opportunities when the lot is priced at a significant discount and is in an area where the resulting market values after completion are clearly established.

The manager may analyze and invest in other collateralized alternative assets if yield spreads narrow to the point that achieving the targeted return would cause the manager to originate or underwrite borrowers of lower credit quality. The fund will not invest more than 25% of assets under management in these types of assets.

- Debt collateralized by receivables or contingency fees of businesses.
- Other small business receivables & collateralized alternative assets.

UNDERWRITING GUIDELINES

Underwriting Loans

We utilize our experience in effectively evaluating real estate to make conservative, common sense private loans. We make loans that do not fit the boxes of conventional bank and government sponsored lenders. We typically lend at 50% to 75% loan to value (or “LTV”) in the markets that we own or desire to own property.

We look at collateral first. The more comfortable and familiar we are with the property and the property’s location, the more willing we are to push the LTV to the 70% range. Although we have no intention of owning any of the properties we lend on, a main criterion that we use to lend is whether we would be happy purchasing the property at an amount above our loan against that property. Because we are also an active purchaser and operator, it is not difficult to utilize this criterion, and we find it very helpful.

We look at the Borrower second. The stronger the Borrower, the more willing we are to push the LTV to the 70% range. We assess the Borrower’s credit and experience to determine the Borrower’s ability to repay.

The loan administration process outlined below provides a picture of our typical loan process. This is a guideline only and we may or may not utilize every step of this process in any given situation depending on many factors, including but not limited to timing of closing, availability of information, loan-to-value ratios, and others, in the sole discretion of the Manager.

Underwriting Equity – Criteria and Considerations

Management has underwritten hundreds of single-family & multi-family properties since 2012 within the structure of Credo Capital Management, LLC. Learning how to effectively underwrite has been one of the keys to our success. It took us several years and many iterations to develop our complex, yet relatively simple to review underwriting template. It is complex in regard to all that is input, and the formulas utilized, yet it is simple in regard to readability of the final product. We continue to tweak and improve our underwriting template and process each year.

We have watched many aspiring multi-family real estate operators and sponsors try to succeed, and the biggest mistake we see, and the one that leads to the most failed projects, is overly optimistic underwriting. One of the easiest ways to succumb to overly optimistic underwriting is to focus too heavily on the borrower’s operating numbers. Borrowers can easily make up operating adjustments or use deception to make their numbers look better before acquiring a property. We thoroughly review the borrower’s information, but we use our own experience and judgment to arrive at what we think are reasonable and realistic outcomes.

We attempt to take a conservative approach to underwriting, knowing from experience the many variations that can occur. We continue to adjust our underwriting template and our underwriting process in light of changing market dynamics.

When underwriting a loan and the subject property, we try to focus on intrinsic value, high quality borrowers, and a highly probable event driven payoff to determine whether we desire to add the transaction to our portfolio:

- **Intrinsic Value and Low Loan to Value Positions.** As a long-term operator, we analyze the potential investment on a deeper level. We consider all the possible scenarios that may occur in the sometimes-uncertain world of real estate. We require a healthy cushion of equity in a property through either borrower investment, below market acquisition cost, or value gained through improvements made in the property. However, in most transactions all three of these contribute to our equity position. This equity position is our safety net against a downturn in real estate values or costs involved in the disposition of the property if we were to take possession. Additionally, we consider our cash flow alternatives if we owned the property. We typically are involved in transactions that would yield just as much or more cash flow to the fund through a rental scenario if we owned the property as we would collect through the interest on the debt service in a performing loan. Through these controls we have found that our borrower default scenarios actually provide the fund with opportunity for increased yield.
- **Quality Borrowers.** The key here is doing business with only those that have years and years of experience and excessive liquidity. We are highly selective with our borrowing base and typically only work with new borrowers by invitation or referral. The other factor here is that we only allow them to work on projects with a tremendous profit opportunity for them upon completion. If controlled properly we find this gives them no reason to walk away from a property and a massive incentive to complete the project on time and under budget. This aligns our interests and leads to smooth and predictable outcomes.
- **Event Driven Payoffs.** One of the riskiest aspects of any lending is time. Long time periods increase risk factors exponentially. With a long time horizon many things can change from the time a loan is underwritten. The fact is that no matter how good your underwriting may be no one can predict risk factors that may occur 10 or 20 years from now. Because of this our loan maturities are around 1 year in length. They are short term balloon notes. In loans like this there must be an event that occurs within the loan term that allows the borrower to pay us in full and complete the loan transaction. These events in real estate are typically either a sale of the property or a refinance of the debt into permanent financing. A large part of our underwriting process is determining a very clear path to this takeout payoff scenario.

RISK FACTORS

Investors should be aware that an investment with the Fund, as a Note Holder involves a high-degree of risk. Only Investors who can bear the risks of financial loss should consider an investment with the Fund. There are risks associated with investing in the Fund, the majority of which are not within the Fund's or the Manager's control. These risks include, among others, trends in the economy, particularly the real estate and capital markets, fluctuations in the interest rate environment, income tax laws, government regulations, and the availability of satisfactory investment opportunities. Prior to investing in the Fund, Investors should perform their own analysis of the investment opportunities and objectives presented and discuss investing in the Fund with their own advisors.

Reasonable Efforts Offering; Diversification

This Offering is being conducted on a "best efforts" basis by the Manager only. No guarantee can be given that all or any of the securities will be sold, or that sufficient proceeds will be available to conduct successful operations. Receipt of a relatively small amount of Investment Capital may reduce the ability of the Fund to spread investment risks through diversification of its portfolio.

No Guaranteed Return of Investor's Investment Capital

Investment in the Fund is speculative and involves a high degree of risk. There can be no guarantee that an Investor will realize a substantial return on the investment, or any return at all, or that the Investor will not lose the entire investment. For this reason, each prospective Investor should read this PPM and all documents in the applicable Subscription Booklets carefully and should consult with his, her, or its own legal counsel, accountant(s), or business advisor(s) prior to making any investment decision.

Borrowing by the Company

As described in this PPM, the Fund or any SPV(s) may choose from time to time to borrow funds pursuant to a Credit Facility. Although the purpose of leverage is to provide flexibility and additional liquidity options to the Fund, its use is inherently risky and can instead increase the risk of loss.

The interest rates at which the Fund is able to borrow funds will affect the Fund's operating results. While the use of borrowed funds will increase returns if the Fund earns a greater return on the incremental investments purchased with borrowed funds than it pays for the funds, the use of leverage will decrease returns if the Fund fails to earn as much on such incremental investments as it pays for the funds. The effect of leverage may therefore result in a greater decrease in the net asset value of the Fund than if the Fund was not so leveraged. The use of leverage has the potential to magnify the gains or the loss on the Fund's investments and to make the Fund's returns more volatile.

The Fund may be unable to meet its obligations to a lender under a Credit Facility. If this occurs, the Fund may be liable for increased payments and penalties to the lender. The lender may also foreclose on any Fund assets in which it holds a security interest. As such, the Fund's inability to perform under a Credit Facility could have significant negative effects on the Fund, and its assets.

The Fund could be in a position where it must borrow funds in order to cover its operating expenses, overhead, or committed investments. In any of these events, it is uncertain whether debt financing will be available to the Fund on desirable terms, or at all. If the Fund is unable to secure debt financing in these circumstances, the Fund could end up in default of its obligations to third parties and incur significant

penalties and other negative consequences. If the Fund is able to secure debt financing in these circumstances, the Fund could be highly leveraged and would be subject to all the risks associated with borrowing.

Risks of Credit Facility Being Called or Terminated

The Fund has obtained a Credit Facility, however, that Credit Facility could later be called or terminated for a variety of possible reasons under its terms. The Credit Facility lender may get bought out, may cease such a business unit altogether, or may claim an event of default under the terms of the Credit Facility. In such an event, the Fund may need to either replace a substantial amount of money or the lender may collect all incoming cash and not allow for any repayments to Note Holders until the default is cured or the Credit Facility is paid off.

Ability to Make Sufficient Number of Loans

The Fund's business model depends on its ability to make loans in adequate amounts and with fees and interest rates high enough to generate income in excess of the Fund's debt service costs and other expenses. If demand for loans is not sufficient, if the Fund is not able to charge sufficient rates or fees on the loans due to market pressures or other reasons, the Fund's income from interest and fees may not be adequate for the Fund to achieve its anticipated net income and may result in net losses. This could have a material adverse impact on the Fund's financial condition and ability to make payments on the Notes or to provide a return to Investors.

Governmental Regulation

The industry in which the Fund will become an active participant may be highly regulated at both state and federal levels, both with respect to its activities as an issuer of securities and its investing activities. Some of these regulations are discussed in greater detail below under "U.S. Securities Laws and Foreign Investors," "Compliance with Anti-Money Laundering Requirements," "Compliance with Dodd-Frank Act," "Usury Risk," "Risk that the Fund May Become Subject to the Provisions of the Investment Company Act of 1940," "Risk that the Manager May Become Subject to the Provisions of the Investment Advisers Act of 1940," "The Fund's Reliance on Exclusions from the Investment Company Act May Impact Certain Investment Decisions," and "Recent and Anticipated Legislative and Regulatory Activity." The Fund or the Fund Assets may be subject to governmental regulations in addition to those discussed in this PPM, and new regulations or regulatory agencies may develop that affect the Fund's operations and ability to generate revenue. The Fund will attempt to comply with all applicable regulations affecting the markets in which it operates. However, such regulation may become overly burdensome and therefore may have a negative effect on the Fund's ability to perform as illustrated.

U. S. Securities Laws and Foreign Investors

The offer and sale of the Notes will not be registered under the Securities Act or the laws of any applicable state pursuant to an exemption from the registration requirements of the Securities Act, and the securities laws of certain states. Each Investor must furnish certain information to the Manager and represent, among other customary private placement representations, that it is acquiring its Notes for investment purposes and not with a view towards resale or distribution. The acquisition of Notes by each Investor also must be lawful under applicable state securities laws or the laws of the applicable foreign jurisdiction if the Investor is a non-U.S. person.

The Notes have not been, and will not be, registered under the Securities Act. Accordingly, the United States securities laws impose certain restrictions upon the ability of a Note Holder to assign such Notes. Notes may not be offered, sold, transferred, or delivered, directly or indirectly, unless (i) such Notes are registered

under the Securities Act and any applicable state securities laws, or (ii) an exemption from registration under the Securities Act and any applicable state securities laws is available. Moreover, there will be no liquid, public market for the Notes, and none is expected to develop.

