

**OFFERING CIRCULAR**

**FOOTHILL MORTGAGE FUND OF OLYMPIA, LLC**

Up to \$50,000,000 of Membership Interest Units (“Units”) at \$1.00 per Unit<sup>[1]</sup>

Initial Minimum Cash Subscription: 25,000 Units (\$25,000)<sup>[2]</sup>

Foothill Mortgage Fund of Olympia, LLC (“**FMF**” or the “**Fund**”) is a California limited liability company whose sole manager is Olympia Mortgage & Investment Company, Inc. (the “**Manager**”). FMF has been organized for the purpose of making or investing in loans secured by deeds of trust encumbering real estate located primarily in California. FMF loans will be secured primarily by first priority deeds of trust encumbering improved residential, commercial, industrial, multi-family and mixed use properties. (See “Fund Business and Lending – Lending Standards and Policies” and “Risk Factors – Risks Related to FMF’s Business”) FMF may also make or invest in construction or rehabilitation loans made for the purpose of constructing, rehabilitating or otherwise improving the commercial or residential real property securing the loan (“**Construction/Rehab Loans**”) and a limited amount of loans secured by junior deeds of trust (“**Junior Loans**”) and/or loans secured by unimproved properties (“**Land Loans**”). (See “Risk Factors – Risks Related to FMF’s Business” and “Risks Related with Construction/Rehab Loans.”) The Manager is licensed as a real estate broker by the California Department of Real Estate and both the Fund and the Manager are California finance lenders and brokers licensed by the California Department of Financial Protection and Innovation. Fund loans may also be arranged and serviced by third party real estate brokers and finance lenders including affiliates of the Manager. (See “The Manager and its Affiliates,” and “Risk Factors – Risks Related to the Manager.”)

FMF is governed by the Amended and Restated Operating Agreement for FMF dated May 20, 2016, a copy of which is attached hereto as Exhibit A (as amended, the “**Operating Agreement**”).<sup>[3]</sup> Units being offered pursuant to this Offering Circular represent membership interests in the Fund (“**Membership Interests**”) and purchasers of Units will become members of the Fund (the “**Members**”) on the terms and conditions set forth in the Operating Agreement. Proceeds from the sale of Units will be used to make or purchase loans or Fractional Interests in loans that meet the lending requirements outlined herein and for other proper Fund purposes. (See “Fund Business and Lending – Lending Standards and Policies” and “Use of Proceeds.”) FMF commenced business in May of 2011 and, as of February 28, 2021, FMF had sold approximately \$18,308,540 worth of Units (i.e., 18,308,540 Units) which was invested in 52 loans with an aggregate principal balance of \$15,580,254. (See “Operations to Date.”)

AN INVESTMENT IN UNITS INVOLVES SIGNIFICANT RISKS, DESCRIBED IN DETAIL IN THIS OFFERING CIRCULAR. See “Risk Factors” beginning on page 8 for certain factors investors should consider before buying Units. Significant risks include the following: (i) investment in Units is subject to substantial withdrawal restrictions and investors will have a limited ability to liquidate their investment in FMF; (ii) the transfer of Units is restricted and no public market for Units exists or is likely to develop; (iii) the Manager is entitled to various forms of compensation and is subject to certain conflicts of interest; and (iv) Members will have no right to participate in the management of FMF and will have only limited voting rights.

	Price to Investors	Selling Commissions <sup>[4]</sup>	Net Proceeds to FMF
Per Unit	\$1.00	\$0	\$1.00
Maximum Total	\$50,000,000	\$0	\$50,000,000

**Manager:**  
**OLYMPIA MORTGAGE & INVESTMENT COMPANY, INC.**  
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Grass Valley, California 95945  
(530) 272-3030 • [www.omici.com](http://www.omici.com)

*The date of this Offering Circular is September 29, 2021*

PROSPECTIVE PURCHASERS OF UNITS SHOULD READ THIS OFFERING CIRCULAR AND ALL EXHIBITS AND SUPPLEMENTS PROVIDED HERewith IN THEIR ENTIRETY PRIOR TO INVESTING.

THESE SECURITIES ARE BEING OFFERED AND SOLD ONLY TO RESIDENTS OF THE STATE OF CALIFORNIA PURSUANT TO A PERMIT GRANTED BY THE CALIFORNIA COMMISSIONER OF FINANCIAL PROTECTION AND INNOVATION. THE COMMISSIONER OF FINANCIAL PROTECTION AND INNOVATION DOES NOT RECOMMEND OR ENDORSE THE PURCHASE OF THESE SECURITIES, NOR HAS THE COMMISSIONER PASSED UPON THE ACCURACY OF THE INFORMATION SET FORTH HEREIN.

THE SALE OF UNITS COVERED BY THIS OFFERING CIRCULAR HAS NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE “ACT”), IN RELIANCE UPON THE EXEMPTIONS FROM SUCH REGISTRATION REQUIREMENTS PROVIDED FOR UNDER SECTION 3(a)(11) OF THE ACT, RULE 147 THEREUNDER AND RULE 147A RELATING TO INTRASTATE OFFERINGS. ACCORDINGLY, THESE UNITS ARE BEING OFFERED SOLELY TO CERTAIN SELECTED RESIDENTS OF THE STATE OF CALIFORNIA, AND NON-U.S. CITIZENS WHO ARE RESIDENTS OF A FOREIGN NATION, WHO MEET THE SUITABILITY STANDARDS DESCRIBED HEREIN. THIS DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF ANY OFFER TO BUY WITH RESPECT TO ANY OTHER PERSON. FURTHERMORE, FOR A PERIOD OF NINE MONTHS FROM THE TERMINATION OF THIS OFFERING, NO UNITS MAY BE SOLD OR OTHERWISE TRANSFERRED EXCEPT TO PERSONS WHO WERE ELIGIBLE TO PURCHASE UNITS IN THE INITIAL OFFERING.

THIS OFFERING CIRCULAR DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY IN ANY STATE OTHER THAN THE STATE OF CALIFORNIA OR WITH RESPECT TO ANY PERSON WHO IS NOT EITHER A BONA FIDE RESIDENT OF CALIFORNIA OR A NON-U.S. CITIZEN WHO IS A RESIDENT OF A FOREIGN NATION. NOR DOES IT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY WITH RESPECT TO ANY PERSON EXCEPT THOSE PARTICULAR PERSONS WHO SATISFY THE SUITABILITY STANDARDS DESCRIBED HEREIN. (SEE “INVESTOR SUITABILITY STANDARDS.”)

THERE IS NO MARKET FOR UNITS, AND NONE IS EXPECTED TO DEVELOP IN THE FUTURE. SUMS INVESTED IN FMF ARE ALSO SUBJECT TO SUBSTANTIAL RESTRICTIONS ON WITHDRAWAL AND TRANSFER, AND THE UNITS OFFERED HEREBY SHOULD BE PURCHASED ONLY BY INVESTORS WHO HAVE NO NEED FOR LIQUIDITY IN THEIR INVESTMENT.

NO PERSON HAS BEEN AUTHORIZED IN CONNECTION WITH THIS OFFERING TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE CONTAINED IN THIS OFFERING CIRCULAR, AND ANY SUCH INFORMATION OR REPRESENTATIONS SHOULD NOT BE RELIED UPON. ANY PROSPECTIVE PURCHASER OF UNITS WHO RECEIVES ANY SUCH INFORMATION OR REPRESENTATIONS SHOULD CONTACT THE MANAGER IMMEDIATELY TO CHECK ITS ACCURACY. NEITHER THE DELIVERY OF THIS OFFERING CIRCULAR NOR ANY SALES HEREUNDER SHALL UNDER ANY CIRCUMSTANCES CREATE AN IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF FMF SINCE THE DATE HEREOF.

THE FUND WILL NOT BE REGISTERED AS AN INVESTMENT COMPANY UNDER THE INVESTMENT COMPANY ACT OF 1940 (THE “INVESTMENT COMPANY ACT”). CONSEQUENTLY, INVESTORS WILL NOT BE AFFORDED THE PROTECTIONS OF THE INVESTMENT COMPANY ACT. THE MANAGER OF THE FUND IS NOT REGISTERED AS AN INVESTMENT ADVISOR WITH THE SEC OR CERTIFIED AS AN INVESTMENT ADVISOR UNDER THE LAWS OF ANY STATE OR OTHER JURISDICTION BASED UPON THE EXPECTATION THAT IT IS OR WILL BE EXEMPT FROM SUCH REQUIREMENTS. POTENTIAL INVESTORS SHOULD CONSULT WITH THEIR OWN INDEPENDENT SECURITIES PROFESSIONALS TO DETERMINE THE SUITABILITY OF UNITS AND THE LOAN INVESTMENTS MADE BY THE FUND FOR THEIR OWN PERSONAL FINANCIAL SITUATION AND INVESTMENT OBJECTIVES.

PROSPECTIVE PURCHASERS SHOULD NOT REGARD THE CONTENTS OF THIS OFFERING CIRCULAR OR ANY OTHER COMMUNICATION FROM THE MANAGER, FMF OR ANY AFFILIATE THEREOF AS INVESTMENT ADVICE REGARDING THE VALUE OF THE UNITS, THE ADVISABILITY OF INVESTING IN UNITS OR THE SUITABILITY OF AN INVESTMENT IN UNITS FOR ANY POTENTIAL INVESTOR’S

INDIVIDUAL SITUATION. EACH POTENTIAL INVESTOR SHOULD CONSULT WITH HIS OR HER OWN INDEPENDENT INVESTMENT ADVISOR OR OTHER INVESTMENT PROFESSIONAL TO ASSESS THE SUITABILITY OF THIS INVESTMENT FOR HIS OR HER OWN FINANCIAL SITUATION. EACH POTENTIAL INVESTOR SHOULD ALSO CONSULT WITH HIS OR HER OWN LEGAL COUNSEL, ACCOUNTANT AND ANY OTHER PROFESSIONAL NECESSARY TO ASSESS THE LEGAL AND TAX ASPECTS OF THIS INVESTMENT WITH SPECIFIC REFERENCE TO HIS OR HER OWN TAX SITUATION PRIOR TO SUBSCRIBING FOR UNITS.

*Footnotes from cover page:*

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<sup>1</sup> The maximum of the offering may be increased by the Manager at any time.

<sup>2</sup> The initial minimum cash subscription amount is 25,000 Units (i.e., \$25,000) with a minimum subscription of 1,000 Units (i.e., \$1,000) thereafter; however, the Manager may accept subscriptions in lesser amounts in its sole discretion.

<sup>3</sup> The Fund's original operating agreement provided for two membership classes designated "Class A" and "Class B". The "Class A Interest" was issued solely to Fund affiliate, Olympia Mortgage Fund, LLC ("OMF") and membership interests previously offered to investors as Units were designated "Class B Interests". The Class A Interest has since been redeemed and withdrawn, in full, in accordance with the terms of the original operating agreement. The Amended and Restated Operating Agreement for the Fund, attached as Exhibit A, hereto has been adopted to reflect the existence of a single membership class held by all Members (See "Fund Business and Lending – Initial Capitalization and Redemption of Class A Interest.")

<sup>4</sup> Units will be offered and sold directly by the Manager and employees of the Manager who will not receive selling commissions or other compensation from FMF in connection with the sale of Units. Units may be offered and sold by independent broker-dealers. Any such broker-dealers shall be properly licensed in California and any commissions payable to such broker-dealers will be paid by the Manager and will not be borne by the Fund. There is no firm commitment to purchase or sell any of the Units.

<sup>5</sup> "Net Proceeds to FMF" are calculated before deducting organizational and offering expenses, including without limitation legal and accounting expenses, reproduction costs, selling expenses and filing fees paid to the California Department of Financial Protection and Innovation. (See "Use of Proceeds.")

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**EXHIBITS**

Exhibit A – Operating Agreement

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## SUMMARY OF THE OFFERING

The following information is only a brief summary of the offering, and is qualified in its entirety by the information appearing elsewhere in this Offering Circular. A thorough examination of the entire Offering Circular is recommended.

Fund Objectives.....	<p>FMF is a California limited liability company formed for the purpose of making or investing in business purpose loans and Construction/Rehab Loans primarily secured by deeds of trust on California real estate. (See “Fund Business and Lending – Lending Standards and Policies.”)</p> <p>FMF’s objectives are to (1) provide the opportunity for the Members to earn income from interest paid by borrowers on Fund loans; (2) to protect and preserve Fund capital; and (3) provide cash distributions to Electing Members. There is no guaranty that each of these objectives will be met. (See “Risk Factors.”)</p>
Allocations of Loan Proceeds.....	<p>Fund income after deduction of all expenses (including the Asset Management Fee and other compensation payable to the Fund Manager) will be allocated among the Members, pro-rata in accordance with their relative capital account balances. (See “Summary of the Operating Agreement.” and “Compensation to the Manager and its Affiliates.”)</p>
Capitalization.....	<p>A maximum of \$50,000,000 of Units (subject to increase by the Manager).</p>
Term of FMF .....	<p>Indefinite. (See “Summary of Operating Agreement – Term of FMF.”)</p>
Manager, Mortgage Broker and Loan Servicer .....	<p>Olympia Mortgage &amp; Investment Company Inc. 1740 East Main St. Suite 102 Grass Valley, California 95945 (530) 272-3030 • <a href="http://www.omici.com">www.omici.com</a></p>
Prior Experience .....	<p>The Manager has substantial prior experience in the mortgage industry including managing a prior mortgage fund. (See “The Manager and Its Affiliates.”)</p>
Compensation to Manager and its Affiliates .....	<p>The Manager will receive fees and other forms of compensation. (See “Compensation to Manager and Its Affiliates.”)</p>

Suitability Standards .....	Units are offered exclusively to investors who are California residents who meet certain minimum standards of income and/or net worth. (See “Investor Suitability Standards.”)
Mortgage Loan Portfolio.....	Fund loans will be secured primarily by first priority deeds of trust on construction/rehab, improved residential properties, improved commercial, industrial, multi-family and mixed use properties. FMF also may make Junior Loans (i.e., loans secured by junior deeds of trust or Land Loans (i.e., loans secured by unimproved properties, including fully entitled, partially entitled, unentitled or agricultural land); however, Land loans and Junior Loans will each be limited to 10% of FMF’s total loan portfolio at the time such loans are made. (See “Fund Business and Lending – Lending Standards and Policies.”) Loans will be made while this offering is continuing.
Cash Distributions.....	Members have the choice of (1) regular monthly cash distributions of their share of income, or (2) having income credited to their capital account and retained by FMF for further investment. An investor may elect to switch from one of these options to the other only upon 90 days’ written notice to the Manager.  The Manager, in its sole and absolute discretion, reserves the right to commence making cash distributions at any time to previously compounding ERISA investors in order for FMF to remain exempt from the ERISA plan asset regulations. (See “ERISA Considerations” and “Summary of Operating Agreement – Cash Distributions.”)
Withdrawal.....	Members have no right to demand the withdrawal of all or a portion of their investment for twelve (12) months after the date of their purchase of Units. Thereafter, withdrawals from FMF will be subject to cash flow and other restrictions. (See “Summary of Operating Agreement – Withdrawal from Fund” and “Risk Factors – Risks Related to Ownership of Units.”)
Restrictions on Transfers .....	There are substantial restrictions on transferability of Units under federal and state securities laws and under the Operating Agreement. (See “Terms of Offering – Restrictions on Transfer” and “Risk Factors – Risks Related to Ownership of Units.”)
Liquidity .....	The purchase of Units is an illiquid investment. There is no public market for Units and none is expected to develop in the foreseeable future and an

	investor’s withdrawal of invested capital is limited by FMF cash flow and other restrictions. (See “Risk Factors – Risks Related to Ownership of Units.”)
Reports to Investors.....	Annual reports, including audited financial statements.
Risks.....	An investment in Units is subject to certain risks which should be carefully evaluated before an investment in Units is made. (See “Risk Factors.”)
Voting.....	Members will have no right to vote on matters concerning FMF except as expressly granted in the Operating Agreement or required by law. All voting rights granted to the members in the Operating Agreement require the affirmative vote of Members representing a majority of the total outstanding membership interests. (See “Risk Factors – Risks Related to Ownership of Units” and “Summary of Operating Agreement – Rights and Liabilities of Members.”)
Conflicts of Interest .....	FMF’s business operations will be managed by the Manager which has and will have certain conflicts of interest. (See “Conflicts of Interest.”)
Subscription Agreement Warranties.....	The Subscription Agreement requires each potential investor to make warranties to ensure that investor fully understands the terms of the offering, the risks of an investment in Units and that investor is qualified and has the capacity to subscribe. The Manager will rely upon these warranties in accepting an investor’s subscription and in certain claims or actions against the Fund or the Manager and the Fund or the Manager may use these warranties as a defense or the basis for seeking indemnity from an Investor. (See “Terms of the Offering – Subscription for Units and Admission to the Fund.”)

