

F Street Investments Promissory Note

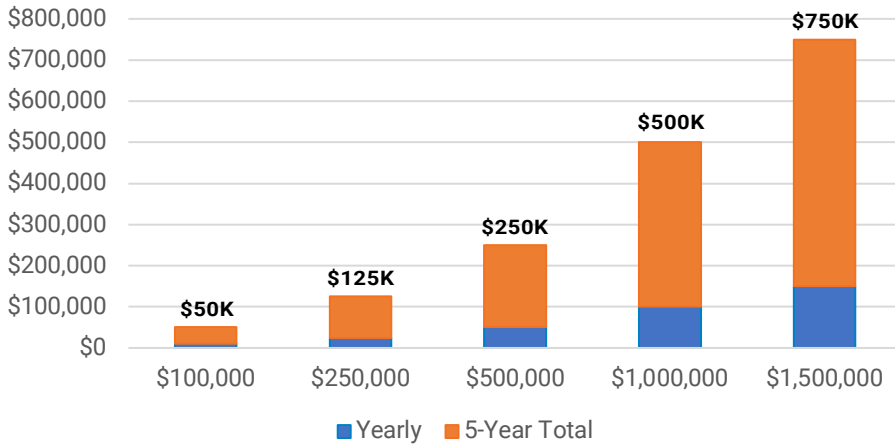
Monthly Interest-Only Payments | 10% Annual Return

The Note provides investors with a flat 10% annual return, with interest-only payments, on total investment, regardless of market conditions or trends. The interest-only payments are paid monthly, deposited by the 1st of each month.

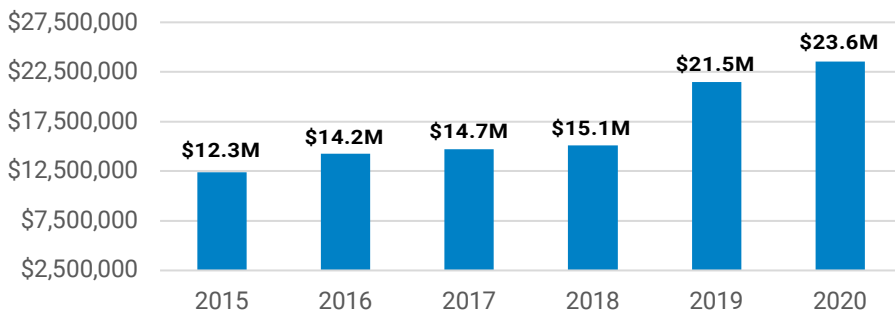
Investment Return – How Much Do You Want to Earn?

The chart illustrates the performance of different investment amounts on Jan 1, 2015, with the initial investment amount returned on Jan 1, 2020. It highlights the amount needed to generate the returns desired for passive income.

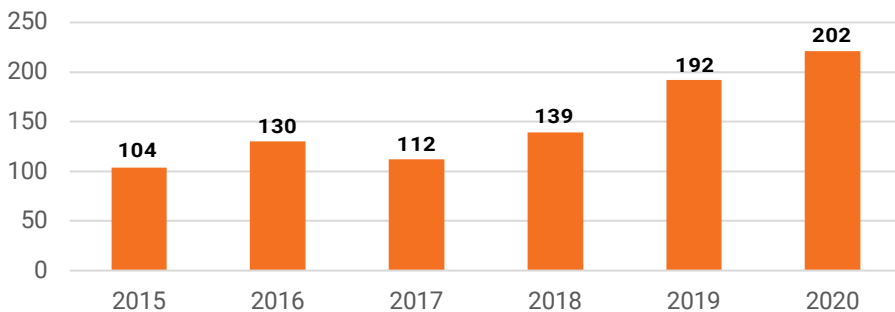
Investment Payouts (Yearly and 5-Year)



Yearly Loan Amounts



Yearly Loans Funded



How it Works?

The F Street Investments Promissory Note investments provide capital to Milwaukee Hard Money, a real estate lending entity under F Street Investments.

Milwaukee Hard Money provides short-term, 6-month loans to real estate investors with a 15% interest rate.

The loans are written for non-owner-occupied properties only, up to a 65% After Repair Value. In addition, borrowers can use Milwaukee Hard Money loans to fund repair work, pending approval of their Scope of Work, and the amount remaining at or below the 65% ARV.

Loan Term Specifics:

Closing Fee: \$2,500+
 Origination Fee: 5%
 Interest Rate: 15%

Investment Return Scenarios:

\$100,000
 1 Yr: \$10,000
 3 Yr: \$30,000
 5 Yr: \$50,000

\$500,000
 1 Yr: \$50,000
 3 Yr: \$150,000
 5 Yr: \$250,000

\$1,000,000
 1 Yr: \$100,000
 3 Yr: \$300,000
 5 Yr: \$500,000

Milwaukee Hard Money

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