Further, Notes may not be offered, sold, transferred, assigned, or delivered, directly or indirectly, to any “Unacceptable Investor.” An Unacceptable Investor means any person who is known to be a:

(a) person or entity who is a “designated national,” “specially designated national,” “specially designated terrorist,” “specially designated global terrorist,” “foreign terrorist organization,” or “blocked person” within the definitions set forth in the Foreign Assets Control Regulations of the United States Treasury Department, 31 C.F.R., Subtitle B, Chapter V, as amended;

(b) person acting on behalf of, or an entity owned or controlled by, any government against whom the United States maintains economic sanctions or embargoes under the Regulations of the United States Treasury Department, 31 C.F.R., Subtitle B, Chapter V, as amended—including, but not limited to—the “Government of Sudan,” the “Government of Iran,” the “Government of Cuba,” the “Government of Syria,” and the “Government of Burma”; or

(c) person or entity subject to additional restrictions imposed by the following statutes or Regulations and Executive Orders issued thereunder: the Trading with the Enemy Act, the Iraq Sanctions Act, Pub. L. 101-513, Title V, §§ 586 to 586J, 104 Stat. 2047, the National Emergencies Act, 50 U.S.C. §§ 1601 et seq., the Antiterrorism and Effective Death Penalty Act of 1996, Pub. L. 104-132, 110 Stat. 1214-1319, the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701 et seq., the United Nations Participation Act, 22 U.S.C. § 287c, the International Security and Development Cooperation Act, 22 U.S.C. § 2349aa-9, the Nuclear Proliferation Prevention Act of 1994, Pub. L. 103-236, 108 Stat. 507, the Foreign Narcotics Kingpin Designation Act, 21 U.S.C. §§ 1901 et seq., the Iran and Libya Sanctions Act of 1996, Pub. L. 104-172, 110 Stat. 1541, the Cuban Democracy Act, 22 U.S.C. §§ 6001 et seq., the Cuban Liberty and Democratic Solidarity Act, 22 U.S.C. §§ 6021-91, and the Foreign Operations, Export Financing and Related Programs Appropriations Act, 1997, Pub. L. 104-208, 110 Stat. 3009-172, or any other law of similar import as to any non-U.S. country, as each such Act or law has been or may be amended, adjusted, modified, or reviewed from time to time.

Compliance with Anti-Money Laundering Requirements

The Fund may be subject to certain provisions of the USA PATRIOT Act of 2001 (“the Patriot Act”), including, but not limited to, Title III thereof, the International Money Laundering and Abatement and Anti-Terrorist Financing Act of 2001 (“Title III”), certain regulatory and legal requirements imposed or enforced by the Office of Foreign Assets Control (“OFAC”) and other similar laws of the United States. In response to increased regulatory concerns with respect to the sources of the Fund’s capital used in investments and other activities, the Manager may request that Investors provide additional documentation verifying, among other things, such Investor’s identity, and source of funds to be used to purchase Notes. The Manager may decline to accept a subscription from an Investor if this information is not provided or on the basis of the information that is provided. Requests for documentation and additional information may be made at any time during which a Note Holder holds a Note or Notes. The Manager may be required to report this information or report the failure to comply with such requests for information, to appropriate governmental authorities, in certain circumstances without informing a Note Holder that such information has been reported. The Manager will take such steps as it determines are necessary to comply with applicable law, regulations, orders, directives, or special measures, including, but not limited to, those imposed or enforced by OFAC, the Patriot Act, and Title III. Governmental authorities are continuing to consider appropriate measures to implement anti-money laundering laws and at this point it is unclear what steps the Manager

may be required to take; however, these steps may include prohibiting a Note Holder from lending further monies to the Fund, depositing interest to which such Note Holder would otherwise be entitled into an escrow account, or causing the withdrawal of such Investor from the Fund.

Compliance with Dodd-Frank Act and Similar Regulations

The U.S., state, and foreign governments have taken or are considering extraordinary actions in an attempt to address real or perceived underlying causes of financial crisis and fraud and to prevent or mitigate the recurrence. These actions or other actions under consideration could result in unintended consequences or new regulatory requirements which may be difficult or costly to comply with. For example, the Dodd-Frank Wall Street Reform and Consumer Protection Act or the “Dodd-Frank Act,” creates a Financial Services Oversight Council to identify emerging systemic risks and improve interagency communication, creates a Consumer Financial Protection Agency authorized to promulgate and enforce consumer protection regulations relating to financial products, which would affect both banks and non-bank finance companies, imposes a comprehensive new regulatory regime of financial markets, including derivatives and securitization markets and creates an Office of National Insurance within Treasury. While the bill has been signed into law, a number of provisions of the law remain to be implemented through the rulemaking process at various regulatory agencies. It is unforeseeable what the final form of these rules will be when implemented by the respective agencies, but certain aspects of the new legislation, including, without limitation, the additional cost of higher deposit insurance and the costs of compliance with disclosure and reporting requirements and examinations by the new Consumer Financial Protection Agency, could have a significant impact on the Fund’s business, financial condition, and results of operations. Additionally, it is unforeseeable whether there will be additional proposed laws or reforms that would affect the U.S. financial system or financial institutions, including the Fund, whether or when such changes may be adopted, how such changes may be interpreted and enforced or how such changes may affect the Fund. For example, bankruptcy legislation could be enacted that would hinder the ability to foreclose promptly on defaulted mortgage loans or permit limited assignee liability for certain violations in the mortgage origination process, any, or all of which could adversely affect the Fund’s business or result in the Fund or the Manager being held responsible for violations in the mortgage loan origination process even where the Fund was not the originator of the loan.

Other laws, regulations, and programs at the federal, state, and local levels are under consideration that seek to address the economic climate and real estate and other markets and to impose new regulations on various participants in the financial system. It is unforeseeable the effect that these or other actions will have on the Fund’s business, results of operations and financial condition. Further, the failure of these or other actions and the financial stability plan to stabilize the economy could harm the Fund’s business, results of operations, and financial condition.

Conflicts of Interest Risks

The Manager and its principals are subject to various conflicts of interest in managing the Fund.

The Fund will pay the Manager or Affiliates substantial fees that are not determined by arm’s length negotiations. The Fund will pay a monthly Management Fee to the Manager of 2.5% (annualized) of the total Stated Value of the Fund’s investments in Fund Assets as determined by the Manager on the last day of each month. Given that the Management Fee is calculated off the Stated Value, a potential incentive exists for the Manager to inflate the Stated Value in order to increase the Management Fee. The Fund will also pay a monthly Loan Servicing Fee to the Manager of 2% (annualized) of the unpaid balance of any loan obligations being serviced by the Fund or by a third party on the Fund’s behalf as determined by the Manager on the last day of each month. The Manager may be incentivized to maintain a higher amount of unpaid loans so as to earn a higher Loan Servicing Fee.

In addition to the monthly Management Fee and Loan Servicing Fee, 50% of any loan origination fees or loan extension fees collected from Borrowers with respect to Mortgage Loans will be paid to the Manager or the Originator, with the other 50% going to the Fund. The Originator is an Affiliate of the Manager and, subject to the Manager's sole discretion, the Originator may be the sole originator of any Mortgage Loans made by the Fund. The Fund retains discretion to allow the Manager or the Originator to charge whatever amount in loan origination fees the Manager or the Originator desires. Any arrangement between the Fund and the Originator with respect to any Mortgage Loans originated by the Originator will not be the result of an arm's length negotiation and the same or substantially similar loan origination services may be available at a lesser expense to the Fund or the Borrowers of such Mortgage Loans from a third-party that is not an Affiliate of the Manager.

In addition to these fees, the Manager or Affiliates may charge the Fund additional fees or collect other amounts from the Fund that may create incentives to maximize those fees or other amounts to the detriment of the Fund. For example, the Manager may also, in the Manager's sole discretion, charge the Fund a guaranteed fee in the amount of up to 2% of a Credit Facility guaranteed by the Manager or such Person. And the Manager or an Affiliate may, in the Manager's sole discretion, charge the Fund an acquisition fee in the amount 1%- 3% of the Stated Value of a Fund Asset acquired by the Fund, which acquisition fee shall at all times be commercially reasonable and never exceed 3% of the Stated Value of the Fund Asset. And the Manager or an Affiliate may, in the Manager's sole discretion, charge the Fund a construction fee with respect any Fund Assets under construction.

Pursuant to the Intercreditor Agreement, the Note Holder appoints the Manager as the Representative of the Note Holders, which means the Manager has the authority, in such capacity, to sign all documents on behalf of the Note Holders and take any action necessary to protect the Note Holders' rights in the Security. The Note Holders will have very limited rights under the Intercreditor Agreement to direct the Representative to take any particular action on their behalf in the event of a default of the Fund's obligations under the Notes. As a result of this relationship, there may be conflicts in interest as between the Fund and the Note Holders on one hand, and the Manager on the other hand.

The Fund does not have its own officers, directors, or employees. The Manager supervises and controls the business affairs of the Fund, locates investment opportunities for the Fund, raises capital for the Fund, administers the financial affairs of the Fund, and renders certain other services, in each case subject to delegation to other firms or Affiliates of the Manager. The Manager, however, will devote only such time to the Fund's affairs as may be reasonably necessary to conduct its business. The Manager or its Affiliates and principals may compete with the business of the Fund or, may be a manager or investor of other companies (some of which may directly compete with the business of the Fund) and have other business interests of significance.

Although the Manager intends to utilize a team of advisors made up of real estate professionals and a CPA, there is no requirement that the Fund create or utilize a board or committee of unaffiliated members or other advisors to review and approve transactions that may constitute a conflict of interest or any determination by the Manager of the value of any Fund Assets.

The Manager will be the representative of the Note Holders for purposes of actions on the Notes. Please see the sections of this PPM titled "RISK FACTORS -- Risks Specific to Note Holders" and "Conflicts of Interest."

Risk of Additional Investors

The Fund is open-end, which means it does not have restrictions on the number of Notes the Fund will issue. If demand is high enough, the Fund may continue to issue Notes no matter how many Investors there are. While this Offering is for up to a maximum amount of \$50,000,000, this amount may be increased at any

time in the sole discretion of the Manager. Additional Notes may be sold from time to time to the Manager, its Affiliates, or new Investors. As additional Notes are issued, the increase in Notes may reduce the amounts the Fund has available to make distributions to any one Investor, as distributions will need to be distributed amongst more Notes. The Fund intends to only accept additional capital to the extent it will result in additional yields sufficient to provide for the associated distributions, but the Fund cannot assure Investors that this will happen. In addition, subsequent sales may be less favorable to the Note Holders than under the Note Schedule governing the initial Notes issued in the Offering. Since all Notes are Pari Passu, however, Investors that paid different amounts may be entitled to similar returns.

Risks Specifically Related to the Fund's Real Estate Asset Based Business Model

General Real Estate Risks

The Fund will be subject to the risks that generally relate to investing in real estate. Real estate historically has experienced significant fluctuations and cycles in performance that may result in reductions in the value of the Fund's real estate related investments. The performance and value of its investments once originated or acquired depends upon many factors beyond the Fund's control. The ultimate performance and value of the Fund's investments are subject to the varying degrees of risk generally incident to the ownership and operation of the properties in which the Fund invests and which collateralize or support its investments.