**INVESTOR SUITABILITY STANDARDS**

Units are being offered to a limited number of qualified investors. To purchase Units an investor must execute a Subscription Agreement in the form attached hereto as Exhibit B. (See “Terms of the Offering – Subscribing for Units and Admission to FMF.”) All investors, purchasing Units, must meet certain eligibility and suitability standards at the time of subscription, some of which are set forth below. By executing the Subscription Agreement, an investor makes certain representations and warranties, upon which the Manager will rely in accepting subscriptions. Read the Subscription Agreement carefully. Each investor must represent in writing that such investor is a bona fide resident of the State of California or non-U.S. citizen who resides in a foreign nation (or if the investor is a trust, corporation or other entity, that the principal office of such trust, corporation or other entity is located in California or a foreign nation). In addition:

1. Each Investor must have either (a) a net worth (exclusive of home, furnishings and automobiles) of at least \$250,000 and an annual gross income of at least \$65,000; or (b) a net worth (exclusive of home, furnishings and automobiles) of at least \$500,000; and

2. The amount of each investor's investment in Units offered hereby must not exceed 10% of such investor's net worth (exclusive of home, furnishings and automobiles).

3. If the investor is an ERISA Plan (such as a pension or profit sharing plan, Individual Retirement Account, or 401(k) plan), the foregoing requirements must be met by either the ERISA Plan itself or, if the investment is being made on behalf of a plan participant who has the power to direct the investment on his or her behalf, by the plan participant for whose account the investment is being made.

4. If the investor is a fiduciary account other than an ERISA Plan (such as a family trust or a custodial account for the benefit of a minor), the foregoing suitability standards may be met by any of the following: (i) by all beneficiaries of the account; (ii) by the trustee or custodian if that person is the donor of funds for investment; or (iii) by the donor of funds for investment if the only beneficiaries of the fiduciary account are the donor's ancestors, descendants or spouse.

### **TERMS OF THE OFFERING**

Units may only be purchased by investors that meet the Investor Suitability Standards set forth above. The Unit subscription price for all investors is \$1.00 per Unit. Each Unit of investment represents a \$1.00 membership interest in FMF ("Membership Interests" or "Interests"). Investors purchasing Units and admitted to the Fund are collectively referred to herein as the "Members."

#### **Formation of FMF; Maximum Offering**

FMF was formed on February 11, 2011 upon the filing of the Articles of Organization with the Office of the California Secretary of State; however, FMF did not commence operations (i.e., owning and acquiring mortgage loans) until on or about May 16, 2011 when FMF obtained its initial capital from Olympia Mortgage Fund, LLC ("OMF"), an affiliated mortgage fund previously managed by the Manager. (See "Fund Business and Lending – Initial Capitalization and Redemption of Class A Interest.")

The maximum capitalization of FMF is \$50,000,000 (50,000,000 Units). The maximum may be increased by the Manager at any time. This offering may also be terminated at the option of the Manager at any time, but in no event later than one year from the date of this Offering Circular, unless the offering permit issued by the California Commissioner of Financial Protection and Innovation is thereafter extended.

#### **Subscribing for Units and Admission to FMF**

Units may be purchased for cash at the rate of \$1.00 per Unit by completing and executing the Subscription Agreement and Power of Attorney attached hereto as Exhibit B (the "**Subscription Agreement**") and delivering the executed Subscription Agreement to the Manager together with the purchase price payable for Units described therein. <sup>1</sup> The minimum initial subscription amount is \$25,000 (i.e., 25,000 Units); provided, however, that the Manager may, in its sole discretion, accept subscriptions in lesser amounts. Subscriptions will be accepted or rejected by the Manager promptly after receipt. The Manager reserves the right to reject

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<sup>1</sup> Previously, OMF Members receiving monthly income and periodic liquidating distributions from FMF's affiliate fund, OMF, had the right to purchase Units by directing the Manager to utilize all or a portion of such these distributions to purchase additional Units. These "rollover subscriptions" are currently referenced in FMF's Operating Agreement; however, OMF has since been terminated and no further liquidating distributions to potentially fund these subscriptions are being made. The Manager has the unilateral right to amend the Operating Agreement in the future to delete the existing rollover provisions that no longer apply.

any subscription submitted for any reason. If accepted, an investor will become a Member and the subscriber's entire investment will be deposited into the Fund only when all, or any portion, of the subscriber's subscription funds are required by FMF to invest in a mortgage loan, to create appropriate reserves or for any other proper Fund purpose at which time all or a portion of the Cash Subscription funds will be transferred to FMF. (See "Use of Proceeds.") Until then, a subscriber's subscription is irrevocable, and subscription funds received by the Manager may be held by it for the account of each subscriber in a non-interest-bearing subscription account (the "**Subscription Account**"). The Manager will generally transfer subscription funds received from subscribers from the Subscription Account into FMF on a first-in, first-out basis, but may afford priority to non-ERISA Plan Investors before ERISA Plan Investors in order for the Company to remain exempt from the application of the ERISA Plan Asset Regulations. Only upon transfer of a subscriber's funds from the Subscription Account to FMF will the Cash Subscriber be admitted to FMF and Units issued to such subscriber at the rate of \$1.00 per Unit. Excessive delays in admission of an investor's subscription funds to FMF may affect investor returns. (See "Risk Factors – Risks Related to Ownership of the Units.")

Subscriptions are non-cancelable and irrevocable and subscription funds are non-refundable for any reason, except with the consent of the Manager. Notwithstanding the preceding sentence, subscription funds remaining in the subscription account after the expiration of 65 days from the first day of the month following the date the subscription funds were received from the investor will be returned to the investor. After having subscribed for at least 25,000 Units (\$25,000), an investor may at any time the offering of Units remains open submit additional subscriptions to purchase additional Units. Such additional purchases are subject to a minimum subscription amount of \$1,000 (or 1,000 Units), however, that the Manager may accept lesser additional subscription amounts in its discretion.

### ***Subscription Agreement Warranties***

The Subscription Agreement requires each potential investor to make certain warranties upon which the Manager will rely in accepting an investor's subscription. These include a warranty from each potential investor that:

- The investor has received the Offering Circular;
- The investor is aware that the Manager may reject any subscription;
- The investor is aware that there will be no public market for the Units and none is expected to develop in the future;
- The investor understands the restrictions on transferability and withdrawals and that the investor may be required to hold their Units for an undetermined period of time;
- The investor has sufficient liquid assets to provide for the investor's current needs and personal contingencies or, if a trustee, that limited liquidity will not affect its ability to make timely distributions; and
- The investor has the power, capacity and authority to make the investment.

The purpose of these warranties is to ensure that the investor fully understands the terms of the offering, the risks of an investment and that the investor is qualified and has the capacity to enter into the Subscription Agreement. In any claim or action against the Fund or the Manager, the Fund or the Manager may use the warranties against you as a defense or basis for seeking indemnity from you.

## **Use of Subscriptions to Pay Pending Withdrawal Requests**

Subscription amounts transferred into FMF may be utilized by the Manager for any proper Fund purpose, including funding loans, creating appropriate reserves or paying proper Fund expenses. Additionally, the Manager may accept subscriptions for the purpose of fulfilling Members' withdrawal requests if at the time of receipt of a subscription there is a "waiting list" for withdrawals from FMF. (See "Summary of Operating Agreement – Withdrawal from Fund" and "Risk Factors – Risks Related to Ownership of the Units.") Investors should ask the Manager about the aggregate amount of the then-current waiting list for withdrawals and the anticipated waiting period (if any) if that information would be a factor in determining whether to invest in Units.

## **Election to Receive Monthly Cash Distributions**

Upon subscription for Units, investors must elect whether to receive monthly cash distributions from FMF or to have their earnings credited to their capital accounts and compounded on a monthly basis. An investor may elect to switch from compounding to monthly distributions upon 90 days' prior notice to the Manager. In addition, if there is in effect a permit issued by the California Commissioner of Financial Protection and Innovation qualifying this offering, an investor may switch from receiving monthly distributions to compounding and reinvesting earnings upon 90 days' prior notice to the Manager. Notwithstanding the foregoing, the Manager reserves the right, at any time, to make one or more monthly cash distributions to: (i) ERISA plan investors who previously compounded earnings in order to ensure that FMF remains exempt from the Plan Asset Regulations pursuant to the "significant participation" exemption; or (ii) any Member to the extent determined necessary by the Manager to be in compliance with applicable law. (See "ERISA Considerations.")

Income earned by FMF each month is allocated among the Members and credited to their capital accounts pro rata based upon their relative capital account balances as of the last day of each calendar month. Shortly thereafter, Members electing to receive monthly distributions will have their share of monthly income distributed to them and the temporary increases to their capital account balances will be reduced, accordingly. Investors electing to compound their earnings will not receive monthly income distributions and monthly income credited to their capital accounts will therefore increase their capital account balances each month to the extent income is earned and allocated to the Members. Income earned in future periods will continue to be allocated among all Fund Members; however, investors who compound their earnings will be credited with a larger proportionate share of such earnings than Members who receive monthly distributions since the compounding Members' relative capital accounts (upon which income allocations are based) will increase over time.<sup>2</sup> (See "Summary of Operating Agreement – Capital Account Maintenance.")

Net income calculations will necessarily be based upon the Manager's good faith estimate of FMF's income and liabilities (including estimated reserves for loan losses) as of the month for which an allocation of income is made. Such estimates are unaudited until after the end of each calendar year and are subject to subsequent adjustment over the course of the year to reflect losses or gains realized by FMF in later months. (See "Risk Factors – Risks Related to Ownership of Units.") Monthly income allocated to compounding Members but retained by FMF will be utilized for investing in loans or other proper Fund purposes.

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<sup>2</sup> Compounding Members will be assigned Units on FMF's books at the rate of one (1) Unit for each dollar of earnings credited to their capital account each month. The number of Units assigned to a Member, however, has no effect on the Member's right to distributions, profit allocations or any other right or benefit granted in the Operating Agreement. All such rights are based upon a Member's capital account balance and the number of Units assigned to a Member will be increased or decreased as necessary to reflect one (1) Unit for every dollar of a Member's capital account balance outstanding from time to time.

## **Restrictions on Transfer**

As a condition to this offering of Units, restrictions have been placed upon the ability of investors to resell or otherwise dispose of any Units purchased hereunder, including without limitation the following:

(1) No Member may resell or otherwise transfer any Units without the prior written consent of the Manager, which may be withheld in its sole discretion. (See “Summary of Operating Agreement – Limitations on Transferability.”)

(2) Units may not be sold or transferred without the prior written consent of the California Commissioner of Financial Protection and Innovation, except as permitted by the Commissioner’s Rules. (See “Commissioner’s Rule 260.141.11.”)

(3) During the period that Units are being offered and sold and for a period of nine (9) months from the date of the last sale of Units, no Units may be sold or otherwise transferred to any person who is not a bona fide resident of the State of California.

Units are “uncertified securities”; however, legends substantially set forth in the forms below will be placed on the face page of the Subscription Agreement and Operating Agreement, and on all instruments evidencing ownership of Units. These legends reflect that Units have not been registered under the Securities Act of 1933, as amended, and setting forth the foregoing limitations on resale, and notations regarding these limitations shall be made in the appropriate records of FMF with respect to all Units offered hereby. The foregoing steps will also be taken in connection with the issuance of any certificates (if any) or new instruments for any Units which are presented to the Manager for transfer during the nine-month period described in subparagraph (3) above.

The legends references above will be as follows:

THE MEMBERSHIP UNITS REPRESENTED BY THIS AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED. ACCORDINGLY, THERE ARE SUBSTANTIAL RESTRICTIONS ON TRANSFER, AS SET FORTH IN THIS AGREEMENT. THESE INTERESTS MAY BE ACQUIRED FOR INVESTMENT PURPOSES ONLY AND NOT WITH A VIEW TO DISTRIBUTE OR RESELL AND MAY NOT BE OFFERED FOR SALE, SOLD, DELIVERED AFTER SALE, MORTGAGED, PLEDGED, HYPOTHECATED OR OTHERWISE TRANSFERRED OR OFFERED TO BE SO TRANSFERRED WITHOUT AN EFFECTIVE REGISTRATION STATEMENT FOR SUCH INTERESTS UNDER THE SECURITIES ACT OF 1933 OR AN EXEMPTION FROM SUCH REGISTRATION REQUIREMENTS, TO ESTABLISH WHICH THE MANAGER MAY REQUIRE AN OPINION OF COUNSEL SATISFACTORY TO IT THAT SUCH REGISTRATION IS NOT REQUIRED. THERE IS NO PUBLIC MARKET FOR THE INTERESTS AND NONE IS LIKELY TO DEVELOP. THE MANAGER AND THE COMPANY ARE UNDER NO OBLIGATION TO REGISTER THE MEMBERSHIP INTERESTS.

IT IS UNLAWFUL TO CONSUMMATE A SALE OR TRANSFER OF THESE UNITS, OR ANY INTEREST THEREIN OR TO RECEIVE ANY

CONSIDERATION THEREFOR, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COMMISSIONER OF CORPORATIONS OF THE STATE OF CALIFORNIA, EXCEPT AS PERMITTED BY THE COMMISSIONER'S RULES.

### **RISK FACTORS**

Any investment in the Units involves a significant degree of risk and is suitable only for investors who have no need for liquidity in their investments or who can bear the loss of their entire investment. When analyzing this offering, prospective investors should carefully consider the following risks and other factors, in addition to those discussed under the captions "Compensation to Manager and its Affiliates," "Conflicts of Interest," and "Federal Income Tax Consequences." If any of these risks actually occur, the business, financial condition and operating results of FMF could be materially adversely affected.

#### **Risks Related to FMF's Business**

***FMF will be in the lending business and subject to risks related to private money and high-yield mortgage loans.***

FMF may make or invest in loans to borrowers that are less creditworthy than those who can satisfy institutional lenders' credit requirements or who cannot satisfy institutional lenders' income documentation requirements, which is one reason FMF can charge higher interest rates on its loans. (See "Fund Business and Lending – Lending Standards and Policies.")

FMF loans will also be made on an asset rather than credit basis. Such loans involve numerous risks, some of which include: (i) an increased risk of the non-availability of credit for a borrower to refinance a Fund loan at maturity; (ii) an increased risk of foreclosures in the area surrounding the security property negatively affecting the value of the property securing a Fund loan; (iii) increased constraints on consumer credit affecting the ability of borrowers to sell residential property or construction projects; and (iv) an increased risk of an abandonment of property by a borrower due to other financial problems or general market decline. The occurrence of any of these events for a borrower could lead to a default on a Fund loan, potentially causing losses and extra costs to FMF, which may lead to lower returns or losses for investors. These risks further increase in the case of Construction/Rehab Loans that are underwritten based upon the "as completed" value of the security property. (See "Risks Related to Construction/Rehab Loans" below.)

***The real estate market may experience stagnation and declines in property values.***

As a residential and commercial lender FMF will be affected by any decline in property values in each of these sectors. While many real estate markets have improved following the sharp declines caused by the financial crisis, markets and the economy remain volatile and unpredictable. If the market value of a property securing a Loan declines significantly or declines below the amount of the Fund loan on such property, borrowers may have difficulty paying or refinancing the loan or selling the property in satisfaction of the amounts owed causing increased defaults and potentially causing losses to FMF and investors. There is no guarantee that the economy and the real estate markets will not experience declines like those following the financial crisis or in previous downturns.

If the market value of a property securing an FMF loan declines significantly or declines below the amount of the new FMF loan on such property, borrowers may have difficulty paying or refinancing the loan or selling the property in satisfaction of the amounts owed causing increased borrower defaults and potentially causing losses to FMF and the investors. Moreover, any lack of real estate sales volume in the market may affect the Manager's ability to accurately value FMF's assets for the purpose of making withdrawal distributions,

potentially resulting in excessive or deficient distributions to withdrawing Members. (See “The Manager and its Affiliates – Olympia Mortgage Fund, LLC.”)

***Fund loans will be concentrated in the Northern California real estate market.***

To date, FMF loans have primarily been made and secured by properties concentrated in Northern California and FMF is dependent upon the continued demand for housing, office, retail and other commercial and residential property in that region. FMF may also make loans in any other state and currently intends to expand its lending into Nevada. FMF’s revenue and the value of its loan portfolio may therefore be disproportionately affected if and the Northern California and Nevada economies and real estate markets suffer greater adverse impacts than the economies and real estate markets in other regions or nationally. These types of adverse impacts may include local industry slowdowns and layoffs, changing demographics, increased regulations and other factors that result in oversupply of, or reduced demand for, commercial or residential properties in the regions.

***FMF could suffer defaults on the loans in its portfolio and may have to foreclose on the underlying real estate collateral.***

FMF is in the business of lending money and, as such, takes the risk of defaults by borrowers and other risks faced by lenders. While some loans will be partially amortizing, most Fund loans will provide for monthly payments of interest only and require the borrower to make a large “balloon” payment of principal due at the end of the term. Many borrowers are unable to repay such loans out of their own funds and are compelled to refinance or sell the property. Fluctuations in interest rates and the unavailability of financing could adversely affect the ability of borrowers to refinance their loans at maturity or to sell the underlying property. Such risks will often be increased in the case of Construction/Rehab Loans. (See “Risks Related to Construction/Rehab Loans”) below.)

