

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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May 2022

316 Capital

Providing single family, commercial real property and mortgage banking services

Opportunity

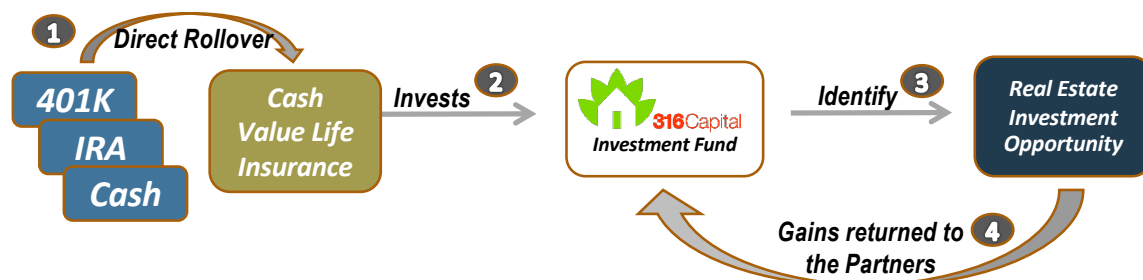
We help individuals that are **NOT** happy with their returns on the stock market or in their retirement investments/accounts. We help them achieve **Above - Average Returns** by **Investing** and **Lending** their money on projects that help rebuild communities for working-class families.

Our purpose is to provide real estate property and mortgage banking services that strategically positions 316 Capital as a competitive leader in holdings of real property and mortgage banking services.

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	10% Return	Life Insurance Policy Return	6% Return
Investment	\$100,000	Investment	\$100,000
Annual Return	\$10,000	Annual Return	\$6,000
5 Yr. Return	\$50,000	5 Yr. Return	\$30,000

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

- ✓ Cash Value Life Insurance Policy
- ✓ Partner in the Investment Fund
- ✓ Note
- ✓ Deed of Trust or Mortgage
- ✓ Hazard Insurance Policy
- ✓ Survey

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Estate Investments

Multi-Family Real
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Frequently Asked Questions (FAQ)

1. How often are the returns paid?

Quarterly

2. How does a potential partner get started?

\$10,000 is minimum investment amount in the fund.

➤ Subscription Packet will be provided.

3. Can a partner take some of their principal if they need it from the fund?

Unfortunately, the partner can't because the invested funds are in use.

4. How long is the investment term commitment?

There is an annual 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 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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