The ultimate performance and value of the Fund's investments will depend upon, in large part, the Borrower's or the Fund's ability to operate any given property so that it produces sufficient cash flows necessary to pay the interest and principal due to the Fund on its Mortgage Loans and investments or to recover the Fund's equity investment in the case of real estate owned by the Fund. Revenues and cash flows may be adversely affected by: changes in national or local economic conditions; changes in local real estate market conditions due to changes in national or local economic conditions or changes in local property market characteristics, including, but not limited to, changes in the supply of and demand for competing properties within a particular local property market; competition from other properties offering the same or similar services; changes in interest rates and the credit markets which may affect the ability to finance, and the value of, investments; the ongoing need for capital improvements, particularly in older building structures; changes in real estate tax rates and other operating expenses; changes in governmental rules and fiscal policies, civil unrest, acts of God, including earthquakes, hurricanes, and other natural disasters, acts of war, or terrorism, which may decrease the availability of or increase the cost of insurance or result in uninsured losses; changes in governmental rules and fiscal policies which may result in adverse tax consequences, unforeseen increases in operating expenses generally or increases in the cost of borrowing; decreases in consumer confidence; government taking investments by eminent domain; various uninsured or uninsurable risks; the bankruptcy or liquidation of major tenants; adverse changes in zoning laws; the impact of present or future environmental legislation and compliance with environmental laws; the impact of lawsuits which could cause the Fund to incur significant legal expenses and divert management's time and attention from the day-to-day operations of the Fund; and other factors that are beyond the Fund's control and the control of the property owners.

Any of the foregoing factors as well as others could adversely impact the return on and cash flows and values of the Fund's investments. In addition, property values can decline below their acquisition price or below their appraised, assessed, or perceived values after the acquisition. Appraisals, if obtained, are only the appraiser's opinion of the property values at a given point in time. Material declines in values could result in subsequent losses. The Fund's real estate-based investments may be difficult to sell in an efficient and expeditious manner, and there can be no assurance that there will be a ready resale market if or when the Fund finds it necessary or otherwise elects to sell such investments.

The Fund's Underwriting Standards and Procedures are More Lenient than Conventional Lenders

The Fund will invest in Mortgage Loans with Borrowers who may not be required to meet the credit standards of conventional mortgage lenders, which is riskier than investing in loans made to Borrowers who are required to meet those higher credit standards.

Because the Manager approves Mortgage Loans more quickly than some other lenders or providers of capital, there may be a risk that the due diligence the Manager performs as part of its underwriting procedures would not reveal the need for additional precautions. If so, the interest rate the Fund charges and the Collateral the Fund requires may not protect the Fund adequately or generate adequate returns for the risk undertaken.

A Borrower's ability to pay a Mortgage Loan balance in a large lump sum may depend on its ability to obtain suitable refinancing or otherwise raise a substantial cash amount.

Risk of Default on Mortgage Loans / Nonperforming Mortgage Loans

The Fund's investment strategy includes the acquisition or origination of Mortgage Loans which are subject to the risk of default. At the time of their acquisition, origination, or thereafter, Mortgage Loans may be nonperforming for a wide variety of reasons. Such nonperforming Mortgage Loans may require a substantial amount of workout negotiations or restructuring, which may entail, among other things, a substantial reduction in the interest rate, a substantial write-down of the principal of such Mortgage Loan, or the necessity of purchasing senior loans to protect the Fund's interest in its investment.

The Mortgage Loans may become uncollectible or subject to a reduced return due to any voluntary or involuntary bankruptcy, insolvency, or similar proceeding affecting any of the Fund's Borrowers or guarantors. It is possible that the Manager may find it necessary or desirable to foreclose on collateral securing one or more Mortgage Loans purchased by the Fund. The foreclosure process will vary from jurisdiction to jurisdiction and can be lengthy and expensive. Borrowers often resist foreclosure actions by asserting numerous claims, counterclaims, and defenses against the holder of a Mortgage Loan, including, without limitation, lender liability claims and defenses, even when such assertions may have no basis in fact, in an effort to prolong the foreclosure action. During the foreclosure proceedings, a Borrower may have the ability to file for bankruptcy or its equivalent, potentially staying the foreclosure action and further delaying the foreclosure process. Foreclosure litigation may create a negative public image of the Collateral property and may result in disrupting ongoing leasing and management of the property. The Collateral value could also be negatively impacted if a defaulting Borrower were to damage the property, negligently or intentionally, while still in possession. Even if foreclosure can be avoided and a restructuring were successfully accomplished, a risk exists that, upon maturity of such Mortgage Loan, replacement "takeout" financing will not be available.

In certain circumstances, the Fund may lose priority of its liens to mechanic or materialmen's liens, by reason of the Borrower's wrongful acts or the priority allowed to certain tax liens. It is possible that the total amount recovered by the Fund upon default may be less than the total amount of its Mortgage Loan, with resultant losses to the Fund. In such circumstances, the Manager may pursue deficiency judgments against Borrowers, if available. Most, if not all, of the Fund's Mortgage Loans will be general obligations of the Borrower or principals of the Borrower. Properties held as collateral and foreclosed upon may not generate sufficient income from operations to meet associated expenses of the Fund. In addition, operation of foreclosed properties may require the Fund to spend money for an extended period, and subsequent income and capital appreciation from the foreclosed properties to the Fund may be less than competing investments.

The Fund may be required to rely totally on its interest in the Collateral for repayment of a Mortgage Loan. The value of the Collateral may be affected by general or local economic conditions, neighborhood values,

interest rates, real estate tax rates, and other operating expenses, the possibility of competitive overbuilding, and of the inability to obtain or maintain full occupancy of the properties, governmental rules and fiscal policies, acts of God or casualties for which insurance is not available or obtainable for commercially reasonable premiums, and other factors which are beyond the Fund's or the Manager's control.

The Fund may require transaction analysis reports for environmental screening or other environmental reports on the proposed Collateral, which reports may not reveal actual conditions and risks associated with the Collateral. The presence of hazardous substances on such Collateral may subject the Fund to substantial liability for the cost of removal or treatment, reduce the value of the Collateral or make it unmarketable. That cost may substantially exceed the value of the Collateral involved.

Further, under U.S. law, investments in properties or loans operating under bankruptcy laws are, in certain circumstances, subject to certain additional potential liabilities that may exceed the value of the Fund's original investment therein.

The Fund May Have Difficulty Protecting its Rights as a Secured Lender

The Fund believes that its Fund Asset documents will enable it to enforce commercial arrangements with Borrowers and other counterparties. However, the rights of Borrowers, counterparties, and other secured lenders may limit the Fund's practical realization of those benefits. For example:

- Judicial foreclosure is subject to the delays of protracted litigation. Although the Fund expects nonjudicial foreclosure to be generally quicker, the Fund's Collateral may deteriorate and decrease in value during any delay in foreclosing on it.
- The Borrower's right of redemption during foreclosure proceedings can deter the sale of the Collateral and can for practical purposes require the Fund to manage the property.
- The Fund will be making loans in different states, with varying foreclosure laws, procedures, and timelines. Depending on which state a Fund Asset is located, there may be more or less time, effort, and cost associated with foreclosing on Mortgage Loans.
- Unforeseen environmental hazards may subject the Fund to unexpected liability and procedural delays in exercising its rights.
- The rights of junior or senior secured parties in the same property can create procedural hurdles for the Fund when it forecloses on Collateral.
- The Fund may not be able to pursue deficiency judgments after it forecloses on Collateral.
- State and federal bankruptcy laws can prevent the Fund from pursuing any actions, regardless of the progress in any of these suits or proceedings.
- The courts, particularly the bankruptcy courts, may unilaterally alter the contractual terms of Fund Assets, including doing so to the detriment of the Fund.
- The Fund will also take a secured interest in assets other than real estate assets owned by various Borrowers. There is no assurance that such collateral will have value equal to or greater than the amount borrowed by such Borrowers. Neither the Fund nor any of its managers are experts in valuing collateral other than real estate and such, there is no way of assuring that the Fund is adequately secured in its loans. Throughout the period of its loans, the Fund may be under secured.

Care is exercised upon creation of the legal documents at the time of origination or acquisition to ensure that as many bases as possible have been covered in the documents. However, in the event of default, it can be very difficult to predict with any certainty how courts will respond.

Risk of Lack of Knowledge in Distant Geographic Markets

Although the Fund intends to focus its investments on locations with which the Manager is generally familiar, the Fund runs a risk of experiencing underwriting challenges or issues associated with a lack of

familiarity in some markets. Each market has nuances and idiosyncrasies that affect values, marketability, desirability, and demand for individual Collateral that may not be easily understood from afar. While the Manager believes it can effectively mitigate these risks in a myriad of ways, there is no guarantee that investments in geographic markets outside the physical location of the Manager (or even inside this perceived boundary) will perform as expected.

Risks of Real Estate Ownership

When the Fund acquires real estate, either directly or through foreclosure, deed in lieu of foreclosure, or otherwise, it has economic and liability risks as the owner, including but not limited to:

- Earning less income on disposition of the property than costs incurred in purchasing, improving it, and maintaining it;
- Keeping the property leased by tenants;
- Potential damage to the property by any tenants;
- Lack of availability or lapse in insurance coverage for the property;
- Controlling operating expenses;
- Coping with general and local market conditions;
- Possible exposure to environmental contamination remediation and cleanup costs, which in some cases could exceed the value of the property;
- Complying with changes in the laws and regulations pertaining to taxes, use, zoning, and environmental protection; and
- Possible liability for injury to persons and property.

The Fund intends to secure insurance against hazards and contingencies to the extent it can obtain such insurance as an owner at a reasonable cost.

Risks of Participation or Fractional Interests in Fund Assets

- Other owner(s) of a Participation Interest in such a Fund Asset may have different ideas, motivations, or desired outcomes than the Fund which may give rise to disputes in how to manage the Asset.
- There may be complications in disposing of Participation Interest that require additional time, money, and cooperation of parties who may be adverse at the time of maturity or disposition of the Asset, which may reduce the amount recovered by the Fund on such an Asset.
- The Manager and the Fund may not control or have influence over the transaction involving the Asset subject to the agreement governing the Participation Interest. Such a scenario would subject the Fund to the decisions of another party, whose interests may be adverse to those of the Fund.
- There may be regulations or laws that govern or influence a Participation Interest that are unknown at the time the investment is made, but which have a negative impact on the Asset at the time of maturity or disposition.

Risks of Investing in Subordinated (or Second Lien Position) Loans or Securities

Some of the Fund's investments may consist of subordinated Mortgage Loans or securities. Such investments will be subordinated to the senior obligations of the property or issuer, either contractually, inherently due to the nature of equity securities, or both. In the event of default on the senior debt, the Fund as a holder of a subordinated loan may be at the risk of realizing a loss of up to all of its investment before the senior debt will suffer any loss. Consequently, greater credit risks are usually attached to subordinated investments than to a Borrower's first mortgage or other senior obligations. In addition, securities may not be protected by financial or other covenants and may have limited liquidity. Adverse changes in the Borrower's financial condition or general economic conditions may impair the ability of the Borrower to

make payments on the subordinated securities and cause them to default more quickly with respect to such securities than with respect to the Borrower's senior obligations. In most cases, the Fund's management of its investments and its remedies with respect thereto, including the ability to foreclose on any collateral securing investments, will be subject to the rights of the more senior lenders and contractual intercreditor provisions. The Fund may also take a secured interest in assets other than real estate assets owned by various Borrowers. There is no assurance that such collateral will have value equal to or greater than the amount borrowed by such Borrowers. Neither the Fund nor any of its managers are experts in valuing collateral other than real estate and such, there is no way of assuring that the Fund is adequately secured in its loans. Throughout the period of its loans, the Fund may be under secured.