If the borrower defaults, FMF may be forced to purchase the property at a foreclosure sale. If FMF cannot quickly sell such property, and the property does not produce any significant income, FMF’s profitability will be adversely affected. Further, the property’s condition might deteriorate by the time FMF obtains possession of the property.

***The value of the real estate securing Fund Loans may be insufficient to protect its Investment.***

As previously stated, FMF will frequently be an “asset” rather than a “credit” lender although each borrower will need to demonstrate adequate ability to meet its financial obligations under the terms of any loan in which FMF may invest. This means that FMF may rely primarily on the value of the real property securing loans to protect its investment, with repayment ability always being taken into consideration.

FMF will rely on a Market Value Analysis to determine the fair market value of real property used to secure loans made by FMF (see “Fund Business and Lending – Lending Standards and Policies” for the definition of Market Value Analysis), but no assurance can be given that such an analysis will in any or all cases, be accurate. Moreover, since a Market Value Analysis fixes the value of real property at a given point in time, subsequent events could adversely affect the value of real property used to secure a loan. Such subsequent events may include nationwide, statewide or local economic trends. They may also include, demographic, property or other trends, including overall market declines, neighborhood values, increased interest rates and unavailability of financing to repay loans and/or purchase properties, or may include specific local events such as freeway construction, adverse weather conditions, acts of terrorism, earthquakes or other acts of God. It is possible that the declines in value experienced following the financial crisis could reoccur in commercial, industrial, construction and residential properties, resulting in losses to FMF. Neither the appraiser, the Manager or any other party conducting the Market Value Analysis will be able to predict with any certainty whether these events will occur after a loan is made.

***In a foreclosure, FMF may not be able to recover its full investment.***

California and other state laws and the manner in which FMF's security interest in the security property is enforced may preclude FMF from recovering any deficiency from the borrower if FMF cannot recover its investment from the real property security. For example, under provisions of California law applicable to real estate loans, if the real property security proves insufficient to repay amounts owing to FMF, in most cases FMF would not have a right to recover any deficiency from the borrower. (See "Certain Legal Aspects of Fund Loans.") While FMF in many cases will obtain personal guaranties which may be enforced to collect any deficiency balance, such collection may require FMF to incur litigation expenses and recovery will depend on the collectability of a judgment from the guarantors at the time the judgment is obtained.

The recovery of sums advanced by FMF in making or investing in loans and protecting its security may also be delayed or impaired by the operation of the federal bankruptcy laws. Any borrower has the ability to delay a foreclosure sale by FMF for a period ranging from several months to several years simply by filing a petition in bankruptcy, which automatically stays any actions to enforce the terms of the loan. The length of this delay and the costs associated with it may cause losses to FMF.

***FMF will be operating in a highly competitive business.***

Due to the nature of FMF's business, its profitability will depend to a large degree upon the future availability of secured loans. FMF will compete with other private money lenders, institutional lenders and others engaged in the mortgage lending business, including banks and savings institutions, many of which have greater financial resources than the Fund. Moreover, the "private lending" industry in California and other states and regions has experienced significant growth over the last ten (10) years, as has competition for loans. FMF will also compete with institutional lenders and others engaged in the mortgage lending business, including banks and savings institutions, many of which have greater financial resources and experience than FMF. If these institutional companies increase their marketing efforts to include FMF's market of borrowers, or if additional private lending competitors continue to enter this market, FMF may be forced to reduce its interest rates and fees in order to maintain or expand market share. Any reduction in interest rates or fees charged could have an adverse impact on FMF's liquidity and profitability.

***If FMF cannot collect all of the principal and interest due on its loans, FMF's ability to earn a profit or to fund withdrawals will be impaired.***

FMF's liquidity is dependent on, among other things, payments by borrowers of principal and interest on Fund loans. The Manager will continually monitor the delinquency status of FMF's loan portfolio and promptly institute collection activities on delinquent accounts but these efforts may ultimately prove unsuccessful. Loan repayments are also likely to be affected by economic conditions in the real estate market. Any failure by FMF, for any reason, to collect nearly all of the principal and interest on FMF's loans may impair FMF's ability to operate successfully.

***A decline in the demand for, or increase in the risks of, real estate financing will impair FMF's ability to make loans or could jeopardize repayment.***

A variety of factors affect the demand for real estate financing, including, without limitation, economic cycles, demand for and availability of new development and construction, competitive pressures, the availability and cost of labor and materials, changes in costs associated with real estate ownership, changes in consumer preferences, demographic trends and the availability of mortgage financing. FMF will be directly and materially affected by the same risks faced by borrowers as well as those inherent to the commercial and residential real estate development and construction industries. Recently, the U.S. has experienced significant deterioration in certain sectors of the real estate, credit and mortgage markets which may negatively impact FMF's ability to make suitable real estate loans. Any reduction in the cash flows, income of or financial condition of commercial

and residential real estate borrowers by reason of any of the aforementioned factors or others may significantly impair their ability to repay FMF, which would increase the possibility that delinquencies would occur, that FMF could incur losses and that Members could lose some or all of their investment in the Units.

***A decline in real estate values may impair the collateral for Fund loans.***

Declining real estate values will increase the probability of a loss in the event of a borrower default on Fund loans. As noted elsewhere in these Risk Factors, the U.S. has periodically experienced significant deterioration in certain sectors of the real estate market and any market recoveries thereafter may be uneven and volatile. Should such declines occur in the future, the value of the real estate or other collateral securing Fund loans may not, at any given time, be sufficient to satisfy the outstanding principal amount and accrued interest on such loans. If a borrower were to default, and if the collateral were insufficient, FMF would suffer a loss and Members could lose some or all of their investment.

***FMF may lend to credit-impaired borrowers, which will make its investment portfolio susceptible to high levels of default risk.***

FMF may lend money to borrowers that are either unable or unwilling to obtain financing from traditional sources, such as commercial banks. Loans made to such individuals or entities may entail a high risk of delinquency and loss. Higher than anticipated delinquencies, foreclosures or losses will adversely affect FMF's profitability and results of operations, and may result in a loss of some or all of the Members' investment in Units.

***The purchase of a minority interest in a loan may affect the ability of FMF to direct loan enforcement decisions.***

FMF may purchase undivided Fractional Interests in loans arranged by the Manager on behalf of FMF and other lenders rather than funding or acquiring an entire loan in the name of FMF at closing. (See "Fund Management and Loan Servicing – Loan Brokerage and Servicing.") In such circumstances, the Manager will service the loan as the agent of FMF as well as the other purchasers of interests in the loan and could be subject to additional conflicts of interests in determining the appropriate actions to take on behalf of all of the lenders. (See "Conflicts of Interests"). Moreover, pursuant to the servicing agreement between the Manager, FMF and the other lenders on the loan, the Manager's actions in connection with loan enforcement will be directed by lenders holding more than 50% of the total outstanding interests in the loan. Consequently, if the Manager arranges for FMF to purchase a minority interest in a loan, FMF will not have the right to control the enforcement of its rights under the loan if such enforcement action conflicts with the decisions of the majority.

***FMF's business entails risks related to the ownership of real property.***

When FMF acquires any equity in real property by direct investment, foreclosure or otherwise, FMF is exposed to the risks of liability incident to real property ownership or tenancy. Owners of real property may be subject to liability for injury to persons and property occurring on the real property or in connection with the activity conducted thereon, as well as liability for failure to comply with governmental regulations.

***FMF may suffer from uninsured losses.***

The Manager will require comprehensive title, fire and casualty insurance on the properties securing FMF's loans. At the Manager's discretion, the Manager may also require earthquake insurance, but will not generally do so. However, there are certain types of losses (generally of a catastrophic nature) which are either uninsurable or not economically insurable, such as losses due to war, floods, mudslides or other acts of God.

Should any such disaster occur, or if casualty insurance is allowed to lapse through oversight, FMF could suffer losses.

***The industry in which FMF will be active is not extensively regulated or supervised.***

The lending and investment practices of FMF are not supervised or regulated by any federal or state authority, except to the extent that the lending and brokerage activities of the Manager and FMF are subject to supervision or regulation by the California Department of Real Estate or Department of Financial Protection and Innovation. A return on a Member's investment is completely dependent upon the successful operation of FMF's business. To the extent that FMF does not operate successfully for any reason, its ability to return Members' investments and earn a profit is limited.

***Lending laws, security laws and other laws and regulations applicable to FMF or the Manager may be amended in the future and affect FMF's ability to operate.***

The laws and regulations applicable to FMF's lending and the offering of Units are subject to amendment by federal and state regulators and agencies. Changes in such laws and regulations that may result from future federal, state or municipal actions, judicial decisions, or interpretations of existing laws and regulations could affect the ability of FMF to operate under its current business plan. (See "Fund Business and Lending.") Any new legislation affecting the types of loans made by FMF or the licensing or regulatory requirements applicable to FMF or the Manager could adversely affect the ability of FMF to operate and be profitable in the future.

***There are risks of government action if the Manager or FMF does not comply with all applicable laws and regulations.***

While the Manager will use its best efforts to comply with all local, state and federal regulations applicable to it and to FMF, there is the possibility of governmental action to enforce any alleged violations of such lending laws which may result in legal fees, damage awards or fines and penalties.

***The Fund will not register as an "investment company" under the Investment Company Act of 1940.***

The Fund will not be registered as an "investment company" under the Investment Company Act of 1940 (the "ICA") in reliance upon Sections 3(c)(5) thereof. Accordingly, Members will not receive the protections afforded by the ICA to investors in a registered investment company.

***FMF may be responsible for environmental liabilities.***

Under current federal and state law, the owner of real property contaminated with toxic or hazardous substances (including a mortgage lender that has acquired title through foreclosure) may be liable for all costs associated with any remedial action necessary to bring the property into compliance with applicable environmental laws and regulations. This liability may arise regardless of who caused the contamination or when it was caused.

FMF does not and will not participate in the on-site management of any facility on the property in order to minimize the potential for liability for cleanup of any environmental contamination under applicable federal, state or local laws. There can be no assurance that FMF would not incur full recourse liability for the entire cost of any such removal and cleanup, or that the cost of such removal and cleanup would not exceed the value of the property. In addition, FMF could incur liability to tenants and other users of the affected property, or users of neighboring property, including liability for consequential damages. FMF would also be exposed to risk of lost revenues during any cleanup, and to the risk of lower lease rates or decreased occupancy if the existence of such substances or sources on the property becomes known. If FMF fails to remove the

substances or sources and clean up the property, it is possible that federal, state and/or local environmental agencies could perform such removal and cleanup, and impose and subsequently foreclose liens on the property for the cost thereof. FMF may find it difficult or impossible to sell the property prior to or following any such cleanup. Fund could be liable to the purchaser thereof if the Manager knew or had reason to know that such substances or sources existed. In such case, FMF could also be subject to the costs described above. If toxic or hazardous substances are present on real property, the owner may be responsible for the costs of removal or treatment of the substances. The owner may also incur liability to users of the property or users of neighboring property for bodily injury arising from exposure to such substances. If FMF is required to incur such costs or satisfy such liabilities, this could have a material adverse effect on Fund profitability. Additionally, if a borrower is required to incur such costs or satisfy such liabilities, this could result in the borrower's inability to repay its loan from FMF.

Even if FMF does not foreclose on a contaminated site, the mere existence of hazardous substances on the property may depress the market value of the property such that the loan is no longer adequately secured.

A lender's best protection against environmental risks is to thoroughly inspect and investigate the property before making or investing in a loan. The Manager may take some precautions to avoid environmental problems but is not required to engage in any specific environmental review of the property. Where deemed appropriate by the Manager prior to making a loan, FMF may engage a qualified environmental inspection firm to conduct an environmental review of the property (which may or may not include a "Phase I" or other level of environmental review). However, due to the nature of many types of environmental contamination, the possibility of the existence of toxic substances may not be apparent from a site visit, and any environmental review conducted may not reveal the extent or all types of contamination. As a result, it is possible that a security property could have toxic contamination not known to the Manager at the time of making the subject loan.

***Data breaches and other cybersecurity incidents could adversely affect the Manager, the Fund and/or the Members.***

As a financial service provider, the Manager necessarily collects and retains personal information received from applicants, borrowers, guarantors, investors (including the Members) and other parties for the purposes of making its loans and managing investor and borrower accounts. As such, the Manager and the Fund are subject to the risk that cyber incidents may adversely threaten the confidentiality, integrity or availability of their information resources. These incidents may be the result of unintentional events or intentional attacks that involve third parties gaining unauthorized access to the information systems of the Manager or the Fund for the purpose of misappropriating assets, stealing confidential information, corrupting data or causing operational disruption.

The Manager will, at all times, attempt to maintain cybersecurity procedures and practices that are reasonable and appropriate in light of the Manager's business including the types of information it collects and maintains; however, there is no guaranty that its cybersecurity efforts will always prove adequate to protect against unintentional or malicious data breaches or other cybersecurity incidents over the Fund's term. If one or more cybersecurity incidents were to occur, the Manager and the Fund may be adversely impacted by disrupted operations, liability for stolen information or assets, increased cybersecurity protection costs, litigation and damage to borrower and investor relationships.

***FMF will face an ongoing risk of litigation.***

The Manager will act in good faith and use reasonable judgment in selecting borrowers and making and managing the loans. However, as a lender, the Manager and FMF are exposed to the risk of litigation by a borrower for any allegations by the borrower (warranted or otherwise) regarding the terms of the loans or the actions or representations of the Manager in making, managing or foreclosing on the loans. It is impossible

for the Manager to foresee what allegations may be brought by a specific borrower. The Manager will use its best efforts to avoid litigation if, in the Manager's judgment, the circumstances warrant an alternative resolution. If an allegation is brought and/or litigation is commenced against FMF or the Manager, FMF will incur legal fees and costs to respond to the allegations and to defend any resulting litigation. If FMF is required to incur such fees and costs, this could have an adverse effect on Fund profitability.

#### **Additional Risks Related to Junior Loans and Land Loans.**

##### ***Should FMF make Junior Loans, it will face additional risks if the debtor defaults.***

Up to 10% of FMF's loan portfolio, at any time, may be secured by second priority loans (See "Fund Business and Lending – Lending Standards and Policies.") To the extent FMF makes or invests in Junior Loans and is thereafter, required to foreclose on such loan, the debt secured by the senior deeds of trust will need to be satisfied before any proceeds from the sale of the property could be applied toward the debt owed to FMF. Furthermore, to protect its junior security interest, FMF may be required to make cash outlays for such items as loan payments to senior lienholders to prevent their foreclosure, property taxes, insurance, property maintenance or repair, etc. If FMF does not have adequate cash reserves on hand to protect its second priority security interest, FMF could suffer a loss of its invested capital in such loan.

##### ***Should FMF make Land Loans, it will be subject to the additional risks associated with undeveloped land.***

Up to 10% of FMF's loans may be secured by undeveloped land. For a number of reasons, undeveloped land is generally considered a riskier and more speculative form of security for a loan than is improved real estate. For example, before improvements can be constructed on undeveloped land the owner of the land may need to secure entitlements (e.g., zoning approvals, variances, and architectural approvals), undergo review of and obtain clearance on environmental impact issues (including issues concerning traffic, open space, school or transit impact, endangered species, wetlands, noise and air quality), obtain building permits, secure access and connections to necessary utilities, obtain construction financing, undertake and complete construction, and find buyers or tenants once the undeveloped land has been improved. Many of these risks are no longer at issue with respect to improved real estate. Moreover, it is likely that undeveloped land will not generate any income that can be used to pay the interest and/or principal owing under the Loan or real property taxes assessed against the undeveloped land. Accordingly, the Borrower must have other sources of income in order to make these payments.

Even if the owner of undeveloped land intends to hold the undeveloped land for investment, rather than developing the land itself, any prospective purchaser of the undeveloped land will take these risks into account when it sets the purchase price. Additionally, it can take up to several years or more to market and sell undeveloped land. Due to this potentially protracted time frame, it may be difficult for the owner of undeveloped land to sell the undeveloped land in time to pay off the loan at maturity. Finally, most lenders are more reluctant to lend against undeveloped land than against improved real estate due to the risks and other matters described above. Due to these considerations, it may be more difficult for the borrower on the loan to sell or refinance the security property in order to repay the loan.

In acknowledgment of these increased risks, FMF will invest no more than 10% of FMF's total assets in loans secured by unimproved land and will not make loans secured by unimproved land that exceed 50% of the fair market value of the unimproved land, except in the case of a single-family zoned lot or parcel, which shall not exceed 65% of the fair market value of that lot or parcel. (See "Fund Business and Lending – Lending Standards and Policies.") These more conservative underwriting standards do not eliminate the risks described above; however, the lower loan-to-value ratio will provide FMF with a greater equity cushion in the event of a borrower default and the 10% capital limitation will limit the overall impact on FMF in the event of increased loan defaults on such loans.

