

## Investments

Residential and  
Commercial Real  
Estate Investments

Multi-Family Real  
Estate Investments

Real Estate  
Development  
Investments

Private Equity/Venture  
Capital Investments

Bank Leverage  
Investments

Annual Tangible Asset  
Backed Returns

Strategic Demographic  
and Geographic Focus

## Contact

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Spring 2025

# 316 Capital

Providing single family, commercial real property and mortgage banking services

## Frequently Asked Questions (FAQ)

We help individuals that are **NOT** happy with their returns on the stock market or in their retirement investments/accounts. We help them achieve **Above - Average Returns** by **Investing** and **Lending** their money on projects that help rebuild communities for working-class families.

Our purpose is to provide real estate property, mortgage banking services and private equity A.I. business investments that strategically positions 316 Capital as a competitive leader in holdings of real property, mortgage banking services and A.I. powered technology centered companies.

We are raising \$625,000,000 in this initial offering.

## How it Works

- We will locate real estate investors who have properties that need financing at a discount below market value.
- As a Direct Private Lender, we provide a loan product designed specifically for those investors who require fast, efficient short term loans at a premium price.
- The lending loan product provides immediate cash flow profit and potential appreciation, secured by Note and Deed of Trust, which provides a return to the Investment Fund Partners.



## Return on Investment

Real Estate Return	8% Return
Investment	\$100,000
Annual Return	\$8,000
5 Yr. Return	\$40,000

## What's in it for YOU?

- ✓ Fixed Above – Average Returns
- ✓ High Yields
- ✓ Secured and Insured Investments
- ✓ Attractive Estate Builder
- ✓ Tax Benefits are Available
- ✓ Great Retirement Plan
- ✓ Benefits from Compound Interest

## Your Protection

- ✓ Partner in the Investment Fund
- ✓ Note
- ✓ Deed of Trust or Mortgage
- ✓ Hazard Insurance Policy Protection
- ✓ Survey
- ✓ Equity Position



Confidential -- Not For Distribution

\*Results may vary based on personal investment and insurance qualification.

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## Current Investment Projects

### 1. New Construction Real Estate Projects

- 18 SFR development on the campus of Mississippi State University
- Government Gun Range Developments

### 2. Apartment Complex Commercial Projects

- (4) Detroit Apartment Complexes

### 3. Single Family Residences Projects

- Jackson, MS subdivision acquisitions
- Lufkin, TX acquisitions

### 4. Private Equity Projects – (A.I. Projects)

- The Pocket Appraiser – ValuateIQ
- Knock A.I.
- Locked & Loaded A.I. Powered Ammunition Vending Product
- Vanguard Now

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1. How often are the returns paid?

Quarterly

2. How does a potential partner get started?

Investment tiers available upon request.

➤ Subscription Packet will be provided.

3. Can a partner take advantage of the tax benefits of the fund?

Yes. All partners can take advantage of these tax benefits. Each partner should consult with their CPA for customized strategies.

4. How long is the investment term commitment?

There is a 5-year commitment.

➤ The Subscription Packet will go into detail concerning the commitment.

5. Does the fund acquire or fund international transactions?

Currently, the fund does not. Our sole focus are transactions within the USA.

6. Can partners refer transactions to the fund consideration?

Yes. Referred transactions from our partners are welcomed.

7. Can partners re-invest their dividends back into the fund?

Yes. Re-investment from our partners is welcomed.

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