The Fund's Investments are Illiquid in Nature

Although some of the Fund's investments may generate current income the Fund's investments will primarily be illiquid and may not be readily sold for fair value. The illiquidity commonly associated with real estate investments may limit the Fund's ability to vary its portfolio of investments in response to changes in economic and other conditions. Illiquidity may result from the absence of an established market for investments as well as the legal or contractual restrictions on their resale. In addition, illiquidity may result from the decline in value of a property comprising one of the Fund's investments. There can be no assurances that the fair market value of any property held by the Fund will not decrease in the future, leaving the Fund's investment relatively illiquid.

Furthermore, although the Manager expects that the Fund's investments will be disposed of prior to dissolution, the Fund may have to sell, distribute, or otherwise dispose of its investments at a disadvantageous time as a result of dissolution.

Other Real Estate Related Risks

The Fund's real estate related investments will be subject to the varying degrees of risk and significant fluctuations in their value. The value of the Fund's investments depends upon the real property owner's ability to repair or rehabilitate the property as projected, operate the real property in a manner sufficient to meet its commitments, including debt service, and maintain or increase revenues in excess of operating expenses or, in the case of real property leased to a single lessee, the ability of the lessee to make rental payments. Revenues may be adversely affected by changes in national or international economic conditions; changes in local market conditions due to changes in general or local economic conditions and neighborhood characteristics; the financial condition of tenants, buyers, and sellers of properties; competition from other properties offering the same or similar services; changes in interest rates and in the availability, cost, and terms of mortgage funds; the impact of present or future environmental legislation and compliance with environmental laws; the ongoing need for capital improvements (particularly in older structures); changes in real estate tax rates and other operating expenses; adverse changes in governmental rules and fiscal policies; civil unrest; acts of God, including earthquakes, hurricanes, and other natural disasters; acts of war; acts of terrorism (any of which may result in uninsured losses); adverse changes in zoning laws; and other factors that are beyond the control of the real property owners and the Fund. In the event that any of the properties underlying the Fund's investments experience any of the foregoing events or occurrences, the ability of the real property owner to pay the interest and principal on any debt securities would be negatively impacted.

Further Deterioration in the Mortgage, Real Estate or Financial Markets or the Economy in General May Cause the Fund to Experience Losses

The recent financial crisis in the U.S. and many non-U.S. economies, including the European sovereign debt and banking crises, has resulted, and may continue to result, in an unusually high degree of volatility

in the financial markets, both within and outside the United States. The mortgage market has been adversely affected by changes in the lending landscape, and there is no assurance that these conditions will stabilize or that they will not worsen. In addition, global economies and financial markets are becoming increasingly interconnected, which increases the possibilities that conditions in one country or region might adversely impact conditions in a different country or region. In the U.S. and other jurisdictions where economic conditions are recovering, they are nevertheless perceived as still fragile. The Fund's investments will be materially affected by conditions in the mortgage market, the residential and commercial real estate markets and the financial markets and the economy generally. Delinquencies and losses with respect to residential and commercial real estate loans generally have increased in recent years and may continue to increase. Although the Fund's investments may be acquired at favorable prices that already reflect these circumstances, a further deterioration of the mortgage or real estate markets or the financial markets or the economy in general may nonetheless cause the Fund to experience losses related to its investments in real estate loans.

Interest Rate Risk

The Fund's operating results depend to a large extent on its ability to generate a net profit, which is essentially the difference between the interest income earned on its loans to business and projects and the interest expense incurred in connection with its interest-bearing liabilities, such as any Credit Facility and the Notes. Changes in the general level of interest rates can affect the Fund's ability to generate a net profit by affecting the spread between the Fund's interest earning assets (i.e., loans originated to business and projects) and interest bearing liabilities, such as any Credit Facility and the Notes. This may be due to the disparate maturities when repricing the Fund's interest earning assets and interest-bearing liabilities.

In addition to its effect on the Fund's interest rate spread, changes in the general level of interest rates also affect, among other things:

- the ability of the Fund to originate loans;
- the average life of the Fund's loans.

Interest rates are highly sensitive to many factors, including governmental monetary policies, domestic and international economic and political conditions, and other factors beyond the control of the Fund.

Risk of Borrower Fraud

Of paramount concern in originating and acquiring loans is the possibility of material misrepresentation or omission on the part of Borrowers. The quality of the Fund's investments in loans is subject to the accuracy of representations made by Borrowers. Misrepresentations or omissions by Borrowers may adversely affect what the Fund believes to be the value of the collateral underlying the loans or may adversely affect the ability of the Fund or its affiliates to perfect or effectuate a lien on the collateral securing the loans. The Fund will rely upon the accuracy and completeness of representations made by Borrowers to the extent reasonable but cannot guarantee such accuracy or completeness. It is unclear whether loans and other forms of direct indebtedness offer securities laws protections against fraud and misrepresentation. Accordingly, the Fund is subject to the risk that the systems used by the originators of mortgage loans to minimize Borrower misrepresentations or omissions are defective.

Usury Risk

State and federal usury laws limit the interest that lenders are entitled to receive on loans. Statutes differ in their provision as to the consequences of a usurious loan. One group of statutes requires the lender to forfeit the interest above the applicable limit or imposes a specified penalty. Under this statutory scheme, the

Borrower may have the recorded mortgage or deed of trust canceled upon paying its debt with lawful interest, or the lender may foreclose, but only for the debt plus lawful interest. Under a second, more severe type of statute, a violation of the usury law results in the invalidation of the transaction, thereby permitting the Borrower to have the recorded mortgage or deed of trust canceled without any payment and prohibiting the lender from foreclosing.

Usury laws in the states where the Fund's investments are located may limit the ability of the Fund to charge interest and create the risk that the Fund may not be able to fully realize their investment in their Mortgage Loans. For example, some states make it unlawful for a lender to charge or collect interest at a rate exceeding a statutorily prescribed interest rate per annum, unless the lender falls into one or more exclusion categories which exempts it from such prohibition. The Manager and the Fund may not be eligible for such exemptions under the relevant usury restrictions, and moreover, exemptions may not be available in all states in which the Fund intends to invest. In addition, if a license were required in a state in order to avail the Fund of an exemption, and the Manager loses its license in that state, the Manager and hence the Fund may no longer be eligible for that state's exemptions from usury law relying on such licensing, which may in turn limit the Fund's ability to generate revenues. While the Manager and the Fund intend to fully comply with any usury laws affecting the Fund's investments, in the event the Fund does violate these laws, it may have a negative impact on the Fund's operations and ability to recover on its investments.

Digital Operations Risk

CCM relies heavily on software, technology and the cloud with all documents secured and managed digitally. CCM utilizes software that allows it to track and manage its investments with confidence and accuracy. However, there are risks associated with technology. Defects in software products and errors or delays in processing of electronic transactions could result in:

- transaction or processing errors;
- diversion of technical and other resources from other efforts;
- loss of credibility with current or potential customers;
- harm to reputation; or
- exposure to liability claims

In addition, CCM relies on technologies supplied by third parties that may also contain undetected errors, viruses, or defects that could have a material adverse effect on the Fund's financial condition and results of operations.

The Fund also faces risks from fraud, including but not limited to, wire fraud, technology data breaches and cybersecurity attacks. In order to mitigate those risks, the Sponsor has obtained an insurance policy from AmTrust North America to provide up to \$1,000,000 of insurance related to fraud, cybersecurity breaches, and business interruption.

Other General Risks of an Investment in the Fund Limited

Unspecified Investments

The Fund has not identified the particular investments it will make. Accordingly, an Investor must rely upon the ability of the Manager in making investments consistent with the Fund's investment objectives and policies. Although the principals have been successful in locating investments in the past, the Fund may be unable to find a sufficient number of attractive opportunities to invest its committed capital or meet its investment objectives. An Investor has no ability to control or determine the Fund's underwriting criteria, investment decisions, or other decisions with respect to the business of the Fund. Nor is there any requirement

that the Fund create or utilize a board or committee of advisors to assist the Manager with respect to such decisions. Therefore, an Investor must completely rely on the discretion of the Manager and its respective employees and contractors, with respect to such decisions and the overall performance of the Fund.

Furthermore, there may be a period of time before the Manager fully invests the proceeds of this Offering and begins to make distributions or payments. The Manager will attempt to invest the proceeds as quickly as prudence and circumstances permit; however, no assurance can be given as to how quickly the proceeds will be invested. Consequently, the distributions you receive on your investment may be reduced pending the investment of the Offering proceeds in Fund Assets.

The Fund's Due Diligence May Not Reveal All Factors Affecting an Investment and May Not Reveal Weaknesses in Such Investments.

There can be no assurance that the Manager's due diligence processes will uncover all relevant facts that would be material to an investment decision. Before making an investment, the Manager will assess the strength of the underlying properties and any other factors that they believe are material to the performance of the investment. In making the assessment and otherwise conducting customary due diligence, the Manager will rely on the resources available to them and, in some cases, investigations by third parties.

Investments May be Less than Anticipated and the Fund's Investments May Not Be Diversified

While the Fund is targeting a \$50,000,000 maximum offering amount, there is a substantial risk that the Fund will receive less subscriptions or Capital investments than it anticipates to reach the Maximum Offering Amount. In such event, the Fund's investment strategy will be adversely affected, the opportunity for diversification of investments will be materially decreased, and the returns on those investments likely will be reduced as a result of allocating Fund expenses among fewer investments. During the period when the Fund acquires its initial Fund Assets and until the time the Fund acquires a substantial amount of Fund Assets, the Fund will not be diversified, and Fund Assets may consist of only a few Mortgage Loans. In addition, without broad diversification, the risk of loss to the Fund and its Investors is much greater.

Reliance on Management

The Manager will make all Fund decisions, including Fund Asset selection. The Fund will be relying solely on the Manager's expertise and judgment. There is no requirement that the Fund create or utilize a board or committee of advisors to assist the Manager in making decisions with respect to the Fund. The Manager may resign at any time with one year's notice to its members without liability to the Fund.

The Manager's principals are Nathan Larsen & Mark Weber. Each is considered an integral part of the Fund's investment strategy and the loss of either of them could adversely affect the Fund's performance. The Operating Agreement does not provide any protection for Investors in the event one or both of them are no longer providing services to the Fund. In such event, the Fund will continue operating and making new investments without their services.