### **Additional Risks Related To Construction/Rehab Loans**

Construction/Rehab Loans involve additional risks which may not be prevalent in loans secured by fully improved real property or may increase those risks associated with FMF's investments in real estate secured loans, generally. (See "Risks Related to FMF's Business" above.) Construction/Rehab Loans referenced herein include both loans to fund total construction projects from the ground up as well as rehabilitation loans which are used to fund construction or the rehabilitation of existing improvements on the real property. In either case, however, the loan-to-value ratios attributable to the Construction/Rehab Loans are based upon the estimated value of the security property upon completion of the construction or rehabilitation being funded by the loan. Some of the additional risks associated with Construction/Rehab Loans are set forth below.

***FMF will make Construction/Rehab Loans based upon the "as constructed" value of the improvements funded by the Construction/Rehab Loan increasing the risks of debtor default and loss of capital invested by FMF.***

The value of the properties securing Construction/Rehab Loans will be based upon a Market Value Analysis of the projected value of the security property when the construction has been completed (i.e., the "as constructed" value) rather than the value of the property at the time the loan is made. (See "Fund Business and Lending – Lending Standards and Policies" for the definition of "Market Value Analysis.") In making a Construction/Rehab Loan based upon the "as constructed" value, if for any reason the construction project is not completed, it is likely that the property securing FMF loan would be worth less than the value determined by the Market Value Analysis. In those cases, the loan-to-value ratio will at times during the period that construction is not yet completed be higher than the percentage set forth in the "Lending Standards and Policies" section of this Offering Circular and may be in excess of 100% of the value of the property prior to the completion of construction.

If FMF must foreclose before construction is completed, and if there are insufficient funds in the construction disbursement account to complete construction, the Manager will need to choose between selling the property with construction incomplete or incurring debt to finance completion of the project before it is sold. If the Manager elects to sell the property before completing construction, the property is more likely to sell at a price which will not return to FMF the amount owed causing losses to FMF. On the other hand, if monies are borrowed to complete construction, those monies will have to be repaid before FMF will receive the amount it invested increasing the ultimate risk of loss to FMF upon sale. The Manager may, but is not obligated to, advance the funds required to complete construction of a property or to otherwise increase its marketability. If the Manager advances funds, the advances plus interest will be repayable out of proceeds from the sale or refinancing of the property before payments will be made to FMF.

***Construction/Rehab Loans will, in most cases, be funded in installments increasing the risk of default by FMF under the loan.***

Construction/Rehab Loans will, in most cases, only be partially funded at the closing of the loan and FMF will be required to fund additional draws as construction proceeds to disburse the loan funds to the borrower in accordance with the disbursement schedule set forth in the Construction/Rehab Loan agreement. If FMF is unable or unwilling to fund the loan disbursement when due, FMF may be liable to the borrower for damages caused by FMF's breach of the loan documents, including damages in excess of the loan amount caused by FMF's breach. Notwithstanding the foregoing, Olympia has never failed to fully fund a construction loan it has made or arranged.

***Economic conditions may affect the ability of borrowers to perform under Construction/Rehab Loans.***

Construction/Rehab Loans both are subject to the same economic risks associated with mortgage loans generally, including the risks created by the potential for property value declines resulting from a regional or national economic downturn. Future declines in property values and any recessionary economic outlook may result in slower sales of construction projects or an increase in inventory of new construction in the market. There is no way to predict when such a market turn around will occur, or if it will significantly affect the ability of borrowers to sell the completed construction projects or otherwise pay their loan obligations. Moreover, a severe restriction on the availability of credit may affect the borrower's ability to refinance the project funded by a Construction/Rehab Loans upon completion and the ability of potential buyers of the property to find purchase financing. If these events occur, there will be an increased risk of borrower default upon maturity, resulting in losses to FMF.

**Risks Related to the Manager**

***The Members must rely on the Manager for the success of FMF***

The loans in which the proceeds of this offering will be invested have not yet been identified, and Members will have no opportunity to review potential FMF loans. The Manager will make all decisions with respect to the management of FMF, including what loans to make or purchase, and FMF is dependent to a substantial degree on their continued services. In the event of the dissolution, death, retirement or other incapacity of the Manager or those key principals listed in the "Manager and Its Affiliates" section hereof, the business and operations of FMF may be adversely affected.

***The Members will not have the ability to control the day to day operations of FMF or to control the Manager. It will be difficult to remove the Manager.***

The Members will not have a voice in the management decisions of FMF and can exercise only a very limited amount of control over the Manager. The Members have only the voting rights set forth in the Operating Agreement or required by California law. A vote of Members representing a majority interest of all Members (a "Member Majority") is required to remove the Manager. Because there may be a significant number of Members and the Members may have differing opinions with respect to a course of action to take respecting FMF, it may be difficult, time consuming and costly to solicit adequate votes to remove the Manager.

***The Manager is not required to devote its full time to the business of FMF.***

The Manager is not required to devote its full time to FMF's affairs, but only such time as the affairs of FMF may reasonably require. The Manager and its principal have other ongoing businesses outside of, and in addition to, the business of FMF and the Manager and principal will be required to allocate its time and resources among such endeavors over the life of FMF. (See "The Manager and its Affiliates.")

***The Manager may terminate its business relationship with FMF adversely affecting FMF's financial position and results of operations.***

The Manager may resign as the Manager of FMF or terminate its business relationship in whole or in part upon six (6) months' notice to the Members or a shorter period if approved by a Member Majority. In such event, the Members would be required to find one or more third party servicers to perform the various services rendered to FMF by the Manager. The compensation paid to the Manager as set forth in the "Compensation to the Manager and its Affiliates" section of this Offering Circular was not determined on an arm's-length basis. If FMF is required to retain one or more third party servicers the fees payable to such third

parties will likely be greater than those payable to the Manager and FMF's financial position and results of operations would likely be adversely affected in the Manager's absence.

***The Manager is subject to conflicts of interest.***

There are several areas in which the interests of the Manager will conflict with those of FMF, which should be carefully considered. (See "Conflicts of Interest.")

***Members of FMF will have no claim to the fees payable to the Manager.***

FMF and its borrowers will pay certain fees and compensation to the Manager. (See "Compensation to Manager.") These fees will be owed as incurred. Even if FMF is unsuccessful in generating sufficient income to cover its operations, it will have no claim against the Manager for a refund of such fees.

***The Manager is not registered or certified as an investment advisor and will not select mortgage loan investment based upon the interests of any particular Member.***

The Manager is not registered or certified as an investment advisor under the Investment Advisors Act of 1940 (the "IAA") or the California Corporate Securities Law of 1968 (the "Law") based upon the expectation that it is or will be exempt from such requirements. Accordingly, Members will not receive the benefits of any protections that might result from such certification or registration. Moreover, investment decisions made by the Manager will be made based upon the investment objectives of the Fund as a whole rather than those of any particular Member or group of Members. Investors should consult their own investment advisors or other investment professionals with respect to the suitability of an investment in the Fund and its underlying portfolio of mortgage loans as it relates to their own personal financial situation and investment risk profile.

**Risks Related to Ownership of the Units**

***There is no market for the Units, and transfer of the Units could be severely restricted by law or market conditions.***

There is no public market for the Units and none is expected to develop in the future. Even if a potential buyer could be found, the transferability of Units is also restricted by the provisions of the Securities Act of 1933, as amended, and Rule 144 thereunder, and by the provisions of the Operating Agreement. (See "Terms of the Offering – Restrictions on Transfer.") Any sale, transfer or encumbrance of Units also requires the prior written consent of the Manager, which may be withheld in its sole discretion. Furthermore, Members will have only limited rights to redeem Units or withdraw from FMF or to otherwise obtain the return of their invested capital. Therefore, all purchasers of Units must be capable of bearing the economic risks of this investment with the understanding that their interest in FMF may not be liquidated by resale, and should expect to hold their Units for an undetermined period of time, and should understand that such inability to sell or withdraw "on demand" will subject an investment in Units to any losses FMF may experience during such period.

***Members will be subject to actions taken by the Member Majority.***

The Members have only the voting rights set forth in the Operating Agreement or required by California law and a vote of a Member Majority is required to exercise such rights. Consequently, each Member will have no right to require or approve any action of FMF or the Manager that conflicts with the will of the Member Majority and it may be difficult, time consuming and costly to solicit adequate votes to take any action because there may be a significant number of Members with differing opinions and perspectives with respect to a course of action to take.

***If FMF cannot collect all of the principal and interest due on its loans, FMF's ability to earn a profit or to fund withdrawals may be impaired.***

FMF's liquidity is dependent on, among other things, payments of interest and principal on FMF's loans. The Manager will continually monitor the delinquency status of FMF's loan portfolio and promptly institute collection activities on delinquent loan accounts but these efforts may ultimately prove unsuccessful. Principal payments on loans are also likely to be affected by economic conditions in the real estate market. Any failure by FMF, for any reason, to collect nearly all of the principal and interest on FMF's loans may impair FMF's ability to operate successfully, unless the net proceeds earned on the sale of the properties securing the loans are adequate to cover such amounts.

***FMF will be taxed as a "Partnership" and the Members will be taxed as "Partners."***

FMF will elect to be treated as a partnership for federal income tax purposes. Any favorable federal tax treatment presently available with respect to FMF could be affected by any changes in tax laws that may result through future Congressional action, tax court or other judicial decisions, or interpretations of the Internal Revenue Service. IN VIEW OF THE FOREGOING, PROSPECTIVE MEMBERS ARE URGED TO REVIEW THE "FEDERAL INCOME TAX CONSEQUENCES" SECTION CAREFULLY AND TO CONSULT THEIR OWN TAX COUNSEL.

***The Units are not insured or guaranteed by any government agency or public entity.***

The Units are not insured or guaranteed by the Federal Deposit Insurance Corporation (FDIC), the Securities Investor Protection Corporation (SIPC) or any other governmental agency or public entity, in contrast to certificates of deposit or accounts offered by banks, savings and loan associations or credit unions. Members in FMF will be dependent on the Manager's ability to effectively manage FMF's business to generate sufficient cash flow for the repayment of Members' capital and the generation of any profit. If Fund cash flow proves inadequate, investors could lose part or all of their investments.

***FMF will not set aside any funds to satisfy requests for withdrawals or redemptions from FMF. A new investor's subscription may be used in whole or in part to fund withdrawals or redemptions.***

The Manager will not create or contribute funds to a separate account in order to fund requests for withdrawal from FMF and redemption of any Member's investment. Because funds are not set aside periodically to fund such withdrawals, Members must rely on cash flow from operations and funds from the sale of Units to satisfy withdrawal requests. Money received from the sale of Units may be used in whole or in part, at the discretion of the Manager, to fund Member withdrawal and redemption requests; however, to the extent cash flow from operations and the sale of Units is not sufficient to fund withdrawal requests received from one or more Members at any time, any Units which are unredeemed will remain subject to Fund operations, which may include Fund losses. Furthermore, an investor may be admitted to FMF at a time when there is a waiting list to withdraw, making it likely that such investor will not be able to withdraw quickly upon being admitted and therefore will remain subject to FMF's operating results, which may include losses.

***The timing of loss recognition (if any) by FMF will be based on various factors, and losses may be allocated to Investors who purchased Units before the loss is recognized for accounting purposes even though the loss occurred earlier.***

FMF will accrue income over the course of a month (or other accounting period) and such income is allocated to Members' capital accounts over the course of that period. However, losses tend to be identified and recognized as the result of specific events, such as the placement of a loan on non-accrual status, and thus losses are allocated less frequently and at the end of an accounting period. As with most other investments, a purchaser may purchase Units before a loss has been recognized for accounting purposes, but once recognized,

such loss will be allocated to the investor as well as to the other Members of FMF on the loss recognition date. In addition, under certain circumstances the Manager may be aware that a loss could occur, such as upon a missed payment by a borrower, but the Manager will not immediately recognize a loss because FMF's policies may not require a default recognition until several payments are missed (for example, to allow a borrower time to cure the missed payments). Therefore, investors should be aware that if any actual or potential losses exist before they purchase Units they may be recognized afterwards and could be allocated to their capital accounts.

***Fluctuations in interest rates pose risks to FMF's business.***

Mortgage interest rates are subject to abrupt and substantial fluctuations, but the right of Members to withdraw capital from FMF is subject to substantial restriction and Units are a relatively illiquid investment. (See above, "No Market for Units.") If prevailing interest rates rise above the average interest rate being earned by FMF's loan portfolio, Members may wish to liquidate their investment in order to take advantage of higher returns available from other investments but may be unable to do so.

***Equity owners have lower priority on liquidation than creditors.***

Creditors of FMF will have priority over payments to holders of Units in the liquidation of the Fund. There are no restrictions in the Operating Agreement regarding the amount of indebtedness that FMF may incur. If the Fund is unable to pay any creditor, and is unable to obtain additional financing or other sources of capital, FMF may be forced to sell its loans and other assets at a discounted price, or be forced to cease operations, and Members could lose some or all of their investment.

***The Operating Agreement does not contain provisions to protect investment in the Units.***

The Units do not have the benefit of extensive protective provisions in the Operating Agreement. The provisions of the Operating Agreement are not designed to protect a Member's investment if there is a material adverse change in FMF's financial condition or results of operations. For example, a Member's ability to withdraw from FMF is limited. Therefore, the Operating Agreement provides very little protection of Members' investment.

***Investment delays carry risk.***

There may be a delay between the time a subscription is submitted by a prospective investor and the time FMF accepts such subscription and the investor becomes a Member. During such time, investors will not earn interest on their investment.

There may also be a delay between FMF's receipt of capital into the Operating Account and funding of one or more loans with such capital. Such delays may be increased to the extent the full Liquidation Distribution amount transferred into the Fund in a calendar quarter materially exceeds FMF's then current funding requirements. During these periods of delay, the proceeds may be held in FMF's Operating Account or invested in interest bearing accounts, short-term certificates of deposit, money-market funds or other liquid assets. In either case, the unemployed funds will not yield as high a return as the anticipated return to be earned on Fund loans and the length of these delays may adversely affect the overall investment return to Members.

***Members may be obligated to return certain impermissible distributions.***

Members are not required to contribute any additional capital to FMF beyond their investment to pay any debts of FMF. Under California law, however, limited liability companies such as FMF are prohibited from making distributions to their members if following such distribution the limited liability company would be unable to pay its debts or following such distribution the company's total liabilities would exceed its total assets. Members receiving such distributions may be obligated to return the distribution but only if such member had

actual knowledge of the impropriety of the distribution at the time it was made. Consequently, to the extent that a return of a Member's capital contribution is deemed a distribution, a Member may be required under certain circumstances to return such distributions to FMF to discharge FMF's liabilities to creditors who extended credit to FMF during the period such capital contribution was held by FMF.

***The Units are risky and speculative investments and if you cannot afford to lose your entire investment, you shouldn't invest.***

Prospective investors should be aware that the Units are risky and speculative investments suitable only for investors of adequate financial means. If you cannot afford to lose your entire investment, you should not invest in the Units. If FMF accepts an investment, you should not assume that the Units are a suitable and appropriate investment for you.

***There is no guaranty that monthly distributions of Fund income will be made. Investors that will sustain substantial economic hardship in the absence of monthly income distributions from FMF should not invest.***

An investor in FMF may, upon purchasing Units, elect to have his or her share of Fund earnings distributed on a monthly basis; however, neither the amount of, nor the right to, such monthly distributions is guaranteed. (See "Terms of the Offering – Election to Receive Monthly Cash Distributions.") In any event, Investors purchasing Units are only entitled to distributions equal to their pro-rata share of monthly net income to the extent cash is available for distribution. If FMF is unable to generate sufficient cash in any given month to distribute to electing Members no distributions will be made. (See "Summary of Operating Agreement – Cash Distributions.") Consequently, investors that will rely on the monthly income received from FMF to meet their monthly expenses or who will suffer substantial economic hardship in the absence of such income should not invest.

***Investors have not been independently represented in the formation of FMF.***

Investors in FMF have not been represented by independent counsel in its organization, and the attorneys who have performed services for FMF have also represented the Manager. Thus, conflicts of interest between FMF and the Manager may not have been addressed as vigorously as in an arms-length transaction. (See "Conflicts of Interest.")

## **FORWARD-LOOKING STATEMENTS**

This Offering Circular contains forward-looking statements within the meaning of federal securities law. Words such as "may," "will," "expect," "anticipate," "believe," "estimate," "continue," "predict," or other similar words, identify forward-looking statements. Forward-looking statements appear in a number of places in this Offering Circular, including, without limitation, the "Use of Proceeds," "Business" and "Business and Lending - Lending Standards and Policies" sections, and include statements regarding FMF's intent, belief or current expectation about, among other things, trends affecting the markets in which FMF will operate, its business, financial condition and strategies. Although FMF believes that the expectations reflected in these forward-looking statements are based on reasonable assumptions, forward-looking statements are not guarantees of future performance and involve risks and uncertainties. Actual results may differ materially from those predicted in the forward-looking statements as a result of various factors, including those set forth in the "Risk Factors" section of this Offering Circular. If any of the events described in "Risk Factors" occur, they could have an adverse effect on FMF's business, financial condition and results of operations. When considering forward-looking statements, prospective investors should keep these Risk Factors in mind as well as the other cautionary statements in this Offering Circular. Prospective investors should not place undue reliance on any forward-looking statement. FMF is not obligated to update forward-looking statements.

