

# When High Current Income meets Low Volatility,

You may Invest with Confidence



## Company Overview

The Mid Atlantic Secured Income Fund LLC is a specialized lending institution structured as a private debt (or 'note') fund. We raise capital from individual investors, financial institutions, and other corporate structures and invest it by originating, funding, and servicing carefully structured real estate secured loans. Our portfolio primarily includes short-term first position mortgage loans on residential properties. The loans are intended for new construction, renovation, redevelopment, and other financing needs associated with companies engaged the development and construction of real estate.

Our unique approach provides investors with the security and stability of collateralized investments while actively supporting local businesses and creating much needed housing opportunities within their communities.

We are headquartered in Atlanta, GA and since 2010 we have facilitated financing for building or improving 500+ properties in Georgia, and the greater mid-Atlantic region. Our growing team boasts a collective experience of over 60 years of lending and risk management experience while working with the countries most prestigious financial and real estate firms.

## Investment Strategy

The Fund seeks to provide investors a high current income with an emphasis on capital preservation. We balance this with flexible investment terms, industry leading liquidity options, and low volatility to create the best fixed income product on the market today!

Monthly interest payments from our borrowers are received, pooled, and passed automatically to our investors, ensuring a consistent and dependable income stream. Our loan portfolio is backed by 1st position liens on real estate utilizing very low loan-to-values. This collateral value cushion protects against losses in our investments and shields investor principal.

Not FDIC Insured	No Bank Guarantee	May lose Value
NOT A DEPOSIT	Not Insured by any Federal Government Agency	
Mid Atlantic Advisory Group, LLC or its affiliates is not a registered broker/dealer or commercial bank. It is a private lender.		

This is not an offer to sell securities. An offer to sell any debt or equity interest sponsored by Mid Atlantic Group, LLC may only be made pursuant to a private placement memorandum. Mid Atlantic will only offer securities to those persons who meet accredited investor and suitability standards.

## Fund Highlights



### Collateralized by real estate

Safe as houses! Your principal is protected



### Distribution Options up to 10%

Rest easy with stable, consistent returns on your investment



### High Liquidity

Industry leading options to access to funds when you need them



### Monthly cash flow



Enjoy a predictable income stream with our monthly or Semi-annual distribution options



### Eliminate Volatility

Time to exist the stock market roller coaster! Your investment principal will no longer fluctuate.

## PRIVATE LENDERS VS. BANKS

 Underwritten to Perform	 Underwritten to Sell
Relationship Based	Mass Market Advertising
Custom Loan Structures	Standardized Structures Only
Low Loan-to-Values	High Loan-to-Values
Fast Funding to Access the Best Projects	Slow Funding of the Leftover Projects

Get Started



# You Worked Hard for your Money, It's time it returned the Favor!

Watch  
Explainer Video



## Why Choose Us

At Mid Atlantic, we understand that every investor is unique, and experience matters. With over 50 years of combined expertise from both Wall Street and Main Street, our team is dedicated to providing a wealth of opportunities tailored to your financial journey. Whether you're a retired investor seeking stable way to supplement your fixed income monthly income, a busy professional seeking a second income stream, or simply looking for stability in your IRA account – we have crafted an investment experience will resonate with you. Our commitment to steady returns offers investors a reliable, monthly income, providing peace of mind and stability.

### Your Future, Your Way

Monthly or Semi-Annual Distributions

Investment Terms of 3 months to 5 years

Quarterly Liquidity Options Available

Approved to Invest through your IRA

## Mid Atlantic is Right For...



### Retired or Considering Retirement?

Don't spend your nest egg! Replace your earned income to supplement your Social Security or Pension.



### Busy High Earning Professionals

Looking for a side hustle but don't have the time? We can provide you a 2nd income stream almost overnight



### Savers Looking to Beat Inflation

We provide turnkey high yield fixed income options built to be a hedge against inflation



### Current or Past Real Estate Investors

Property investors between transactions or long time owners who value the security and are ready for a more hands off approach to real estate

## Distribution Yield Comparison

Mid Atlantic Secured Income Fund

Up to 10%

Junk Bonds

Ten-year US treasury

Certificate of Deposit

S&P 500 Average Divided

IRA Investing



833-780-7311

admin@themidatlanticfund.com

@themidatlanticfund