Risk if Manager Withdraws or is Terminated

The Fund presently only has one Manager. If the Manager, subject to its one-year notice requirement, withdraws from the Fund, or is removed for any other reason, it may be difficult or impossible for the Fund to locate a suitable replacement for the Manager. Upon withdrawal or termination of the Manager in its role in the Fund, members of the Fund would elect a new manager, which could take an undetermined amount of time and negatively impact the Fund's performance.

Valuation Risk of Illiquid Investments

Certain of the securities or assets the Fund will purchase or originate will not be actively traded. In the absence of market comparisons, the Fund will be required to resort to other pricing methodologies, including, for example, models based on assumptions regarding expected trends, historical trends following market conditions believed to be comparable to the then current market conditions and other factors believed at the time to be likely to influence the potential resale price of an investment. Such methodologies may not prove to be accurate and the Fund's inability to accurately price securities or assets may adversely affect the return on the Fund's investments.

Risk of Litigation

The Fund's investment activities may include activities that will subject it to the risks of becoming involved in litigation by third parties. The expense of defending claims against the Fund by third parties and paying any amounts pursuant to settlements or judgments would be borne by the Fund and would reduce net assets. The Manager and their Affiliates will be indemnified by the Fund in connection with such litigation, subject to certain conditions.

Lender Liability Risks Including Equitable Subordination

In recent years, a number of judicial decisions in the U.S. have upheld the right of Borrowers to sue lending institutions on the basis of various evolving legal theories (collectively termed "lender liability"). Generally, lender liability is founded upon the premise that an institutional lender has violated a duty (whether implied or contractual) of good faith and fair dealing owed to the Borrower or has assumed a degree of control over the Borrower resulting in creation of a fiduciary duty owed to the Borrower or its other creditors or shareholders. Because of the nature of certain of the Fund's investments, the Fund could be subject to allegations of lender liability.

In addition, under common law principles that, in some cases, form the basis for lender liability claims, if a lending institution (a) intentionally takes an action that results in the undercapitalization of a Borrower to the detriment of other creditors of such Borrower, (b) engages in other inequitable conduct to the detriment of such other creditors, (c) engages in fraud with respect to, or makes misrepresentations to, such other creditors, or (d) uses its influence as an equity holder to dominate or control a Borrower to the detriment of the other creditors of such Borrower, a court applying bankruptcy laws may elect to subordinate the claim of the offending lending institution to the claims of the disadvantaged creditor or creditors, a remedy called "equitable subordination." The Fund could be subject to claims from creditors of an obligor that the Fund's investments in debt obligations of such obligor should be equitably subordinated. Alternatively, in bankruptcy a court may re-characterize the Fund's claims or restructure the debt using "cram down" provisions of the bankruptcy laws.

Recourse to the Fund's Assets

The Fund's Assets, including any investments made or acquired by the Fund, may be required to be available to satisfy all liabilities and other obligations of the Fund in certain circumstances. Although the Fund may seek to structure investments through investment entities having limited liability, there can be no assurance that such efforts will always be successful or respected. If the Fund or one or more of its investments becomes subject to a liability, parties seeking to have the liability satisfied may have recourse to the Fund's Assets generally and not be limited to any particular Asset of the Fund, such as the Asset representing the Investment giving rise to the liability.

Risks Associated with a Changing Economic Environment

As a result of the credit crisis and the occurrence of several high-profile bankruptcies, recent government bailouts, bank failures, other negative corporate events and certain other recent events, the financial markets have been disrupted in general and the availability and cost of capital for the Fund and that of the Fund's competitors have been adversely affected. The achievement of the Fund's targeted rate of return is dependent, at least in part, upon the Fund's ability to access capital at rates and on terms the Manager determines to be acceptable. If the Fund's ability to access capital becomes significantly constrained, the Fund's financial condition and future investments may be significantly adversely affected.

Risks of Uninsured Losses

The Fund will require that all Assets be insured against hazard. However, some events may be uninsurable or insurance coverage for such events may not be economically practicable. Losses from earthquakes, floods, or other weather phenomena, for example, which could occur may be uninsured and cause losses to the Fund. In addition, insurance may lapse without proper notice to the Manager and Assets may become temporarily uninsured and sustain damage during this period.

Risk of Repayment of Fund Assets and Redeployment of Cash

There is a risk that when Fund Assets are paid off, there may not be sufficient quality opportunities to immediately redeploy the proceeds received from these payoffs into new Fund Assets. If the Fund is unable to locate new Assets in a timely manner, the excess cash may water down the overall yield to the Fund or the Manager may choose to repay Investors a portion or all of their Capital Account earlier than expected.

Competition for Fund Assets

The business and arena in which the Fund is engaged is highly competitive, and the Fund and Manager compete with numerous established entities, some of which have more financial resources and experience in the business than the Fund or Manager. The Fund and Manager expect to encounter significant competition from other market participants including private lenders, private equity fund managers, real estate developers, pension funds, real estate investment trusts, other private parties, potential investors or homeowners, and other individuals or entities with objectives similar in whole or in part to those of the Fund. Any general increase in the availability of capital for such purposes may increase competition for Fund Assets and could reduce the yields they produce, including those of the Fund.

Risk of Lack of Geographical Diversity

While the Fund intends to originate and acquire Assets in target markets nationwide, the Fund intends to primarily focus its efforts in the Mid-Atlantic and Southeast regions of the United States. If there is a concentration of Assets in certain regions, and if these regions suffer economic adversity, the value of the Collateral securing the Assets may suffer.

Risk of Loss of Funds in Money Market Account

The Fund intends to place all its cash which is not otherwise invested in Fund Assets in Money Market Accounts. Each Money Market Account will consist of investments that are immediately liquid, and that, in the Manager's judgment, are sufficiently safe while producing a yield on the Fund's cash. The Manager intends to choose such investments which appear to have a very low probability of loss. Notwithstanding the foregoing, any investment inherently involves certain risks.

Absence of Registration Under Applicable Securities Laws

This Offering is being made under certain federal and state securities laws exemptions. As such, the Notes have not been registered under the Securities Act, or applicable state securities laws. Therefore, no regulatory authority has reviewed the terms of this Offering, including the nature and amounts of the compensation, the disclosure of risks and tax consequences, and the fairness of the terms of this Offering. Further, Investors do not have all of the protection afforded in registered or qualified offerings, and they must judge the adequacy of disclosure and the fairness of the terms of this Offering without the benefit of prior review by any regulatory authority.

Furthermore, the Fund may fail to comply with the requirements of the exemptions from registration on which it is relying. If so, the Note Holders could rescind their purchase of Notes under applicable state and federal securities laws. If enough Note Holders successfully sought rescission, the Fund and the Manager would face severe financial demands, which would adversely affect the Fund.

Absence of Regulatory Oversight

While the Fund may be considered similar to an investment company, it is not presently, and does not propose in the future, to register as such under the Investment Company Act of 1940 or the laws of any other country or jurisdiction and, accordingly, the provisions of the Investment Company Act (which, among other matters, require investment companies to have a majority of disinterested directors, require securities held in custody to be individually segregated at all times from the securities of any other person and to be clearly marked to identify such securities as the property of such investment company, and regulate the relationship between the adviser and the investment company) will not be applicable to the Fund. In addition, the Manager is not registered as an investment adviser under the Investment Advisers Act of 1940 or as a Commodity Trading Advisor under the Commodity Exchange Act (or any similar law).

Risk That the Fund May Become Subject to the Provisions of the Investment Company Act of 1940

The Fund intends to operate so as to not be regulated as an investment company under the Investment Company Act (as defined herein) based upon certain definitions and exemptions thereunder. Companies that are subject to the Investment Company Act must register with the SEC and become subject to various registration, governance, and reporting requirements. Compliance with such restrictions would limit the Fund's flexibility and create additional financial and administrative burdens on the Fund. The Fund believes it can avoid these restrictions based on one or more exemptions provided for companies like the Fund.

Specifically, the Fund expects to be exempted from registration under the Investment Company Act because the Fund will not make a public offering of the Notes and the Fund will be primarily engaged in purchasing or acquiring mortgages and other liens on, and interests in, real estate as determined under exemptions from the Investment Company Act and rules issued thereunder. Accordingly, the Fund does not expect to be subject to the restrictive provisions of the Investment Company Act. However, the SEC has recently indicated that it may seek to narrow the exemption from registration for entities engaged in purchasing or acquiring mortgages and other liens on real estate. If the Fund fails to qualify for exemption from registration as an investment company, its ability to conduct its business as described herein will be compromised. Any such failure to qualify for such exemption would likely have a material adverse effect on the Fund.

Risk that the Manager May Become Subject to the Provisions of the Investment Advisers Act of 1940

The Manager has not registered as an investment adviser under the Investment Advisers Act of 1940 (the “Investment Advisers Act”) and intends to operate so as to not be required to register as an investment adviser with the SEC. Specifically, a provider of investment advice as to real estate, and not as to securities, should not be considered an “investment adviser” for purposes of the Investment Advisers Act, but the Mortgage Loans and other investments made by the Fund may be considered securities. Even if the Manager is deemed an investment adviser, investment advisers are not required to register under the Investment Advisers Act so long as they have less than \$100 million in assets under management, and the Manager expects to be further exempted from registration so long as the Manager has less than \$150 million in assets under management based on the fact that it is solely a manager of a real estate fund that is a qualifying private fund exempt from registration under the Investment Company Act. Even if the Manager is able to rely on the exemption for advisers solely to one or more private investments funds, it may nonetheless be required to file certain reports and other information with the SEC as an “exempt reporting adviser.” This information will be publicly available by the SEC, and this information could reduce the competitive advantage of the General Partner and Fund. As an exempt reporting adviser, the Manager and Fund may be subject to SEC examination, record-keeping, compliance, and reporting obligations. If the Manager were deemed to be an investment adviser, and if or when the Manager exceeds that threshold, unless it is eligible for another exemption, it will be required to register under the Investment Advisers Act and will be subject to various restrictive provisions provided for therein. The Manager cannot determine at this time, what, if any, impact such registration and restrictions will have on its business or the business of the Fund.

Because the Manager views itself as being solely in the business of advising the Fund as to real estate, and not as to securities (although the Fund may form wholly owned special purpose vehicles through which to invest in real estate), the Manager does not intend to register under the Investment Advisers Act or any equivalent laws of one or more states that pertain to investment advice on securities (“State Advisers Acts”) pursuant to available exemptions. Nevertheless, given that each state may adopt its own interpretations, the Manager could be required at some point to register with one or more State Advisers Acts. State Advisers Acts are similar to the Investment Advisers Act but generally apply to investment advisers that are not subject to the Investment Advisers Act because of the amount of assets under management or other exemptions from registration. The Manager intends to seek exemptions from such registration where possible. If the Manager does have to register under one or more State Advisers Acts, such registration may create administrative and financial burdens on the Manager, and the Manager’s operation of the Fund could be adversely affected to the extent that technical requirements or prohibitions were to prevent the Fund from operating as planned or add costs to the Fund such as certain custody related requirements. So long as the Manager is not an investment adviser, it does not owe the Fund a formal fiduciary duty as such, and the Fund does not benefit from the protections of the Advisers Act or State Advisers Acts.