## FUND BUSINESS AND LENDING

FMF will engage in the business of making or purchasing loans or interests in loans secured by deeds of trust that encumber real estate located primarily in California and Nevada, and, in some circumstances, loans that are secured by promissory notes that are, in turn, secured by deeds of trust (i.e., hypothecated notes). FMF may also purchase loans from third parties when, in the Manager's discretion, it is beneficial for FMF to do so. All Fund loans will be selected by the Manager pursuant to the guidelines set forth in the "Lending Standards and Policies" subsection below.

### General

The Manager is a licensed California real estate broker and holds a California Finance Lender's License and will be responsible for selecting, underwriting and arranging all loans made or purchased by FMF. In addition to the asset management fee payable to the Manager for managing FMF, the Manager will earn points, generally ranging from 3% to 6% of loan principal, on all loans it arranges for FMF and will receive a servicing fee for servicing loans on behalf of FMF. (See "Compensation to Manager" and "Conflicts of Interest.") Borrowers generally will borrow an amount sufficient to pay the points to the Manager, which becomes part of the loan balance to be repaid by the borrower. (See "Use of Proceeds.") All of the promissory notes and deeds of trust evidencing loans will list FMF as the initial lender or will be assigned to FMF upon purchase of the loan. FMF will earn income from the interest on all Fund loans, and from the payment of late fees, prepayment penalties and other fees which may be charged to borrowers.

FMF will usually be an "asset" rather than a "credit" lender. This means that FMF may rely primarily on the value of the real property securing loans to protect its investment. To determine the value of the real property, FMF will conduct a Market Value Analysis to determine the fair market value of real property used to secure loans made by FMF (see "Lending Standards and Policies," below, for the definition of Market Value Analysis), but no assurance can be given that such an analysis will in any or all cases, be and remain accurate.

In some circumstances, FMF may purchase undivided Fractional Interests in loans ("**Fractional Interests**") arranged by the Manager on behalf of FMF and other lenders ("**Fractionalized Loans**") rather than funding an entire loan; however, FMF will only acquire Fractional Interests in Fractionalized Loans that meet the standards set forth in the "Lending Standards and Policies" section, below. Fractionalized Loans will be serviced by the Manager who will act as the agent of FMF and the other holders of Fractional Interests in the loan. The Manager will be paid a loan servicing fee and other compensation set forth in the Loan Servicing Agreement in connection with such services. (See "Risk Factors – Risks Relating to FMF's Business," "Conflicts of Interest – Fractional Interests," and "Compensation to the Manager and its Affiliates.")

### Initial Capitalization and Redemption of Class A Interest

The Fund's original operating agreement ("**Original Agreement**") provided for two membership classes designated "Class A" and "Class B". The "Class A Interest" was issued solely to OMF, an affiliated mortgage fund also managed by the Manager, and Units offered pursuant to this offering represented membership interests designated "Class B Interests." The Class A Interest was issued to OMF in exchange for contributing FMF's initial capital in the form of: (i) cash in the amount of \$75,000 (the "**Initial Cash Contribution**"); and (ii) the assignment of twelve (12) loans (the "**Initial Loans**") with an aggregate par value of \$5,751,119 at the time of contribution (the "**Initial Loan Contribution**"). Under the Original Agreement, OMF's entire Initial Cash Contribution was required to be distributed to OMF and withdrawn prior to May 16, 2013; however, such distributions were made in full by 2011. The remaining Class A Interest was redeemed thereafter in full in October of 2015. OMF has since been fully liquidated and terminated and none of the Initial Loans or cash contributed by OMF remain in the Fund.

Knowing that the two class structure of the Fund would terminate upon the redemption of the Class A Interest, the Original Agreement granted the Manager the authority to amend the Original Agreement to reflect the termination of Class A and the existence of a single class of membership interests on a going forward basis. Such amendments were adopted and are reflected in the Amended and Restated Operating Agreement for the Fund, attached as Exhibit A, hereto.

## **Lending Standards And Policies**

### ***General Standards for Loans***

Loans made or purchased by FMF will be secured by deeds of trust that encumber real estate located primarily in California and neighboring states including improved residential properties (including owner-occupied and non-owner occupied residential properties) and improved commercial, industrial, multi-family and mixed use properties. FMF will also make or invest in Construction/Rehab loans that are made for the purpose of constructing or rehabilitating improvements on the Security Property which will be underwritten based upon the assessed value of the Security Property following completion of the construction or rehabilitation planned by the Borrower. FMF may also make loans secured by unimproved or **partially improved properties** including fully entitled, partially entitled or unentitled land and, in some cases, land utilized for agricultural purposes (collectively, “**Land Loans**”). The percentage of such Land Loans, however, will be limited such that no Land Loan will be made if upon closing of the Land Loan the total outstanding principal balance of all Land Loans held by FMF (including Initial Loans that are Land Loans) would exceed 10% of FMF’s total loan portfolio (i.e., the aggregate principal balance of all loans held by FMF) at such time. (See “Risk Factors – Risks Related to Construction/Rehab Loans.”) FMF’s loans will not be insured or guaranteed by any governmental agency or private entity. FMF will select and underwrite loans for investment pursuant to the guidelines set forth below, which guidelines are designed to set standards for the quality of the real property security given for the loans.

1. **Priority of Deeds of Trust.** Loans made or invested in by FMF will be primarily secured by first deeds of trust which will be senior to all other monetary liens (if any) on the real properties securing such loans (the “**Security Property**”) other than liens for taxes and assessments not yet due and payable. FMF may also make “**Junior Loans**” (loans which are junior to one senior lien); however, the percentage of Junior Loans will be limited such that no Junior Loan will be made if upon closing of the Junior Loan the total outstanding principal balance of all Junior Loans held by FMF (including any Initial Loans that are Junior Loans) would exceed 10% of FMF’s total loan portfolio (i.e., the aggregate principal balance of all loans held by FMF) at such time. The Manager may also obtain additional collateral from borrowers to secure Fund loans if, in the Manager’s sole judgment, such cross-collateralization is necessary to adequately secure the loan or otherwise protect FMF’s interests. Such additional collateral may consist of senior or junior deeds of trust on real property, pledges of personal property, or other forms of collateral deemed by the Manager to provide additional security for a Fund loan.
2. **Geographic Area of Lending Activity.** Fund loans will be secured by deeds of trust on properties located primarily in California and neighboring states such as Nevada; however, FMF may make loans in any other state. FMF may also take a security interest in property outside California as additional collateral for a loan.
3. **Loan-to-Value Ratios.** The amount of FMF’s loan on the Security Property (together with any loans secured by senior liens on the Security Property, if any) generally will not exceed the percentages stated below, based on the value of the Security Property as determined by written appraisal or written evaluation at the time the loan is made (a “**Market Value Analysis**”). In most circumstances the Market Value Analysis will be based upon a written appraisal performed by a licensed independent appraiser; however, the Manager may have an appraisal or a written evaluation done by an independent broker or other non-certified appraiser (including

Manager) who is qualified and experienced to value the subject property if, in Manager’s judgment, the cost of an certified independent appraisal is not warranted under the circumstances.

<u>Type of Property/Loan</u>	<u>Maximum Loan to Value Ratio</u>
(a) Improved Residential	80%
(b) Improved Commercial	75%
(c) New Construction Residential	75% (of “as-completed” value)
(d) New Construction Commercial	65% (of “as-completed” value)
(e) Single-Family Residentially Zoned Lot or Parcel	65%
(f) Land	50%

The above-stated loan-to-value ratios may be increased if, in the sole discretion of the Manager, a higher loan amount is warranted by the circumstances of the particular loan (such as personal guaranties, prior loan history with the particular borrower, market conditions, etc.). However, in no event shall the aggregate principal amount of loan, together with the unpaid principal amount of any encumbrances upon the property senior thereto, exceed 80% of the fair market value of improved real property or 50% of the fair market value of unimproved real property, except in the case of a single-family zoned lot or parcel described in (e) above, which shall not exceed 65% of the fair market value of that lot or parcel.

The above stated loan-to-value ratios will also not apply to purchase-money financing offered by FMF to sell any real estate owned (acquired through foreclosure) or to refinance an existing loan that is in default at the time of maturity. In such cases, the Manager shall be free to accept any reasonable financing terms that it deems to be in the best interests of FMF, in its sole discretion.

The value of the Security Property on all Construction/Rehab loans will generally be determined by appraisals constructed by licensed independent appraisers. Such appraisals will be prepared on an “as-completed” basis, i.e., assuming that the improvements for which the loan is obtained will be completed. The appraisal may also assume that all public improvements to be funded by special assessment district bonds will be completed as proposed and that the Security Property will be marketed and sold in the manner planned by the borrower. Consequently, the loan-to-value ratios as estimated in the appraisal and the budget for the project will exceed 75% (residential) or 65% (commercial) at times during the term of the loan. Construction/Rehab Loans involve higher degrees of risk. (See “Risk Factors – Risks Related to Construction/Rehab Loans.”) In the event circumstances or market conditions make obtaining a timely appraisal for a Construction/Rehab Loan difficult or cost prohibitive (e.g., local appraisers cannot conduct an appraisal in a reasonable timeframe or at a reasonable cost due to increased market demand), the Manager may value Security Properties on Construction/Rehab Loans based upon one or more of the non-appraisal Market Value Analysis criteria discussed above.

4. Terms of Loans. The term of Fund loans will vary at the discretion of the Manager. Construction loans will generally have a term of between one and five years and will provide for monthly payments of interest or interest in maturity with a “balloon payment” at the end of the term.

5. Escrow Conditions. Fund loans will be funded through an escrow account handled by the Manager or a qualified title insurance or escrow company. The escrow agent will be instructed not to disburse any funds until the following conditions are met:

(a) Satisfactory title insurance coverage will be obtained for all loans, with the title insurance policy, or endorsement to an existing policy, naming FMF as the insured and providing title insurance in an amount equal to the principal amount of the loan. Title insurance insures only the validity and priority of FMF's deed of trust, and does not insure FMF against loss by reason of other causes, such as diminution in the value of the security property, over-appraisals, borrower's defaults, etc.

(b) Satisfactory fire and/or liability insurance (to the extent required for the type of Security Property) has been obtained for all loans, or only casualty insurance in the event of a loan secured by unimproved land, which insurance shall name FMF as loss payee in an amount equal to the replacement cost of the property improvements (which may be less than the principal amount of the loan.) (See "Risk Factors – Uninsured Losses.")

(c) The Manager does not intend to arrange for mortgage insurance, which would afford some protection against loss if FMF foreclosed on a loan and there were insufficient equity in the security property to repay all sums owed.

(d) All loan documents (notes, deeds of trust, etc.) and insurance policies will name FMF as payee and beneficiary or additional loss insured, as applicable. In the event FMF purchases loans, FMF shall receive assignments of all beneficial interest in any documents related to each loan so purchased. Fund investments in loans will not be held in the name of the Manager or any other nominee.

6. Loans to Related Parties. FMF may make or invest in loans to persons or entities that are related to or affiliated with the Manager or its shareholders. (See "The Manager and its Affiliates.") Such loans will not exceed 10% the Fund's total loan portfolio; must not be more favorable to the borrower than similar loans negotiated at arm's-length; and must be repurchased by the Manager if the loan is in default more than 30 days. Such loans will involve significant conflicts of interest. (See "Conflicts of Interest – Fund Loans to Related Parties.")

7. Purchase of loans from Affiliates. Manager is an active mortgage loan broker, mortgage banker and California finance lender. Manager currently funds a significant portion of mortgage loans it originates and sells interest in such loans to its investors. Existing loans funded by or acquired by the Manager or its affiliates may be purchased by FMF. FMF may also purchase loans from third parties. Loans purchased by FMF shall generally not be in default at the time of purchase and must otherwise satisfy the foregoing lending guidelines; however, in order to take advantage of special opportunities that may arise to purchase loans at significant discounts (and thus yield additional profit to FMF), the Manager has the authority to cause FMF to acquire loans (or interests in loans) that are in default, but only so long as: (i) the loan is being purchased from a third party unrelated to the Manager or its affiliates; (ii) the loan otherwise satisfies the lending guidelines described above; and (iii) FMF shall not acquire or invest in a defaulted loan if, immediately after such transaction, the aggregate principal amount of all loans held by FMF that are in default would exceed 5% of total Fund capital. Generally, the purchase price to FMF for any such loan will not exceed the par value of the note or its fair market value, whichever is lower, but the Manager may purchase loans for a premium if the Manager believes the total purchase price is fair and reasonable and in the best interest of FMF.

8. Loan Diversification. No loan (or Fractional Interest in a loan) will exceed the greater of \$2,000,000 or 20% of total Fund capital at the time the loan is made or purchased.

9. Cash Reserves. Cash reserves may be retained by FMF for the purpose of covering FMF's unexpected cash needs, if the Manager believes it to be in the best interests of FMF. The amount of cash reserves, if any, will be established by the Manager. Cash reserves may be held in cash, bank accounts, certificates of deposit, money market accounts, short-term bankers acceptances, publicly traded bond funds or other liquid assets.

## ***Credit Evaluations***

The Manager may consider the income level and general creditworthiness of a borrower, and any guarantor, to determine a borrower's ability to repay a loan according to its terms, but such considerations may be subordinate to a determination that a borrower has sufficient equity in the security property to satisfy the loan-to-value ratios described above. Therefore, FMF may make loans to borrowers with impaired credit (e.g., to consolidate their debts) or who do not have sources of income that would be sufficient to qualify for loans from other lenders such as banks or savings and loan associations.

## **FUND MANAGEMENT AND LOAN SERVICING**

### **General**

The Manager will have the sole authority to manage the affairs of FMF including the sole authority to: (i) identify and arrange loans and Fractional Interests to be made or purchased by FMF; (ii) monitor and assess loan portfolio performance and set FMF's accounting procedures; (iii) oversee loan servicing and make loan enforcement decisions; and (iv) otherwise direct the day-to-day operations of FMF. Members will have limited rights to vote on or direct the actions of FMF and must rely upon the Manager to make decisions in the best interests of FMF. (See "Risk Factors—Risks Related to the Manager" and "Conflicts of Interests.")

### **Loan Brokerage and Servicing**

It is anticipated that the Manager will act as FMF's exclusive loan broker pursuant to its real estate broker's license and will arrange for the funding or purchase of loans or Fractional Interests in loans in consideration of points payable to the Manager by the borrower. (See, "Compensation to the Manager and its Affiliates" and "Conflicts of Interest.")

The Manager will also service all Fund loans on terms and conditions set forth in of a Loan Servicing and Equity Interest Agreement entered into by FMF, the Manager and, if the Fund is acquiring only a Fractional Interest in the loan, each of the Co-Lenders on the loan (the "**Loan Servicing Agreement**"). Loan servicing under the Loan Servicing Agreement will include the collection of loan payments, performing administrative services in connection with the loan and taking all actions the Manager deems necessary to enforce the terms of the loan documents upon a default.

If FMF makes or purchases a Fractional Interest in a loan, the Manager will service the loan on behalf of FMF and the other Fractional Interest holders (the "**Co-Lenders**") and, pursuant to the terms of the Servicing Agreement, Co-Lenders holding Fractional Interests representing more than 50% of the aggregate outstanding Fractional Interests in the loan will have the right to direct all decisions following a material loan default. Such rights may include the right to approve: (i) extended forbearances, loan extensions or material loan modifications; (ii) any forgiveness of principal or regular interest payable under the loan; (iii) the terms and conditions of any entity formed to take title to the security property following foreclosure; and (iv) foreclosure by judicial disclosure rather than under the power of sale contained in the deed of trust. Consequently, to the extent FMF invests in less than 50% of the total Fractional Interests outstanding in a loan, FMF will be subject to additional risks not inherent in whole loans or loans in which FMF holds a majority interest. (See "Risk Factors – Risks Relating to FMF's Business.") Moreover, by acting as the servicing agent of both FMF and the other Co-Lenders, the Manager is subject to additional conflicts of interest whether or not FMF holds a majority or minority interest in the loan. (See "Conflicts of Interest") In exchange for providing loan servicing the Manager will be entitled to a loan servicing fee and other compensation payable by the Fund and any Co-Lenders under the Loan Servicing Agreement. (See "Compensation to the Manager and its Affiliates.")

