

Term Sheet

STRUCTURED PRIVATE EQUITY SHARES

This shall serve as a term sheet review for the Equity Shareholders entered into by Example Equity Shareholder hereinafter referred to as “Equity Shareholder,” and Future RE Capital Management, LLC hereinafter referred to as “General Partner”, on the 20th day of June, 2024.

The Limited term of the agreement are as follows:

Equity Shareholder: Example Equity Shareholder

General Partner: Future RE Capital Management, LLC.

Business Address: 3604 Eastern Avenue, Baltimore, MD 21224

Term/Lock-up: 12 Months

Purpose of Loan: Real Estate Purchases, Renovations, Sales and Leasing

Amount: \$1,000.00 (One Thousand Dollars) for the purchase of 1,000 (One Thousand) Shares

Duties of the Equity Shareholder:

Provide timely transfer of Funds upon request from the General Partner. Provide adequate private funding for the purchase/renovation of the assets defined in Schedule B - Assets.

Duties of the General Partner:

General Partner shall act as the supervisor of operations for: asset origination and value assessment, negotiation of acquisitions, coordination of closing procedures, oversight of applicable security, repair and maintenance requirements, planning and implementing the marketing, sales and leasing activities and related duties in support of Equity Shareholder’s activities for all acquired properties (assets).

Other terms of the agreement are as follows:

Amount:	\$1,000.00
Equity Shares:	1,000
Interest Rate:	30%
Interest:	\$300.00
Total Return:	\$1,300.00
Term:	12 Month Term w/ optional Two (2) month extension (as needed)
Use of Funds:	(10) Property Purchase/ Renovation/Refinance
Exit Strategy:	Refinance (all)
Additional Information:	Final Payment on or before refinance in 12 months +15% Bonus shares for shareholders above \$5,000.00 cash injection
Pay-off Date:	June 30th, 2025

Return:

Total repayment (\$1,300.00) shall be due on or before June 30th, 2025. Term to begin July 1, 2024. Funding will be guaranteed by Future RE Capital Management, LLC., and the net cash flow of the property’s entity will be assigned to the Equity Shareholder as collateral should the Properties underperform General Partner’s expectations. (see Schedule A)

Disbursement Schedule:

Start Date:	Amount:	End Date:	Total Return:
July 1, 2024	\$1,000.00	June 30, 2025	\$1,300.00
Payments From:	Amount:	Derived From:	
N/A	N/A	N/A	
Total Return	\$1,300.00		

Disclosures

The following should be read in conjunction with the included document: this presentation is being furnished by or on behalf of Future RE Capital Management (“Future RE Capital”) on a confidential basis to the recipient solely for the limited purpose of providing certain general information about Future RE Capital’s business and operational capabilities. The information contained in this presentation is not, and may not be relied on in any manner, as legal, tax, investment, accounting or other advice or as an offer to sell or a solicitation of an offer to buy an interest in any private fund or account that may be offered by Future RE Capital or any of its affiliates (each, a “Fund”). Such an offer, if made, will be made only through the confidential private placement memorandum of a fund and such fund’s constituent documents. By its acceptance hereof, each recipient of this presentation acknowledges and agrees that this presentation may not be reproduced or provided to others, in whole or in part, nor may its contents be disclosed without the prior written consent of Future RE Capital Management, and that the recipient will keep confidential all information contained herein not already in the public domain. As the information contained herein is intended to supplement discussion between Future RE Capital and its current or prospective investors, supplemental discussion is required for the information herein to be meaningful and complete. Certain of the economic, financial and market information, particularly in respect of market data, economic and other forecasts and performance data, contained herein (including certain forward-looking statements and information) has been obtained from published sources and/or prepared by third parties. While Future RE Capital believes such sources to be reliable, neither Future RE Capital nor any of its affiliates nor employees have updated any such information through the date hereof or undertaken any independent review of such information. Future RE Capital does not make any representation or warranty, express or implied, with respect to the fairness, correctness, accuracy, reasonableness or completeness of any of the information contained herein (including but not limited to economic, market or other information obtained from third parties), and it expressly disclaims any responsibility or liability therefor. The projected returns or other information set forth in this presentation (the “projections”) are hypothetical, have been prepared and are set out for illustrative purposes only, and do not constitute forecasts or guarantees of future events. They have been prepared based on Future RE Capital’s current view in relation to future events and financial performance of existing investments made by the funds and various estimations and assumptions made by Future RE Capital. Such estimations and assumptions may require modification as additional information becomes available and as economic and market conditions warrant; however, such updates and modifications are not expected to be provided. Any such modification could be either favorable or adverse. Industry experts may disagree with the estimations and assumptions used in preparing the projections. There can be no assurance that any of the projections will be achieved and no recipient of this presentation should rely on the projections. Additionally, the projections may not reflect the value obtainable in a sale of such investments under challenging market conditions. If Future RE Capital were to liquidate such investments under challenging market conditions, the values obtained would likely be materially lower than those indicated in the projections, as the projections generally assume the successful implementation of Future RE Capital’s business plan at the time of disposition, which may, among other factors, include better market conditions. In addition, actual realized returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions on which the valuations used in the performance data contained herein with respect to unrealized investments are based. Accordingly, the actual realized returns on these unrealized investments may differ materially from the returns indicated herein.

Signature Page

Equity Shareholder:

Date

General Partner:

Date

Witness

Date

WIRE INFORMATION:

Bank:
ABA:
Address:
Name:
Address:
Account #:
Contact:

For additional information contact:
Anjana Roy - Info@futurerecapital.com

Schedule B: Assets (Properties)

Address	City	State	Zip	Beds	Bath
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1
Upon Request	Baltimore County	MD	21222	3	1