The Fund's Reliance on Exclusions from the Investment Company Act May Impact Certain Investment Decisions

To the extent that the Fund invests solely in real estate and not in securities, it should not be considered an investment company under the Investment Company Act. It is nevertheless conceivable that certain ways in which the Fund's investments are structured could be construed as securities for purposes of the Investment Company Act. The Investment Company Act excludes an issuer that follows a real estate program from the definition of an "investment company" if it is "primarily engaged" in, the origination or acquisition of mortgages and other liens on, or interests in, real estate. The Manager has not sought a no-action letter from the SEC to confirm that the Fund is eligible for this exemption. However, the Manager will rely on guidance issued by the SEC stating that so long as qualifying percentages of the Fund's assets consist of (1) mortgages and other liens on or interests in real estate; and (2) the remaining percentage of the Fund's assets consist primarily of real estate related assets, the Fund will remain exempt from the Investment Company Act registration requirements. Because the Fund is relying on an exemption that is dependent on the nature of the Fund's investment holdings, the Manager may need to consider such restrictions when assessing a potential investment for the Fund and may decide not to pursue an asset because such asset would jeopardize the Fund's use of the exemption, as opposed to whether or not the asset would otherwise be a sound investment for the Fund.

Recent and Anticipated Legislative and Regulatory Activity

The U.S. Congress, the SEC, and other regulators have taken, or represented that they may take, action to increase or otherwise modify the laws, rules, and regulations applicable to techniques and instruments in which the Fund may invest. New (or modified) laws, rules, and regulations may prevent, or significantly limit the ability of, the Manager from using certain such instruments or from engaging in such transactions. This may impair the ability of the Manager to carry out the Fund's investment strategy and may otherwise have an adverse impact on the Fund's returns. Compliance with such new or modified laws, rules, and regulations may also increase the Fund's expenses and therefore, may adversely affect the Fund's performance. It is not possible at this time to predict with certainty what, if any, impact the new or modified regulations will have on the Manager or the Fund, and it is possible that such impact could be adverse and material.

Investment by Benefit Plans

In considering the acquisition of Notes to be held as a portion of the assets of an "employee benefit plan" within the meaning of Section 3(3) of ERISA ("a Benefit Plan" or "Plan"), a Plan fiduciary, taking into account the facts and circumstances of such trust, should consider, among other things:

- (a) the effect of the "Plan Asset Regulations" (Labor Regulation Section 2510.3-101) including potential "prohibited transactions" under the Code and ERISA;
- (b) whether the investment satisfies the "exclusive purpose," "prudence," and "diversification" requirements of Sections 404(a)(1)(A), (B) and (C) of ERISA;
- (c) whether the investment is a permissible investment under the documents and instruments governing the plan as provided in Section 404 (a)(1)(D) of ERISA;
- (d) the Plan may not be able to distribute Notes to participants or beneficiaries in pay status because the Manager may withhold its consent; and
- (e) the fact that no market will exist in which the fiduciary can sell or otherwise dispose of the Notes. The prudence of a particular investment must be determined by the responsible fiduciary with respect to each employee benefit plan, taking into account the facts and circumstances of the investment.

ERISA Risks

Any Investor that invests funds belonging to a qualified retirement plan or IRA should carefully review the tax risks provisions of this PPM as well as consult with their own tax advisors. The contents hereof are not to be construed as tax, legal, or investment advice.

PROSPECTIVE BENEFIT PLAN INVESTORS ARE URGED TO CONSULT THEIR ERISA ADVISORS WITH RESPECT TO ERISA AND RELATED TAX MATTERS, AS WELL AS OTHER MATTERS AFFECTING THE BENEFIT PLAN'S INVESTMENT IN THE FUND. MOREOVER, MANY OF THE TAX ASPECTS OF THE OFFERING DISCUSSED HEREIN ARE APPLICABLE TO BENEFIT PLAN INVESTORS WHICH SHOULD ALSO BE DISCUSSED WITH QUALIFIED TAX COUNSEL BEFORE INVESTING IN THE FUND.

Indemnification

Pursuant to the Operating Agreement, the Fund will indemnify the Manager and its Affiliates, and any director, officer, agent, employee, or owner of the Manager and its Affiliates ("Covered Parties") from any losses, proceedings, investigations, claims, damages, liabilities, judgments, demands or expenses of any kind or nature whatsoever arising from any action taken or failure to act on behalf of the Fund within the scope of authority conferred on the Manager under the Operating Agreement, unless the act or omission was conduct not undertaken in good faith or constitutes gross negligence, fraud, or willful misconduct. If the Fund becomes obligated to make such payments, such indemnification costs would be paid from funds that would otherwise be available to invest in additional Fund Assets. To the extent these indemnification provisions protect the Covered Parties, a conflict of interest may exist.

ERISA DISCLOSURE

Each fiduciary of a pension, profit-sharing or other employee benefit plan subject to the Employee Retirement Income Security Act of 1974, as amended (ERISA), (a Plan) should consider the fiduciary standards of ERISA in the context of the Plans particular circumstances before authorizing an investment in the Securities. Accordingly, among other factors, the fiduciary should consider whether the investment would satisfy the prudence and diversification requirements of ERISA and would be consistent with the documents and instruments governing the Plan.

In addition, we and certain of our subsidiaries and affiliates, including Mid Atlantic Secured Income Fund, may be considered a party in interest within the meaning of ERISA, or a disqualified person within the meaning of the Internal Revenue Code of 1986, as amended (the Code), with respect to many Plans, as well as many individual retirement accounts and Keogh plans (also Plans). Prohibited transactions within the meaning of ERISA or the Code would likely arise, for example, if the Securities are acquired by or with the assets of a Plan with respect to which Mid Atlantic Secured Income Fund or any of its affiliates is a service provider or other party in interest, unless the Securities are acquired pursuant to an exemption from the prohibited transaction rules. A violation of these prohibited transaction rules could result in an excise tax or other liabilities under ERISA and/or Section 4975 of the Code for such persons, unless exemptive relief is available under an applicable statutory or administrative exemption.

The U.S. Department of Labor has issued five prohibited transaction class exemptions (PTCEs) that may provide exemptive relief for direct or indirect prohibited transactions resulting from the purchase or holding of the Securities. Those class exemptions are PTCE 96-23 (for certain transactions determined by in-house asset managers), PTCE 95-60 (for certain transactions involving insurance company general accounts), PTCE 91-38 (for certain transactions involving

bank collective investment funds), PTCE 90-1 (for certain transactions involving insurance company separate accounts) and PTCE 84-14 (for certain transactions determined by independent qualified asset managers). In addition, ERISA Section 408(b)(17) provides a limited exception for the purchase and sale of securities and related lending transactions, provided that neither the issuer of the securities nor any of its affiliates have or exercise any discretionary authority or control or render any investment advice with respect to assets of any Plan involved in the transaction and provided further that the Plan pays no more than adequate consideration in connection with the transaction (the so-called service provider exemption).

Because we may be considered a party in interest with respect to many Plans, the Securities may not be purchased, held, or disposed of by any Plan, any entity whose underlying assets include plan assets by reason of any Plan's investment in the entity (a Plan

Asset Entity) or any person investing plan assets of any Plan, unless such purchase, holding or disposition is eligible for exemptive relief, including relief available under PTCEs 96-23, 95-60, 91-38, 90-1, 84-14 or the service provider exemption or such purchase, holding or disposition is otherwise not prohibited. Any purchaser, including any fiduciary purchasing on

behalf of a Plan, transferee or holder of the Securities will be deemed to have represented, in its corporate and its fiduciary capacity, by its purchase and holding of the Securities that either (a) it is not a Plan or a Plan Asset Entity and is not purchasing such Securities

on behalf of or with plan assets of any Plan, or with any assets of a governmental or church plan that is subject to any federal, state, local or non-U.S. law that is substantially similar to the provisions of Section 406 of ERISA or Section 4975 of the Code (Similar Law) or (b) its purchase, holding and disposition are eligible for exemptive relief or such purchase, holding and disposition are not prohibited by ERISA or Section 4975 of the Code or any Similar Law.

Under ERISA, assets of a Plan may include assets of certain commingled vehicles and entities in which the Plan has invested (including, in certain cases, the general account of an insurance company). Accordingly, commingled vehicles and entities which include assets of a Plan must ensure that one of the foregoing exemptions is available. Due to the complexity of these rules and the penalties that may be imposed upon persons involved in nonexempt prohibited transactions, it is particularly important that fiduciaries or other persons considering purchasing the Securities on behalf of or with plan assets of any Plan consult with their counsel regarding the availability of exemptive relief under any available exemptions, such as PTCEs 96-23, 95-60, 91-38, 90-1 or 84-14 or the service provider exemption.

Purchasers of the Securities have exclusive responsibility for ensuring that their purchase, holding and disposition of the Securities do not violate the prohibited transaction rules of ERISA or the Code or any Similar Law. The sale of any Securities to any

Plan or plan subject to Similar Law is in no respect a representation by us or any of our affiliates or representatives that such an investment meets all relevant legal requirements with respect to investments by plans generally or any particular plan, or that such an investment is appropriate for plans generally or any particular plan.

Risks Specific to Note Holders

Risk of Failure to Deliver Timely Maturity Election Notice

Each Note Holder will bear sole responsibility for delivering a timely Maturity Election Notice to the Manager. No later than ninety (90) days prior to the Maturity Date of a Note, a Note Holder must deliver a Maturity Election Notice to the Manager electing either (a) a Cash-Out Election to receive payment of all outstanding principal and accrued interest upon the Maturity Date, or (b) a Rollover Election to roll over the outstanding principal balance into a new Note at the interest rate and on the terms set forth in the then-

current Note Schedule, subject to the Manager's approval in its sole discretion. If a Note Holder fails to deliver a timely Maturity Election Notice at least ninety (90) days prior to the Maturity Date, the Note shall, upon the Maturity Date, automatically extend at an interest rate equal to the Note Rate less one percent (1%) until the earliest to occur of: (i) the Note Holder delivers a Cash-Out Election to the Manager, in which case repayment shall be due sixty (60) days following the Manager's receipt of such Cash-Out Election; (ii) the Note Holder delivers a Rollover Election to the Manager and a new Note is executed by the parties; or (iii) such other date as the Manager may determine in its sole discretion. For the avoidance of doubt, the Manager shall have no obligation to remind or notify any Note Holder of an upcoming Maturity Date or of the deadline to deliver a Maturity Election Notice. As such, a Note Holder bears the entire burden of providing timely notice in order to receive payment under a Note on its Maturity Date; a Note Holder's failure to timely deliver a Maturity Election Notice will result in the Note remaining outstanding past its Maturity Date at a reduced interest rate.