## Fund Accounting Procedures

The Manager shall, in consultation with FMF's accountants, be responsible for determining the accounting policies and procedures of FMF. In connection therewith, the Manager will assess FMF's portfolio at intervals determined by the Manager to be reasonable in light of current market conditions in order to account for or recognize any impairment to the loans comprising FMF's portfolio or to otherwise comply with generally accepted accounting principles ("GAAP").

At FMF's inception, the Manager established a loss reserve for the purpose of recognizing over time the estimated loan losses of FMF on FMF loans and on the sale of properties securing FMF loans taken through Foreclosure ("**Loan Loss Reserve**"). These potential losses are recognized by incurring charges against monthly FMF income in an amount deemed necessary by the Manager to accumulate an adequate Loan Loss Reserve in light of existing loan losses and estimated loan losses identified periodically by the Manager over the life of FMF.

FMF's current accounting policy is to cease to accrue interest (for purposes of calculating earnings) on any loan that is delinquent for a period of two months ("**Non-Accrual Status**") unless the Manager determines, in its reasonable judgment, that all amounts due under the loan are likely to be recovered in a reasonable time period. Further payments received on FMF loans that have been placed on Non-Accrual Status will be accounted for by FMF on a cash rather than accrual basis until loan payments are again being received by FMF on a current basis. If events or circumstances relating to a loan (on Non-Accrual Status or otherwise) cause the Manager, in its reasonable judgment, to have serious doubts about the full recovery of the entire loan balance due from a borrower, the Manager may categorize such loan as "impaired" (an "**Impaired Loan**"). In such event, the Manager will attempt to assess the potential loss that may be realized by FMF in connection with the Impaired Loan and whether the Loan Loss Reserve should be increased to reflect that assessment.

In the event that real estate is acquired by FMF (an "**REO Property**") through foreclosure or by deed in lieu of foreclosure the REO Property is initially recorded at its fair market value less estimated costs required for sale of the property unless the Manager does not intend to dispose of the property by sale (e.g., the property will be held and rented to third parties until a higher re-sale price may be obtained). To the extent the REO Property's fair market value less costs of sale is less than the prior carried value of the loan secured by the REO Property, the amount of such difference is charged against FMF's Loan Loss Reserve. (See "Operations to Date – Portfolio Performance.") If the Manager determines that circumstances may make it more beneficial for FMF to hold the REO Property until a better sales price may be obtained, the REO Property value will be recorded and carried at the lower of the REO Property's new cost basis or its current fair market value less estimated costs of sale.

ALL OF FMF'S ACCOUNTING POLICIES INCLUDING THOSE RELATED TO IMPAIRED LOANS, NON-ACCRUAL STATUS AND FMF'S LOAN LOSS RESERVE ARE MADE IN CONSULTATION WITH FMF'S ACCOUNTANTS IN CONFORMITY WITH GENERALLY ACCEPTED ACCOUNTING PROCEDURES. THE MANAGERS MAY, IN CONSULTATION WITH FMF'S ACCOUNTANTS, REVISE ANY FMF ACCOUNTING POLICY AT ANY TIME WITHOUT THE APPROVAL OF, OR NOTICE TO, ANY OF THE MEMBERS.

## Manager Loans

The Operating Agreement provides that in the event that the Manager determines at any time that the cash available to FMF is insufficient to meet its then existing and projected needs, the Manager or its affiliate may loan the necessary funds to FMF subject to certain conditions ("**Manager Loans**"). To date, the Manager has not made any Manager Loans to FMF but it may do so in the future. If Manager Loans are made they will be repayable from funds of FMF deemed available for that purpose as determined in the reasonable judgment of the Manager. The Manager is also entitled to charge reasonable interest on Manager loans and is entitled to

set this rate of interest on such and the other terms of any Manager Loans as the Manager determines in its reasonable business judgment are not more onerous to FMF than those that an unaffiliated third party would charge FMF in an arms-length transaction. (See “Compensation to the Manager and its Affiliates” and “Conflicts of Interest.”) The Manager or an affiliate making a Manager Loan will have the same rights and obligations with respect to Manager Loan transactions as any third party lender would have that is not a Manager or an affiliate of the Manager. The Operating Agreement includes a waiver by the Members of any fiduciary duty or duties that would impose any additional obligations on any such lender to the fullest extent permitted under applicable law.

### **OPERATIONS TO DATE**

As of February 28, 2021, FMF had a total of approximately 171 Members and an equity capitalization of approximately \$18,308,540, which was invested in approximately 52 loans with an aggregate principal balance of \$15,580,254. Further information regarding FMF’s operations to date and its current portfolio of loans is set forth below. Unless otherwise indicated all information is current through February 28, 2021.

#### **Member Profits and Losses**

FMF commenced business operations on or about May 2, 2011 and completed its first full fiscal year on December 31, 2012. Yields earned by FMF since its inception are set forth below:

Year	Average Annual Investment Yield
2011 (5/1/11 – 12/31/11)	8.28%
2012	7.82%
2013	8.06%
2014	7.70%
2015	7.74%
2016	7.60%
2017	7.86%
2018	7.50%
2019	7.73%
2020	7.29%

#### **Loan Portfolio**

As of March 26, 2020, 94.8% of the Fund’s loans were secured by first priority liens and 5.2% were secured by second liens, on the following types of Security Properties:

Property Type	Number	Principal Amount
<i>Improved 1-4 Resid., Owner-Occupied</i>	5	\$810,041
<i>Improved 1-4 Resid., Non-Owner-Occupied</i>	10	\$1,233,520
<i>Improved Multi-family Residential</i>	0	n/a
<i>Improved Commercial/Industrial</i>	4	\$1,351,806
<i>Construction Loans<sup>3</sup></i>	25	\$11,053,441
<i>Rehabilitation Loans<sup>1</sup></i>	0	n/a

<sup>3</sup> “Construction Loans” and “Rehabilitation Loans” refer to loans made to the borrower for the purpose of constructing or improving the security property where the loan-to-value ratio utilized to underwrite the loan is based upon the value of the security property upon completion of such Construction or Rehabilitation.

<i>Land (No Buildings)</i>	8	\$1,131,446
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### ***Loan Defaults and REO Properties***

As of February 28, 2021, eight (8) loans with an aggregate original principal balance of \$1,908,648 had gone into default. The properties securing seven (7) of these loans (with an aggregate principal balance of \$1,655,124 were foreclosed upon and foreclosure proceedings were completed, with losses incurred in the amount of \$5,618 from inception through February 28, 2021. The remaining loan in the principal amount of \$325,000 that had gone into default was paid off in full on August 24, 2020. As of February 28, 2021, FMF has four (4) loans in default with the aggregate original principal balance of \$2,980,858. No notices of default have been filed for these loans. Since the Fund’s last audit, the Fund has not written down any loans.

### **Capital Withdrawals**

Member withdrawals are subject to a one year Holding Period and additional cash flow and other restrictions. (See “Summary of the Operating Agreement – Withdrawal from Fund” and “Risk Factors – Risks Relating to Ownership of Interests.”) As of March 3, 2021, FMF had no outstanding withdrawal requests from Members. Thus far, FMF has been able to meet 100% of the total withdrawal requests in accordance with the schedule for payment of withdrawals outlined in the offering documents without utilizing the withdrawal restrictions therein. (See “Summary of the Operating Agreement – Withdrawal from Fund”)

### **Loan Loss Reserve**

As of December 31, 2019 and December 31, 2020, FMF’s Loan Loss Reserve was \$55,113 and \$259,113, respectively, which the Managers believe is adequate given the number and size of the loan portfolio. It is possible, however, that additional loan loss reserves and/or charges against FMF income will be required if the Manager determines that loan loss estimates, at any time, exceed the then current Loan Loss Reserves accumulated by FMF’s loan portfolio.

### **Additional Information**

A copy of the FMF’s audited financial statements as of December 31, 2020 and its unaudited statements as of February 28, 2021 are attached to this Offering Circular as Exhibit C. Further details about the FMF’s loan portfolio are included in those financial statements.

THE FOREGOING DISCUSSION IS FOR ILLUSTRATIVE PURPOSES ONLY, AND IS NOT A PREDICTION OF ACTUAL FUND RESULTS. ALL OF THE FUND’S ACCOUNTING POLICIES INCLUDING THOSE RELATED TO IMPAIRED LOANS, NON-ACCRUAL STATUS AND THE FUND’S LOAN LOSS RESERVE ARE MADE IN CONSULTATION WITH THE FUND’S INDEPENDENT ACCOUNTANTS IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPALS AND POLICIES. THE MANAGER MAY, IN CONSULTATION WITH THE FUND’S ACCOUNTANTS, REVISE ANY FUND ACCOUNTING POLICY AT ANY TIME WITHOUT THE APPROVAL OF, OR NOTICE TO, ANY OF THE MEMBERS.

### **THE MANAGER AND ITS AFFILIATES**

The Manager of FMF is Olympia Mortgage and Investment Company, Inc., a California corporation (“**Olympia**” or “**Manager**”), which is a licensed California real estate broker and finance lender/broker that was owned by Phillip L. Ruble and Mimi H. Simmons from October of 2001 through the end of 2020 when Mr. Ruble announced his intention to retire from the mortgage lending business and agreed to sell Olympia to

Olympia's current owner, Daniel Craig Jacuzzi. Further information regarding Olympia, Mr. Jacuzzi's The Select Group of Real Estate Companies is set forth below.

### **Olympia Mortgage and Investment Company, Inc.**

Since its inception Olympia has engaged in the business of arranging, funding, selling, purchasing and servicing trust deed investments for its private investors, FMF, OMF and its own account. Olympia has, in addition, engaged in real estate investment, real estate brokerage and property management activities. Phil Ruble, formed FMF in 2011 remained primarily responsible for the Fund's management since that time.

Daniel Jacuzzi acquired 100% of the stock of Olympia effective as of January 1, 2021;<sup>4</sup> however, Mr. Ruble has continued in his role as the Manager's President and broker-of-record since that time to facilitate the transition to new ownership. As of the date of this Offering Circular, Mr. Ruble continues to serve as Olympia's broker of record; however, Mr. Jacuzzi has applied to become the replacement broker of record and it is expected that Mr. Ruble will cease involvement with Olympia's day-to-day operations when that transfer is completed sometime in 2021.

### **Daniel Craig Jacuzzi.**

Dan Jacuzzi has vast experience in both the real estate and banking industries. He became a licensed real estate agent at the age of 18 and began working as an agent for Century 21 Select in Yuba City, CA in 1976 at the age of 19. Dan purchased the company in 1980 and as President has since grown the organization to include 6 companies with over 33 offices throughout Northern California, Lake Tahoe, and Northern Nevada. The group of companies, known as "The Select Group of Real Estate Companies" is made up of real estate offices, a mortgage company, a title company, a property management company, and a real estate school. Over the past three decades, Dan has guided the Select Group of Real Estate Companies in the achievement of consistent growth, even during industry downturns. Dan is also a Founding Board Member of Sutter Community Bank where he also served as Chairman of the Board. Sutter Community Bank has since merged with Suncrest Bank, and Dan continues to serve on the Board of Directors.

In July 2004, the California Department of Real Estate ("DRE") initiated an administrative accusation (the "Accusation") against Select Property Management, Inc., a DRE licensed property management company ("SPM") and Daniel Jacuzzi who served as its designated broker officer. The Accusation was based upon various record keeping violations and certain trust account shortages and overages that occurred at SPM in 2003. The Accusation was resolved pursuant to a Stipulation and Agreement in Settlement and Order between SPM, Mr. Jacuzzi and the DRE, filed April 28, 2005 (the "Stipulation"), whereby: (i) Mr. Jacuzzi (without admitting the allegations) agreed to a 10 day suspension of Mr. Jacuzzi's real estate broker's license and a fine of \$2,000, which suspension was stayed for a period of two years; and (ii) SPM (without admitting the allegations) agreed to a one year suspension of its real estate broker's license and a fine of \$2,000, which suspension was stayed for a period of two years. All of the alleged violations set forth in the administrative action were corrected prior to entering into the Stipulation and, pursuant to the Stipulation, these suspensions were vacated.

Further information regarding the Accusation and the Stipulation may be obtained from the DRE's website ([www.bre.ca.gov](http://www.bre.ca.gov)) or by contacting the DRE at the following address or telephone number: California Department of Real Estate, 1651 Exposition Blvd. Sacramento, CA 95815, DRE Public Information Line: 1-877-373-4542.

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<sup>4</sup> Initially the parties contemplated a sale of all of the business assets of Olympia and a transfer of ownership of the business to a newly formed entity owned by Mr. Jacuzzi; however, following discussions over the course of the first quarter of 2021 it was agreed that Mr. Jacuzzi would acquire 100% of the outstanding stock of Olympia effective as of January 1, 2021.

## **Anthony Quintero**

Anthony is a sixth generation Nevada County native and has 16 years of industry experience, including mortgage lending, real estate, property management, and construction. During his career has sold and managed real estate in excess of \$100 million dollars. He began in 2005 as a licensed real estate agent with ERA Cornerstone Realty Group where he earned multiple awards including Top Sales Units and Top Sales Volume. While at Cornerstone he also earned certification as a new home subdivision specialist. This role involved working closely with developers of subdivisions from start to finish. Anthony's responsibilities also involved addressing regulatory issues with Nevada County, site development, construction oversight and property sales.

After working at Cornerstone, Anthony served as a property manager for Berkeley Capital, a private money equity firm in San Francisco. He managed the company's commercial properties located in Dallas, and later served as Regional Manager for Berkeley's Houston and San Antonio properties. His role as Regional Manager included scouting for potential assets, and construction oversight and management of newly purchased buildings and commercial complexes.

Anthony joined Olympia Mortgage & Investment Company, Inc. in 2017 as a Loan Consultant, working closely with the company's then Owner and President, Phil Ruble. Since that time, in addition to being involved in the lending side of the business, he has been involved in most all aspects of the business including construction servicing, loan servicing, and mortgage pool investing. In early 2021 Anthony received his Broker's License with the California Dept. of Real Estate.

***Phillip L. Ruble.*** Dan Jacuzzi is currently primarily responsible for FMF's California finance lending operations; however, Phil Ruble will continue to serve as the broker-of-record of Olympia until Anthony Quintero has formerly replaced Mr. Ruble as the broker-of-record with the DRE. Phil has vast experience in the banking, real estate and construction businesses since 1967. His major areas of concentration have been in home mortgages, Construction/Rehab Loans and commercial property loans. Phil's banking experience, starting in 1967, was primarily with Wells Fargo Bank in Southern California. Phil spent his final four years in banking as a senior vice president with City National Bank responsible for a \$120 Million loan portfolio. Phil has been in real estate sales in Nevada County since 1991. He purchased ERA Cornerstone Realty Group with co-founder, Mimi Simmons, in 1995; growing the business from \$32 Million in annual sales, nine agents and one location to over \$200 Million in annual sales, over 65 agents and four locations. The business was sold in 2006 to Daniel Jacuzzi who is now purchasing Olympia. From 1994 to 2018, Phil and Mimi founded Broad and Boulder Properties, a construction and development company which successfully built and sold nearly 40 homes. From 1995 to 1997, Phil and Mimi also founded Cornerstone Sales & Development, a manufactured home dealership.

## **The Select Group of Real Estate Companies**

In addition to owning Olympia, Dan Jacuzzi is the owner of an expansive network of real estate companies referred to at The Select Group of Real Estate Companies (the "**Select**"). Select's real estate offices include Century 21 Cornerstone which is currently one of the largest real estate companies in Nevada County, Coldwell Banker Select, the largest real estate company in Northern Nevada, and Century 21 offices throughout the Sacramento Valley. Select Group also owns three property management companies, Select Property Management, Tahoe Sierra Rental Company, and Coldwell Banker Select Real Estate Residential & Commercial Management which has a commercial management portfolio of over 700,000 square feet of office, retail and light industrial space, coupled with an extensive single-family and multifamily residential portfolio. Select also owns Stanford Mortgage with offices in California and Northern Nevada, Inter-County Title of El Dorado County, and a real estate school, Select Success, which was established in the late 1980's to aid in the recruiting and training of new prospective agents.

Since 1980 Select has sold 185,000 homes. In 2019 it funded \$166.3 million in mortgages, had \$2.6 billion in closed volume, and managed 3100 in properties. It has given close to \$500K to charity since 2017,

and in 2019 hosted 362 community events. Today, the Select Group has more than 1000 agents and employees who make it their daily mission to provide the best possible service to clients throughout Northern California and Nevada. The Select Group is consistently ranked in the elite group of the top 100 real estate firms nationally and has a simple commitment “We always put our clients’ interests first”.

**COMPENSATION TO MANAGER AND ITS AFFILIATES**

The following discussion summarizes the forms of compensation to be received by the Manager and its affiliates. All of the amounts described below will be received regardless of the success or profitability of FMF. None of the following compensation was determined by arm’s-length negotiations. The Manager retains the right to terminate all or any portion of its business relationship with FMF at any time, in whole or in part upon six months’ notice or a shorter period if approved by a Member Majority, in which event FMF would seek to retain one or more other firms to perform the various services to be rendered by the Manager. If this occurs, fees payable to such third parties will likely be greater than those payable to the Manager and the Fund’s financial position and results of operations would likely be adversely affected in the Manager’s absence.

<b><u>Form of Compensation</u></b>	<b><u>Estimated Amount or Method of Compensation</u></b>
Loan Brokerage Commissions, Renewal and Forbearance Fees to the Manager .....	Anticipated to average between 3% and 6% of the principal amount of each loan and generally not less than \$2,500 per loan, and may be higher or lower depending upon market conditions
Loan Processing and Documentation Fees.....	Prevailing industry rates, of approximately \$400 per loan for documentation fees, \$350 - \$700 per loan for loan processing fees. These fees may vary depending on market conditions.
Loan Servicing Fee .....	Up to 1% of the principal amount of each Fund loan on an annual basis, payable monthly (i.e., 1/12th of 1% per month), but only as interest is received by FMF.
Asset Management Fee.....	1.00% of Net Assets Under Management on an annual basis, payable monthly (i.e., 1/12 <sup>th</sup> of 1.00% per month). <sup>5</sup>
Reimbursement of Expenses to Manager.....	Reimbursement for all out-of-pocket organization, syndication, operating and administrative expenses of FMF. The Manager will not allocate any portion of its general overhead expenses to FMF.
Interest on Manager Loans .....	While it has not done so to date, the Operating Agreement provides that the Manager or an affiliate of the Manager may make Manager Loans to FMF in the event that the Manager determines that cash available to FMF is insufficient to meet its then existing and

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<sup>5</sup> “Net Assets Under Management” means the total Fund capital, including cash, notes (at book value), real estate owned (at book value), accounts receivable, advances made to protect loan security, unamortized organizational expenses and any other Fund assets valued at fair market value, less Fund liabilities. The Asset Management Fee will be calculated and paid to the Manager on the last day of each calendar month with respect to Net Assets Under Management on such date.

**Form of Compensation**

**Estimated Amount  
or Method of Compensation**

projected needs. (See “Fund Management and Loan Servicing – Manager Loans.”) If the Manager or an affiliate makes one or more of these Manager Loans to FMF in the future, the Manager or the affiliate making the Manager Loan may receive interest payable on the amount loaned. The rate of interest payable on Manager Loans (if any) will be determined by the Manager (based upon its reasonable business judgment); however, such interest may not exceed the rate of interest an unaffiliated third party would charge FMF in a similar arms-length transaction.

**FIDUCIARY RESPONSIBILITY OF THE MANAGER**

Under California law, the fiduciary duties of a manager to the limited liability company and to its members are those of a partner to a partnership and to the partners of a partnership. Accordingly, a manager is accountable to a limited liability company as a fiduciary, which means that a manager is required to exercise good faith and integrity with respect to company affairs. This fiduciary duty is in addition to those other duties and obligations of, and limitations on, the Manager which are set forth in the Operating Agreement. FMF’s business operations and affairs will be managed entirely by the Manager, which is subject to certain conflicts of interest. (See “Conflicts of Interest.”)

FMF has not been separately represented by independent legal counsel in its formation or in its dealings with the Managers, and Members must rely on the good faith and integrity of the Managers to act in accordance with the terms and conditions of this offering.

The Manager must, on demand, give to any Member or his legal representative true and complete information concerning all Fund affairs. Each Member or his legal representative has the right to inspect and copy FMF books and records upon reasonable request.

The Operating Agreement provides that the Manager shall have no liability to FMF for losses resulting from errors in judgment or other acts or omissions, unless the Manager is guilty of fraud, bad faith or willful misconduct. The Operating Agreement also provides that FMF shall indemnify the Manager against liability and related expenses (including reasonable attorneys’ fees and costs) incurred in dealing with FMF, Members or third parties, so long as no fraud, bad faith or willful misconduct on the part of the Manager is involved. Therefore, Members may have a more limited right of action than they would have absent these provisions in the Operating Agreement. A successful indemnification of the Manager or any litigation that may arise in connection with the Manager’s indemnification could deplete the assets of FMF. Members who believe that a breach of the Manager’s fiduciary duty has occurred should consult with their own counsel.

**CONFLICTS OF INTEREST**

The following is a list of the important areas in which the interests of the Manager will conflict with those of FMF. The Members must rely on the general fiduciary standards which apply to a general partner of a limited partnership to prevent unfairness by the Manager or an affiliate of the Manager in a transaction with FMF. FMF has not been represented by separate legal counsel in connection with its formation or its dealings with the Manager. (See “Fiduciary Responsibility of the Manager.”) Except as may arise in the normal course of the relationship, there are no transactions presently contemplated between FMF and its Manager (or its affiliates) other than those listed below.

### **Loan Brokerage Commissions, Renewal and Forbearance Fees**

None of the compensation set forth under “Compensation to Manager and Its Affiliates” was determined by arms’ length negotiations. It is anticipated that the loan brokerage commissions, renewal and forbearance fees charged to borrowers by the Manager for most loans will average between 3-6% of the principal amount of each loan, but may be higher or lower depending upon market conditions. Any increase in such charges will have a direct, adverse effect upon the interest rates that borrowers will be willing to pay FMF, thus reducing the overall rate of return to Members. Conversely, if the Manager reduced the loan brokerage commissions, renewal and forbearance fees charged by it, a higher rate of return might be obtained for FMF and the Members. Moreover, the Manager will earn the largest portion of its compensation from commissions (or “points”) that it collects at loan closing, which are not affected by whether the loan proves to be a performing or non-performing loan for FMF. Therefore, a conflict will exist when the Manager must decline to fund a loan it deems not to be in the best interest of FMF if such loan would otherwise provide the Manager with additional compensation at closing through earning the points payable on the loan.

This conflict of interest will exist in connection with every Fund loan transaction that the Manager arranges or originates, and Members must rely upon the fiduciary duties of the Manager to protect their interests. FMF will generally charge borrowers interest at the rate generally prevailing in the geographical areas where the security property is located for loans to comparable borrowers of similar size, duration and security.

The Manager has the right to retain the services of other firms, in addition to or in lieu of the Manager, to perform brokerage services, loan servicing and other activities in connection with FMF’s loan portfolio that are described in this Offering Circular.

### **Other Funds or Businesses**

The compensation structure applicable to the Manager in connection with loans that are arranged or originated for investors unrelated to FMF may be different, and depending on the circumstances at a given point in time, may be more lucrative to the Manager than the compensation payable to the Manager in connection with FMF. As a result, there may exist a financial incentive for the Manager to arrange or originate loans for private investors outside FMF and the Members must rely on the fiduciary duties of the Manager to protect their interests under such circumstances. In the future, the Manager may also sponsor other funds formed to conduct business similar to that of FMF. If these other funds (if formed) have funds to invest at the same time as FMF, there will then exist conflicts of interest on the part of the Manager as to whether to offer a particular loan opportunity to FMF or to these other funds. The Manager will decide which loans are appropriate for funding by FMF or by such other funds after consideration of all relevant factors, including the size of the loan, portfolio diversification, and amount of uninvested funds.

The Manager may engage for its own account, or for the account of others, in other business ventures, similar to that of FMF or otherwise, and neither FMF nor any Member shall be entitled to any interest therein.

FMF will not have independent management and it will rely on the Manager for the operation of FMF. The Manager will devote only so much time to the business of FMF as is reasonably required. The Manager will have conflicts of interest in allocating management time, services and functions between its existing business interests other than FMF and any future partnerships which it may organize as well as other business ventures in which it may be involved. The Manager believes it has sufficient staff available to be fully capable of discharging its responsibilities to all such entities.

### **Servicing Fractional Interests**

If the Manager arranges for FMF to invest in a Fractional Interest rather than funding an entire loan, the Manager will service the Fractionalized Loan pursuant to a Co-Lender Servicing Agreement between the

Manager, FMF and each of the other Co-Lenders on the loan. (See “Fund Management and Loan Servicing – Loan Brokerage and Servicing.”) Under the Co-Lender Servicing Agreement, the Manager will serve as the agent of FMF as well as each of the other Co-Lenders (which in some circumstances may include the Manager or its principals or affiliates). In circumstances where the interests of FMF and the Co-Lenders diverge with respect to each parties interest in the Fractionalized Loan, the Manager will have a conflict of interest arising out of its agency of each party. In the case of such a conflict with Manager will act in accordance with the express terms of the Co-Lender Servicing Agreement unless to do so would require a breach of the Manager’s duties to FMF or any of the Co-Lenders, in which case, the Manager shall seek to remove itself as the Manager and to have an independent third party Manager appointed in its place. The Manager may receive loan servicing fees payable by the lenders on Fractionalized Loans; however, either (i) FMF will not be required to pay such fees, or (ii) any loan servicing fees paid by FMF to the Manager will reduce the Asset Management Fee payable to the Manager on a dollar-for-dollar basis. (See “Compensation to the Manager and its Affiliates.”)

### **Loans to Affiliates**

FMF may make or invest in loans to persons or entities that are affiliated with the Manager (i.e., loans to a borrower that is owned by one or more of the owners of the Manager). In cases of such related party loans, conflicts of interest will exist between the Manager and its affiliated persons, on the one hand, and FMF, on the other, in connection with setting the terms of the loan and in connection with any enforcement action or renegotiation that may occur in the future. The Manager has undertaken to address these conflicts by applying the following standards and limitations to such related party loans:

- (a) No related party loan will be made if at the time of closing of the loan the aggregate principal amount of all related party loans would exceed 10% of total principal balance of all Fund loans outstanding at such time;
- (b) The terms and conditions of any related party loans shall be consistent with the lending standards and policies set forth above and with loan terms typically offered by the Manager on similar loans to unaffiliated borrowers; and
- (c) The Manager shall purchase (or cause one of its affiliates to purchase) from FMF, at par, any related party loan in which any material event of default has occurred and is continuing for at least 30 days.

### **Manager Loans**

The Operating Agreement allows the Manager to make Manager Loans to FMF if it determines that the cash available to FMF is insufficient to meet its then existing and projected needs. If Manager Loans are made they will be repayable prior to distributions payable to the Members from funds of FMF deemed available for that purpose as determined in the reasonable judgment of the Manager. (See “Fund Management and Loan Servicing – Manager Loans.”) If Manager Loans are made the Manager will have a conflict of interest in determining the rate of interest and the other terms of any Manager Loans to the extent they have priority over the rights of the Members. For this reason, the Operating Agreement requires the Manager to determine, in its reasonable business judgment, that the terms applicable to any Manager Loan are not more onerous to FMF than those that an unaffiliated third party would charge FMF in an arms-length transaction.

### **Lack of Independent Legal Representation**

FMF has not been represented by independent legal counsel to date. The use by the Manager and FMF of the same counsel in the preparation of this Offering Circular and the organization of FMF may result in the lack of independent review. Prospective investors must rely on their own legal counsel for legal advice in connection with this investment.

## **Sale of Defaulted Loans or Real Estate Owned to Affiliates**

In the event a Fund loan goes into default or FMF becomes the owner of any real property by reason of foreclosure on a Fund loan, the Manager's first priority will be to arrange the sale of the loan or property for a price that will permit FMF to recover the full amount of its invested capital plus accrued but unpaid interest and other charges, or so much thereof as can reasonably be obtained in light of current market conditions. In order to facilitate such a sale, the Manager may arrange a sale to persons or entities controlled by or affiliated with the Manager (e.g., to another entity formed by the Manager or its affiliates), for the express purpose of acquiring defaulted loans or foreclosure properties from lenders such as FMF. The Manager will be subject to conflicts of interest in arranging such sales since it will represent both parties to the transaction. For example, FMF and the potential buyer will have conflicting interests in determining the purchase price and other terms and conditions of sale. The Manager's decision will not be subject to review by any outside parties.

The Manager shall undertake to resolve these conflicts by setting a purchase price for each defaulted loan or property which is not less than any of the following: (i) the independently appraised value of such loan or property, if any, at the time of sale; (ii) the amount of any third party offer already received, if any; or (iii) the total amount of FMF's investment in the property. FMF's investment is deemed to include without limitation the following: the unpaid principal amount of the loan upon which FMF foreclosed, all unpaid interest accrued to the date of foreclosure, expenditures made to protect FMF's interest in the property such as payments to senior lienholders and for insurance and taxes, all costs of foreclosure (including attorneys' fees actually incurred to prosecute the foreclosure or to obtain relief from stays in bankruptcy), and any advances made by or on behalf of FMF for any of the foregoing. A portion of the purchase price may be paid by the affiliate executing a promissory note in favor of FMF, secured by a deed of trust on the property being sold. The total loan-to-value ratio for the property (including FMF's note and any senior liens) will not exceed 90% of the purchase price of the property, and the note will otherwise contain terms and conditions comparable to those that would be contained in notes executed by third parties.

If the Manager is unable to sell such property for a price sufficient to cover all above listed costs, Manager may sell the property for an amount as can reasonably be obtained in light of current market conditions; or at the Manager's discretion, allow FMF to hold the property as an REO until the Manager is able to sell it for a price which is both reasonable in light of current market conditions and for which the Manager believes such sale is in the best interest of the FMF members.

## **ERISA CONSIDERATIONS**

The Employee Retirement Income Security Act of 1974 ("**ERISA**") contains strict fiduciary responsibility rules governing the actions of "fiduciaries" of employee benefit plans. It is anticipated that some Members will be corporate pension or profit-sharing plans and Individual Retirement Accounts, or other employee benefit plans or Individual Retirement Accounts that are subject to ERISA. In any such case, the person making the investment decision concerning the purchase of Units will be a "fiduciary" of such plan and will be required to conform to ERISA's fiduciary responsibility rules. Persons making investment decisions for employee benefit plans (i.e., "fiduciaries") must discharge their duties with the care, skill and prudence which a prudent man familiar with such matters would exercise in like circumstances. In evaluating whether the purchase of Units is a "prudent" investment under this rule, fiduciaries should consider all of the risk factors set forth above. Fiduciaries should also carefully consider the possibility and consequences of unrelated business taxable income (see "Federal Income Tax Consequences"), as well as the percentage of plan assets which will be invested in FMF insofar as the diversification requirements of ERISA are concerned. An investment in FMF is relatively illiquid, and fiduciaries must not rely on an ability to convert an investment in FMF into cash in order to meet liabilities to plan participants who may be entitled to distributions. DUE TO THE COMPLEX NATURE OF ERISA, EACH PROSPECTIVE INVESTOR IS URGED TO CONSULT HIS OWN TAX ADVISOR OR PENSION CONSULTANT TO DETERMINE THE APPLICATION OF ERISA TO HIS OR HER PROSPECTIVE INVESTMENT.

FMF will limit subscriptions for Units from ERISA plan investors such that, immediately after each sale of Units, ERISA plan investors will hold less than 25% of the total outstanding membership interests in FMF.

Fiduciaries of plans subject to ERISA are required to determine annually the fair market value of the assets of such plans as of the close of any such plan's fiscal year. Although the Manager will provide annually upon the written request of a Member an estimate of the value of the Units based upon, among other things, outstanding mortgage investments, it may not be possible to value the Units adequately from year to year, because there will be no market for them.

### **USE OF PROCEEDS**

The proceeds from the sale of Units offered hereby will be used to invest in loans, to fund and create FMF's initial and ongoing cash reserves and to pay ongoing syndication and other proper Fund expenses. The table below sets forth the anticipated use of the proceeds received from the sale of Units and represents an estimate only. Actual use of such proceeds will vary.

<b>Use of Proceeds</b>	<b>Maximum Offering</b>	<b>Percentage of Maximum Proceeds</b>
Operating and Ongoing Syndication Expenses <sup>5</sup>	\$500,000.00	1.0%
Reserves <sup>6</sup>	\$1,500,000.00	3.0%
Leverage	\$0.00	0.0%
Investment in Loans <sup>7</sup>	\$48,500,000.00	96.0%
<b>TOTAL:</b>	<b>\$50,500,000.00</b>	<b>100.00%</b>

### **FEDERAL INCOME TAX CONSEQUENCES**

The following is a summary of certain relevant federal income tax considerations resulting from an investment in FMF, but does not purport to cover all of the potential tax considerations applicable to any specific purchaser. Prospective investors are urged to consult with and rely upon their own tax advisors for advice on these and other tax matters with specific reference to their own tax situation and potential changes in applicable law. FMF will not seek, and therefore will not obtain, an opinion of counsel as to any tax consequences intended to result from an investment in FMF.

#### **Taxation of Undistributed Fund Income**

Under the laws pertaining to federal income taxation of limited liability companies that are treated as partnerships, no federal income tax is paid by FMF as an entity. Each individual member reports on his federal income tax return his distributive share of FMF income, gains, losses, deductions and credits, whether or not

<sup>5</sup> FMF's ongoing operating, administrative and syndication expenses may (in addition to being paid from Fund income) be paid from the proceeds received by FMF from the sale of Units.