Risk of 90-Day Continuance at Election of the Fund

The Fund may not be able to repay the principal balance of a Note at its Maturity Date. Notwithstanding the timely delivery of a Cash-Out Election, the Fund shall have the right, in its sole discretion, to defer repayment and continue to make interest payments on a monthly basis to the Note Holder at the existing Note Rate plus one percent (1%) for up to ninety (90) days beyond the date on which the Note would otherwise be required to be repaid. Such deferral shall not constitute an event of default under the Note or any related agreement, and no Note Holder shall have any right or remedy arising from such deferral. Therefore, a Note Holder cannot rely on receiving payment under its Note on the Maturity Date, even if it delivers a timely Cash-Out Election. A Note Holder should be prepared to endure this ninety (90) day deferral period if necessary.

Notes are not Liquid

An investment in the Notes is intended as an illiquid investment, and Notes are only repurchased or repayable prior to their Maturity Date upon the written consent of the Manager, which may be withheld in its sole discretion. An Early Repayment Fee in an amount equal to 3% or 25 basis points per month on the outstanding balance, whichever is greater prior to note maturity. There is no secondary market available for the notes and the company does not expect one to materialize. The repurchase of the notes prior to maturity is at the sole discretion of the manager and is not guaranteed.

Restrictions on Transfer

Note Holders will not be free to sell or transfer Notes without written consent from the Manager which may be withheld in its sole discretion. There is no market for the Notes, public or private, and there is no likelihood that one will ever develop. Note Holders must be prepared to hold their Notes to the Maturity Date, or beyond, and as a long-term investment. To comply with applicable tax and securities laws, the Manager, in its sole discretion, may refuse to consent to a transfer or assignment of Notes.

Pari Passu Intercreditor Interests

The respective interests of each Note Holder in and to any payments made by the Fund in respect of the Notes, any Security, and any collections in connection with the foreclosure of such Security will be Pari Passu and no Note Holder will have any priority over the other; provided further, that any such payments, Security, or collections received by any Note Holder, other than such payments, Security, and collections that are received by all Note Holders on a pro rata basis, will be paid by such Note Holder to the Representative, to be held in trust for the benefit of all Note Holders.

Note Holder Representative

The Representative will initially be the Manager, and the Manager will retain the right to select and appoint successor Representatives. The Representative will have the authority to sign all documents and take any action necessary to protect each Note Holder's Pari Passu rights in the Security. This means the Representative will be the only party with the authority to take any enforcement action with respect to the Notes, foreclose or take any other action to realize upon the Notes or the Security, institute any action or proceeding to collect or enforce the Notes, commence or cause to be commenced any bankruptcy or similar proceeding against the Fund or commence or exercise any other right to remedy against the Fund. The Note Holder will execute the Intercreditor Agreement as part of the documents, prior to acceptance by the Manager. The Note Holders will have very limited rights under the Intercreditor Agreement to direct the Representative to take any particular action on their behalf in the event of a default of the Fund's obligations under the Notes. The Manager has interests that differ from the Note Holders, including the Manager's interest in the Management Fee. In addition, Affiliates of the Manager may recover fees for services. Because of these interests, the Manager may make decisions with respect to the Notes that differ from what a Note Holder would decide is in the Note Holder's best interest. **Note Holders Have No Right to Vote or to be Involved in Management**

Note Holders cannot exercise any control over the Fund's affairs and will not have any vote or influence over the Fund, its investment policies, or any of its operations. The Manager will exercise complete control over the Fund. The Manager has broad investment authority and may change its investment and underwriting policies (within the confines of its overall investment strategy) in its sole discretion. The Manager owes no fiduciary duties to the Note Holders. The Operating Agreement also provides that in its sole discretion, the Manager may withdraw from the Fund at any time with a one-year notice, which may result in the Fund's dissolution if a replacement is not named within such period. Because the Note Holders will have no rights with respect to the Fund's management and affairs, Note Holders must rely entirely on the Manager to make the Fund profitable enough to be able to pay off amounts due under the Notes.

Power of Attorney

Pursuant to the Intercreditor Agreement and the Subscription Agreement, the Note Holder appoints the Manager as the initial Representative, and any successor Representative, as determined by the Manager, as its true and lawful representative and attorney-in-fact in such Note Holder's name, place, and stead to make, execute, sign, acknowledge, file, and record all instruments, agreements, or documents as may be necessary or advisable to reflect the exercise by the Representative of any of the powers granted to it under the Subscription Agreement and the Intercreditor Agreement.

The Note Holder will further authorize the Representative to take any further action which the Representative will consider necessary or advisable in connection with any of the foregoing, giving the Representative full power and authority to do and perform each and every act or thing whatsoever requisite to be done in and about the foregoing as fully as such Note Holder might or could do if personally present. The Note Holder will be bound by any representation made by the Representative acting in good faith pursuant to such power of attorney, and the Note Holder will waive any and all defenses which may be available to contest, negate, or disaffirm the action of the Representative taken in good faith pursuant to such power of attorney.

Federal Income Tax Risks

As with any investment that generates income or loss or distributes cash, an investment in Notes in the Fund has federal income tax risks. The significant tax risks are discussed in greater detail in the "Tax Aspects of the Offering" section of this PPM. All Investors are encouraged to review the tax risk section with competent tax counsel.

The Notes are Junior to Credit Facilities and Other Payments

The Fund may enter into Credit Facilities that are senior in preference to the Notes. In addition, the Fund will pay Fund Expenses and the Management Fee prior to paying any interest or principal on the Notes. As such, Note Holders will not receive any payments on their notes until the Fund has satisfied any payments due under Credit Facilities, Fund Expenses, and the Management Fee. If the Fund does not have enough funds to satisfy these obligations, the Note Holders will not receive any payments on the Notes.

CONFLICTS OF INTEREST

The Fund is subject to various conflicts of interest arising out of its relationship with the Manager. None of the agreements and arrangements between the Fund and the Manager, including those relating to compensation, resulted from arm's length negotiations. In addition, no assurances can be made that other conflicts of interest will not arise in the future. These conflicts of interest include, but are not limited to, the following:

Receipt of Management Fee and Loan Servicing Fee by the Manager

The Manager will be paid the Management Fee, as a percentage of the Stated Value of the Fund's investments in Fund Assets, and the Loan Servicing Fee, as a percentage of the outstanding principal balance of any loans serviced by the Fund. Such fees are intended to compensate the Manager for its services and were not negotiated on an arm's length basis. Since absent the existence of such fees, Investors might receive a higher rate of return, the interests of the Manager and the Investors are adverse in this respect.

Receipt of Other Asset Level Fees by the Manager, Originator, or Affiliates

In addition to the monthly Management Fee and Loan Servicing Fee, origination fees and other fees collected from Borrowers with respect to Mortgage Loans may be paid in part to the Manager or the Originator, with the remaining portion going to the Fund. The Originator is an Affiliate of the Manager and, subject to the Manager's sole discretion, the Originator may be the sole originator of any Mortgage Loans made by the Fund. The Fund retains discretion to allow the Manager or the Originator to charge fees and any arrangement between the Fund and the Originator with respect to any Mortgage Loans originated by the Originator will not be the result of an arm's length negotiation and the same or substantially similar loan origination services may be available at a lesser expense to the Fund or the Borrowers of such Mortgage Loans from a third-party that is not an Affiliate of the Manager.

In addition to these fees, the Manager or Affiliates may charge the Fund additional fees or collect other amounts from the Fund that may create incentives to maximize those fees or other amounts to the detriment of the Fund. For example, the Manager may also, in the Manager's sole discretion, charge the Fund a guaranteed fee in the amount of up to 2% of a Credit Facility guaranteed by the Manager or such Persons. And the Manager or an Affiliate may, in the Manager's sole discretion, charge the Fund an acquisition fee in the amount 1% - 3% of the Stated Value of a Fund Asset acquired by the Fund, which acquisition fee shall at all times be commercially reasonable and never exceed 3% of the Stated Value of the Fund Asset. And finally, the Manager or an Affiliate may, in the Manager's sole discretion, charge the Fund a construction fee with respect any Fund Assets under construction. The Manager, Originator, or other Affiliates may also charge other market-based processing, underwriting, and inspection fees, which shall at all times be commercially reasonable to help cover expenses associated with processing, underwriting, and

inspecting any Fund Assets originated, acquired, or extended. Since absent the existence of these fees, Investors might receive a higher rate of return, the interests of the Manager and the Investors are adverse in this respect.

Manager Additional Compensation

The Manager shall be entitled to Management Fee and the other asset level fees described in this PPM, Manager may have incentive to invest in riskier opportunities that it might believe would produce a greater return, a portion of which the Manager would keep. Since this potential additional return might result in additional risk and exposure, the interests of the Manager and Note Holders may be adverse in this respect. The potential additional return may also encourage the Manager to cause the Fund to make distributions when it might otherwise reinvest in Fund Assets.

Competition by the Fund with Other Affiliated Companies

The Manager, the Originator, their members, and their respective Affiliates may engage for their own accounts or for the accounts of others in other business ventures, including other public or private limited partnerships or limited liability companies, some of which may compete directly with the business of the Fund. Neither the Fund nor any holder of a Note issued by the Fund is entitled to an interest therein from income derived outside the Fund. The Manager, the Originator, their members, and their respective Affiliates may invest in real estate or other activities similar to those of the Fund or in competition with the Fund for their own accounts or the accounts of others and expect to continue to do so.

The above notwithstanding, the Operating Agreement provides that, if the Manager receives an opportunity to invest in or manage or in any way benefit from an opportunity that is competitive with or similar to Assets in which the Fund ordinarily might invest (each an "Opportunity"), the Manager shall first consider in good faith the opportunity for the Fund prior to taking such opportunity for itself or on behalf of another Person. Factors the Manager may consider in determining whether an Opportunity is competitive include, but are not limited to, whether the Opportunity meets the Fund's underwriting criteria, whether it is consistent with the Investment Objectives of the Fund, and whether the Fund has sufficient financial resources at the time to accommodate the Opportunity.

The Manager and its members may be members or managers of other entities which have investment objectives that have some similarities to the Fund, which may cause the Manager's members to pursue investments that are competitive with those of the Fund. However, the decision as to the suitability of the investment by the Fund will be determined by the Manager in its sole discretion and will be based upon a review of the Fund's investment portfolio and upon factors including but not limited to such as property location, investment size, net income, the effect of the investment on diversification of the Fund's portfolio, and the amount of Fund capital then available for investment.

Other Investments

Personnel of the Manager and their respective Affiliates involved in managing and executing responsibilities of the Manager may have investments in other funds or accounts and real estate interests sponsored by or affiliated with the Manager as well as investments sponsored by parties unaffiliated with the Manager or its Affiliates. The performance of and financial returns on such other investments may be at odds with those of the Fund.

Diverse Membership

The Investors may include taxable and tax-exempt persons and entities and may include persons or entities organized in various jurisdictions, including outside of the United States. In addition, the Manager may make investments for the Fund that may have a negative impact on other investments made by certain Investors in separate transactions. In selecting investments appropriate for the Fund, the Manager will consider the investment objectives of the Fund as a whole.

Broker/Dealer Representatives may receive Equity in the Manager or other Compensation

In connection with this Offering, the Manager may employ one or more licensed broker/dealers or registered investment advisors (“RIAs”) to locate interested Investors. Therefore, it may be in a broker/dealer or RIA’s best interest to sell the Notes, and that broker/dealer or RIA may potentially not have the Investors’ best interests in mind. Additionally, if the broker/dealer or RIA were given an equity interest in the Manager, a portion of the Management Fee paid by the Fund to the Manager would ultimately be paid to the broker/dealer or RIA.

Lack of Separate Representation

The documents relating to the Fund, including the Subscription Documents to be completed by each Investor, are detailed and often technical in nature. Legal counsel retained by the Manager to advise it on the formation of the Fund and the conduct of the Offering (the “Law Firm”) represent the interests of the Manager only and will not represent the interests of any Investor. Accordingly, each Investor is urged to consult with its own legal counsel before investing in the Fund. The Law Firm does not investigate or verify the accuracy and completeness of information set forth in this PPM concerning the Fund, the Manager or any of their respective Affiliates, personnel, and prior performance. In advising as to matters of law (including matters of law described in this PPM), the Law Firm has relied, and will rely, upon representations of fact made by the Manager and other Persons in this PPM and other documents. Such advice may be materially inaccurate or incomplete if any such representations are themselves inaccurate or incomplete, and the Law Firm generally will not undertake independent investigation with regard to such representations.

Manager as Member and Note Holder

The Manager may be a member or a Note Holder of the Fund and from time to time may invest additional amounts in the Fund. The Manager determines the Stated Asset Value and Note Schedule, in its sole discretion, upon which the Manager and all others will make their investment decisions. Any further investment by the Manager may be made according to the then prevailing Note Schedule, in its sole discretion, although the Manager may offer an updated, special or temporary Note Schedule to Investors at any time in its sole discretion without any consent or approval from existing Note Holders. The Manager may also determine to have the Fund accept its investment while rejecting the investments of others (though it does not intend to do so). As additional Notes are issued, the increase in Notes may reduce the amounts the Fund has available to make distributions to other Investors, as distributions will need to be distributed amongst more Notes. In addition, the Manager will be eligible to have the same rights to request the Fund to redeem its Notes as any other Investor. Furthermore, while the Manager in its capacity as Manager or Representative is obligated to consider the interests of Note Holders as a whole, the Manager may vote in its capacity as a member or Note Holder without considering the interests of the other Note Holders. The interests of the Manager in its capacity as a member or Note Holder may be averse to the interests of other Note Holders. Manager as Manager and Representative

The Representative will initially be the Manager, and the Manager will retain the right to select and appoint

successor Representatives. The Representative will have the authority to sign all documents and take any action necessary to protect each Note Holder's Pari Passu rights in the Security. This means the Representative will be the only party with the authority to take any enforcement action with respect to the Notes, foreclose or take any other action to realize upon the Note or the Security, institute any action or proceeding to collect or enforce the Notes, commence or cause to be commenced any bankruptcy or similar proceeding against the Fund, or commence or exercise any other right to remedy against the Fund. The Note Holders will have very limited rights under the Intercreditor Agreement to direct the Representative to take any particular action on their behalf in the event of a default of the Fund's obligations under the Notes. To the extent that the Manager is also the party with the authority to take enforcement action against the Fund in the event of a default under the Notes, the interests of the Manager and Representative may not be consistent with the interests of the Note Holders.

Indemnification

Pursuant to the Operating Agreement, the Fund will indemnify the Manager and its Affiliates, and any director, officer, agent, employee, or owner of the Manager and its Affiliates ("Covered Parties") from any losses, proceedings, investigations, claims, damages, liabilities, judgments, demands or expenses of any kind or nature whatsoever arising from any action taken or failure to act on behalf of the Fund within the scope of authority conferred on the Manager under the Operating Agreement, unless the act or omission was conduct not undertaken in good faith or constitutes gross negligence, fraud, or willful misconduct. If the Fund becomes obligated to make such payments, such indemnification costs would be paid from funds that would otherwise be available to invest in additional Fund Assets. To the extent these indemnification provisions protect the Covered Parties, a conflict of interest may exist.

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TAX ASPECTS OF THE OFFERING

Tax Aspects – Note Holders

The following is a general discussion of certain material U.S. federal income tax considerations relating to the purchase, ownership, and disposition of the Notes by initial holders of the Notes who purchase the Notes at their issue price and hold the Notes as capital assets within the meaning of Section 1221 of the Code. This discussion does not address all of the tax considerations that may be relevant to holders in light of their particular circumstances or to holders subject to special rules under U.S. federal income tax laws, such as certain financial institutions, banks, insurance companies, regulated investment companies, real estate investment trusts, dealers in securities, traders in securities, tax-exempt entities, certain former citizens or residents of the U.S., holders who hold the Notes as part of a “straddle,” “hedging,” “conversion,” or other integrated transaction, holders who mark their securities to market for U.S. federal income tax purposes or holders whose functional currency is not the U.S. dollar. This discussion does not address the effect of any state, local, or foreign tax laws or any U.S. federal estate, gift, or alternative minimum tax considerations. In addition, this discussion does not address the effect of any U.S. federal, state, local, or foreign tax laws to any Non-U.S. Holders.

The following discussion is based on the Code, the Treasury Regulations promulgated thereunder and administrative and judicial pronouncements, all as in effect on the date hereof, and all of which are subject to change, possibly with retroactive effect.

While the Manager has set forth in this PPM what it believes to be the material tax risks associated with an investment in the Notes, Note Holders should not interpret references to certain specific tax issues as a representation that the matters referred to are the only tax risks involved in this investment, nor should Note Holders assume that the reference to tax risks means that the magnitude of the risks is equal.

Nothing in this PPM is intended as a substitute for individual tax planning. It is impractical to discuss all tax consequences of federal, state, and local law of an investment. The tax consequences of investing in the Notes may differ materially, depending on whether the Note Holder is an individual taxpayer, corporation, trust, partnership, or tax-exempt entity.

PROSPECTIVE NOTE HOLDERS ARE URGED TO CONSULT THEIR TAX ADVISORS WITH RESPECT TO THESE AND OTHER TAX MATTERS.

Certain U.S. Federal Income Tax Consequences to U.S. Holders

The following discussion applies to the Note Holder only if the Note Holder is a U.S. Holder of Notes. If an entity treated as a partnership for U.S. federal income tax purposes holds the Notes, the tax treatment of such partnership and its partners will generally depend upon the status and activities of the partnership and its partners. A Note Holder that is treated as a partnership for U.S. federal income tax purposes should consult its own tax adviser regarding the U.S. federal income tax considerations to it and its partners of the purchase, ownership, and disposition of the Notes.

Sale, Exchange, or Repayment of Notes

Upon the sale, exchange, or repayment of the Notes, Note Holders will recognize gain or loss equal to the difference, if any, between the amounts realized upon the sale, exchange, or retirement and the Note Holder’s adjusted tax basis in the Notes. The Note Holder’s adjusted tax basis in the Notes generally will be the Note Holder’s cost for the Notes, less any principal payments received.

Any gain or loss recognized on the sale, exchange, or retirement of the Notes generally will be capital gain or loss. Such gain or loss will be long-term capital gain or loss if the Notes have been held for more than 12 months prior to the sale, exchange, or retirement. The maximum individual income tax rate for long-term capital gains currently is 20% plus the 3.8% tax on net investment income. The deductibility of capital losses is subject to limitation. To the extent that the amount realized represents accrued but unpaid interest, that amount must be taken into account as interest income if it was not previously included in the Note Holder's income. Interest income generally is taxed as ordinary income rates.

Backup Withholding and Information Reporting

Interest paid or accrued on the Notes and the proceeds received from a sale, exchange, or other disposition (including retirement at the Maturity Date or early repayment of the Notes) will generally be subject to information reporting if the Note Holder is not an exempt recipient (such as a domestic corporation) and may also be subject to backup withholding at the rates specified in the Code if the Note Holder fails to provide certain identifying information (such as an accurate taxpayer identification number on IRS Form W-9 if the Note Holder is a U.S. Holder) and meet certain other conditions.

State and Local Taxation

In addition to the United States federal income tax considerations described above, prospective Note Holders should consider the potential state and local tax consequences of an investment in the Notes. In addition to being taxed and subject to tax filing obligations in its own state or locality of residence or domicile, a Note Holder may be subject to tax filing obligations and income, franchise, and other taxes in jurisdictions in which the Fund conducts its activities. Although no assurances can be provided, the Fund intends to conduct its activities in such a manner that it will not cause Note Holders who are not otherwise subject to taxation in states other than their state of residence, to be taxed and subject to tax filing obligations in other states solely as a result of an investment in the Notes. The Fund itself may also become subject to tax in certain jurisdictions. This discussion does not purport to discuss the state and local tax consequences of an investment in the Notes.

DISCLOSURE REQUIREMENTS

THE SECURITIES REPRESENTED BY THIS OFFERING HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "ACT"), OR UNDER THE SECURITIES LAWS OF ANY STATE. THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE ACT AND APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM.

HOW TO CONTACT US:

DURING THE COURSE OF THE OFFERING AND PRIOR TO ANY SALE, EACH OFFEREE OF THE SHARES AND HIS OR HER PROFESSIONAL ADVISOR(S), IF ANY, ARE INVITED TO ASK QUESTIONS CONCERNING THE TERMS AND CONDITIONS OF THE OFFERING AND TO OBTAIN ANY ADDITIONAL INFORMATION NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION SET FORTH HEREIN. SUCH INFORMATION WILL BE PROVIDED TO THE EXTENT THE COMPANY POSSESS SUCH INFORMATION OR CAN ACQUIRE IT WITHOUT UNREASONABLE EFFORT OR EXPENSE.

EACH PROSPECTIVE INVESTOR WILL BE GIVEN AN OPPORTUNITY TO ASK QUESTIONS OF, AND RECEIVE ANSWERS FROM, MANAGEMENT OF THE COMPANY CONCERNING THE TERMS AND CONDITIONS OF THIS OFFERING AND TO OBTAIN ANY ADDITIONAL INFORMATION, TO THE EXTENT THE COMPANY POSSESSES SUCH INFORMATION OR CAN ACQUIRE IT WITHOUT UNREASONABLE EFFORTS OR EXPENSE, NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS MEMORANDUM. IF YOU HAVE ANY QUESTIONS WHATSOEVER REGARDING THIS OFFERING, OR DESIRE ANY ADDITIONAL INFORMATION OR DOCUMENTS TO VERIFY OR SUPPLEMENT THE INFORMATION CONTAINED IN THIS MEMORANDUM, PLEASE REACH OUT TO THE PARTIES IDENTIFIED IN THIS MEMORANDUM OR WRITE TO:

Mid Atlantic Secured Income Fund
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Smyrna, Ga. 30080