<sup>6</sup> Cash reserves may be set aside by the Fund, in such amounts as the Manager shall deem appropriate, to meet unexpected cash needs of the Fund, including such operational cash needs that may arise if a Fund loan goes into default. The total amount of reserves may be greater or less than indicated in the table, depending on needs perceived by the Manager.

<sup>7</sup> All loan brokerage commissions paid to the Manager on Fund Loans will be paid by borrowers out of the proceeds of loans made by the Fund. Thus, a portion of the proceeds from the sale of Units, which will be used by the Fund to fund Loans, will indirectly be paid to the Manager in the form of loan brokerage commissions, but will ultimately be repaid to the Fund by the borrowers if and when the Loans are repaid. (See "Compensation to Manager.")

any actual distribution is made to such member during a taxable year. Each individual member partner may deduct his distributive share of Fund losses, if any, to the extent of the tax basis of his Units at the end of FMF year in which the losses occurred. The characterization of an item of profit or loss will usually be the same for the member as it was for FMF. Since individual members will be required to include FMF income in their personal income without regard to whether there are distributions of FMF income, such investors will become liable for federal and state income taxes on income even though they have received no cash distributions from FMF with which to pay such taxes.

### **Distributions of Income**

To the extent cash distributions exceed the current and accumulated earnings and profits of FMF, they will constitute a return of capital, and each Member will be required to reduce the tax basis of his Units by the amount of such distributions and to use such adjusted basis in computing gain or loss, if any, realized upon the sale of Units. Such distributions will not be taxable to Members as ordinary income or capital gain until there is no remaining tax basis, and, thereafter, will be taxable as gain from the sale or exchange of the Units.

### **Property Held Primarily for Sale; Potential Dealer Status**

FMF has been organized to invest in loans primarily secured by deeds of trust on real property. However, if FMF were at any time deemed for federal tax purposes to be holding one or more Fund loans primarily for sale to customers in the ordinary course of business (a “dealer”), any gain or loss realized upon the disposition of such loans would be taxable as ordinary gain or loss rather than as capital gain or loss. The federal income tax rates for ordinary income are higher than those for capital gains. In addition, income from sales of loans to customers in the ordinary course of business would also constitute unrelated business taxable income to any investors which are tax-exempt entities. Under existing law, whether or not real property is held primarily for sale to customers in the ordinary course of business must be determined from all the relevant facts and circumstances. FMF intends to invest in loans and hold FMF loans for investment purposes only, and to dispose of Fund loans, by sale or otherwise, at the discretion of the Manager and as consistent with FMF’s investment objectives. It is possible that, in so doing, FMF will be treated as a “dealer” in mortgage loans, and that profits realized from such sales will be considered unrelated business taxable income to otherwise tax-exempt investors in FMF.

### **Tax Returns**

Annually, FMF will provide the Members sufficient information from FMF’s informational tax return for such persons to prepare their individual federal, state and local tax returns. FMF’s informational tax returns will be prepared by certified public accountants selected by the Manager.

### **Character of Income**

FMF will report its income as being derived from the trade or business of mortgage lending, not as portfolio income. The Manager believes this is the proper characterization, but there can be no assurance that it will not be challenged by the Internal Revenue Service. If FMF is deemed to be engaged in the trade or business of lending money, its income allocable to that business will generally be characterized as nonpassive income, against which passive losses from other sources may not be offset. This is true even though its net losses allocable to that activity (or that portion of Members’ loss on the sale of a unit that is allocable to FMF’s mortgage lending business) will be treated as passive activity losses. If FMF is not considered engaged in a trade or business of lending money, then income and loss from its mortgage lending activities will be considered portfolio income and loss. In either case, Members will not be permitted to offset passive losses from other activities against Members’ share of that portion of income. Under Section 469 of the Code, FMF’s income will not be passive income against which passive losses from other sources may be offset.

Moreover, if the Company's income is considered portfolio income, then the loan servicing fees and asset management fees payable by the Company to the Manager will not serve to reduce the Company's own net taxable income, but will instead be separately passed through to Members for inclusion on their individual tax returns as an investment expense. This means that such expenses may not be tax deductible by Members who do not itemize deductions on their income tax returns, or who do not exceed certain thresholds applicable to the deductibility of such expenses, or who are subject to the alternative minimum tax.

### **Unrelated Business Taxable Income**

Units may be offered and sold to certain tax exempt entities (such as qualified pension or profit sharing plans) that otherwise meet the investor suitability standards described elsewhere in this Offering Circular. (See "Investor Suitability Standards.") Such tax exempt entities generally do not pay federal income taxes on their income unless they are engaged in a business which generates "unrelated business taxable income," as that term is defined by Section 513 of the Code. Under the Code, tax exempt purchasers of Units may be deemed to be engaged in an unrelated trade or business by reason of interest income earned by FMF. Although interest income (which will constitute the primary source of income earned by FMF) ordinarily does not constitute an item of unrelated business taxable income, this exclusion does not apply to the extent interest income is derived from "debt-financed property." To increase Fund profits or increase Fund liquidity, the Manager may borrow funds in order to invest in mortgage loans. This "leveraging" of FMF's loan portfolio will constitute an investment in "debt-financed property" and the interest income earned on loans funded with borrowed funds will be unrelated business income taxable to ERISA plans. (See "Leveraging the Portfolio.") FMF may also realize unrelated business taxable income by reason of profits earned from the resale or lease of properties acquired through foreclosure that are encumbered by senior mortgage loans. However, unrelated business income is taxable only to the extent such income from all sources exceeds \$1,000 per year. The remainder of a tax exempt investor's income will continue to be exempt from federal income taxes to the extent it complies with other applicable provisions of law, and the mere receipt of unrelated business income will not otherwise affect the qualification of an IRA or ERISA plan under the Code. The Manager does not anticipate that FMF will ever earn so much unrelated business taxable income as to exceed this \$1,000 threshold for any tax exempt investor.

Rents from real property and gains from the sale or exchange of property are also excluded from unrelated business taxable income, unless the property is held primarily for sale to customers or is acquired or leased in certain manners described in Section 514(c)(9) of the Code. Therefore, unrelated business taxable income may also be generated if FMF operates or sells at a profit any property that has been acquired through foreclosure on a Fund loan, but only if such property (1) is deemed to be held primarily for sale to customers, or (2) is acquired from or leased to a person who is related to a tax-exempt investor in FMF.

The trustee of any trust that purchases Units in FMF should consult with his tax advisors regarding the requirements for exemption from federal income taxation and the consequences of failing to meet such requirements, in addition to carefully considering his fiduciary responsibilities with respect to such matters as investment diversification and the prudence of particular investments.

### **CERTAIN LEGAL ASPECTS OF FUND LOANS**

Each of FMF's loans will be secured directly or indirectly by a deed of trust, the most commonly used real property security device in California. The deed of trust (also commonly referred to as a mortgage) formally has three parties: a debtor-trustor, a third-party grantee called the "trustee," and the lender-creditor called the "beneficiary." The trustor grants the property, irrevocably until the debt is paid, "in trust, with power of sale" to the trustee to secure payment of the obligation. The trustee's authority is governed by law, the express provisions of the deed of trust and the directions of the beneficiary. FMF will be the beneficiary under all deeds of trust securing Fund loans.

## **Foreclosure**

Foreclosure of a deed of trust is accomplished in most cases by a nonjudicial trustee's sale under the power-of-sale provision in the deed of trust. Prior to such sale, the trustee must record a notice of default and send a copy to the trustor, to any person who has recorded a request for a copy of a notice of default and notice of sale, to any successor in interest to the trustor and to the beneficiary of any junior deed of trust. If the default is not cured within 90 days after the filing of the notice of default, then at least 20 days before the trustee's sale, notice of sale must be posted in a public place and published once a week over such period. A copy of the notice of sale must be posted on the property, and sent to the trustor, to each person who has requested a copy, to any successor in interest to the trustor and to the beneficiary of any junior deed of trust, at least 20 days before the sale. The trustor or any person having a junior lien or encumbrance of record may, until five business days prior to the date of a scheduled foreclosure date, cure the default by paying the entire amount of the debt then due, exclusive of principal due only because of acceleration upon default, plus costs and expenses actually incurred in enforcing the obligation and statutorily limited attorney's and trustee's fees. Following the sale, neither the debtor-trustor nor a junior lienor has any right of redemption, and the beneficiary may not obtain a deficiency judgment against the trustor.

A judicial foreclosure (in which the beneficiary's purpose is usually to obtain a deficiency judgment where otherwise unavailable) is subject to most of the delays and expenses of other lawsuits, sometimes requiring up to several years to complete. Following a judicial foreclosure sale, the trustor or his successors in interest will have certain rights to redeem the property, unless the creditor waives any right to a deficiency. FMF generally will not pursue a judicial foreclosure to obtain a deficiency judgment, except where, in the sole discretion of the Manager, such a remedy is warranted in light of the time and expense involved.

## **Anti-Deficiency Legislation**

California has four principal statutory prohibitions which limit the remedies of a beneficiary under a deed of trust. Two statutes limit the beneficiary's right to obtain a deficiency judgment against the trustor following foreclosure of a deed of trust, one based on the method of foreclosure and the other on the type of debt secured. Under one statute, a deficiency judgment is barred where the foreclosure was accomplished by means of a nonjudicial trustee's sale. It is anticipated that all of FMF's loans will be enforced by means of a nonjudicial trustee's sale, if foreclosure becomes necessary. Under the other statute, a deficiency judgment is barred in any event where the foreclosed deed of trust secured a "purchase money" obligation, i.e., a promissory note evidencing a loan used to pay all or a part of the purchase price of a residential property occupied, at least in part, by the purchaser. This restriction may apply to some Fund loans.

Another statute, commonly known as the "one form of action" rule, requires the beneficiary to exhaust the security under the deed of trust by foreclosure before bringing a personal action against the trustor on the promissory note. The fourth statutory provision limits any deficiency judgment obtained by the beneficiary following a judicial sale to the excess of the outstanding debt over the fair market value of the property at the time of sale, thereby preventing a beneficiary from obtaining a large deficiency judgment against the debtor as a result of low bids at the judicial sale. Other matters, such as litigation instituted by a defaulting borrower or the operation of the federal bankruptcy laws, may have the effect of delaying enforcement of the lien of a defaulted loan and may in certain circumstances reduce the amount realizable from sale of a foreclosed property.

## **"Due-on-Sale" Clauses**

FMF's forms of promissory notes and deeds of trust, like those of most lenders, contain "due-on-sale" clauses permitting FMF to accelerate the maturity of a loan if the borrower sells the property, but do not usually contain "due-on-encumbrance" clauses which would permit the same action if the borrower further encumbers the property (i.e., executes further deeds of trust). The enforceability of these types of clauses is discussed below:

Due-on-sale clauses contained in mortgage loan documents executed by FMF after October 15, 1982 are enforceable in accordance with their terms. However, acquisition of a property by FMF by foreclosure on one of its loans would also constitute a “sale” of the property, and would entitle a senior lienholder to accelerate its loan against FMF. This would be likely to occur if then-prevailing interest rates were substantially higher than the rate provided for under the accelerated loan. In that event, FMF may be compelled to sell or refinance the property within a short period of time, notwithstanding that it may not be an opportune time to do so.

### **Due-on-Encumbrance**

With respect to mortgage loans on residential property containing four or less units, federal and California law prohibits acceleration of the loan merely by reason of the further encumbering of the property (e.g., execution of a junior deed of trust). This prohibition does not apply to mortgage loans on other types of property.

### **Prepayment Charges**

Certain loans originated by FMF may provide for prepayment charges to be imposed on the borrowers in the event of certain early payments on the loans.

## **SUMMARY OF OPERATING AGREEMENT**

The following is a summary of the Amended and Restated Operating Agreement for FMF dated May 20, 2016, and is qualified in its entirety by the terms of the Operating Agreement itself. Potential investors are urged to read the entire Operating Agreement which is set forth as Exhibit A to this Offering Circular.

### **Rights and Liabilities of Members**

The rights, duties and powers of Members are governed by the Operating Agreement and Chapter 3, Title 2.5 of the California Corporations Code (the “**Act**”) and the discussion herein of such rights, duties and powers is qualified in its entirety by reference to such Agreement and Act. Investors who become Members in FMF in the manner set forth herein will not be responsible for the obligations of FMF and will be liable only to the extent of their agreed upon capital contributions; however, Members may be liable for any return of capital plus interest if necessary to discharge liabilities existing at the time of such return. Any cash distributed to Members may constitute, wholly or in part, return of capital.

Members will have no control over the management of FMF except that, a Member Majority may approve or disapprove any of the following matters (“**Member Actions**”): (a) dissolution and termination of FMF; (b) merger or consolidation of FMF with one or more other entities; (c) amendment of the Operating Agreement (other than in connection with the matters set forth in the “Amendment of the Operating Agreement” subsection, below); (d) removal of the Manager and election of a successor manager; and (e) election of a successor manager upon the cessation of the Manager for any reason (such as the withdrawal or resignation). Members representing 10% or more of the Membership interests may call a meeting of FMF.

### **Capital Contributions**

Interests in FMF will be sold in Units of \$1.00 each and no person may initially acquire less than 25,000 Units, unless the Manager exercises the right in its discretion to allow it. To purchase Units an investor must deliver to FMF a Subscription Agreement in the form attached to this Offering Circular as Exhibit B.

## **Rights, Powers and Duties of Manager**

Subject to the right of the Members to vote on specified matters, the Manager will have complete charge of the business of FMF. The Manager is not required to devote full time to Fund affairs but only such time as is required for the conduct of Fund business. The Manager acting alone has the power and authority to act for and bind FMF.

The Manager is granted the special power of attorney of each Member for the purpose of executing the documents which the Members have expressly agreed to execute and deliver or which are required to be executed, delivered and/or filed under applicable law.

## **Profits and Losses**

Profits and Losses accrued during any calendar month will be allocated as of the last day of such calendar month to the Members in accordance with each Member's respective outstanding capital account balance as of such date. If a Member purchases initial Units following the first day of the month (or a Member's interest is otherwise increased or decreased during a calendar month), profits and or losses allocable to such Member for that month will be allocated based upon and the number of days during such month that the Member held in the capital account balance (or the applicable increase or decrease is reflected therein) Upon transfer of Units (if permitted under the Operating Agreement and applicable law), profit and loss will be allocated to the transferee beginning on the date of the transfer.

## **Cash Distributions**

Upon subscription for Units, a Member must elect whether to receive monthly cash distributions from FMF or to allow his or her earnings to compound for the term of FMF; Members who elect to change this election must give the Manager 90 days' prior written notice. Members who elect to receive distributions may change this election in order to begin compounding earnings only if there is in effect a permit issued by the California Department of Financial Protection and Innovation or the Manager determines an exemption from qualification of securities is available or unnecessary for such election. Earnings allocable to investors who elect to compound their earnings will be retained by FMF for making or investing in further loans or other proper Fund purposes. The earnings from these additional loan investments will be allocated among all Members; however, Members who compound will be credited with an increasingly larger proportionate share of such earnings than those Members who receive monthly distributions, since their capital accounts will increase over time. Cash available for distribution will be determined by computing the net income during the calendar month on the accrual basis and in accordance with generally accepted accounting principles.

Within a reasonable time period after the end of each calendar month, FMF will distribute to Members receiving monthly distributions an amount of cash equal to their proportionate share of FMF's net income during such month. As used herein, net income means the excess of income from operations and investment of, or the sale or refinancing or other disposition of, Fund assets during such calendar month over the accrued operating expenses of FMF during such month, including any adjustments for bad debt reserves or deductions as the Manager may deem appropriate, all determined in accordance with generally accepted accounting principles. Cash available for distribution shall be distributed only to those Members who elect to receive such distributions in an amount equal to their respective allocable shares of profits earned by FMF during such month, and the balance of the Fund's income will be credited to the capital accounts of Members who elected to compound earnings.

Notwithstanding the foregoing, the Manager reserves the right at any time to make distributions to otherwise compounding Members to the extent the Manager determines in its sole discretion that: (i) distributions to compounding ERISA plan investors are necessary in order to remain exempt from the

Department of Labor’s “plan asset” regulations; or (ii) distributions to any compounding Member is required in order to remain exempt from securities laws applicable to FMF.

### **Capital Account Maintenance**

The Manager will establish a capital account for each Member which will, upon admission to FMF, be credited with the amount paid by such Member for the purchase of Units. Thereafter, Members’ capital account balance will be increased on a monthly basis by: (i) the Members’ pro rata share of any net income earned by FMF in such month; and (ii) any additional capital contributions made by the Members during such month through the purchase of additional Units.

Members’ capital account balance will be reduced on a monthly basis by (i) the amount of cash distributions made to the Members (but only in the case of Member’s electing monthly income distributions); and (ii) the amount of any withdrawal distributions made to the Members in such month (if any). In the event any interest in the Company is transferred according to the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent it relates to the transferred interest.

### **Meetings**

The Manager, or Members representing at least 10% of the outstanding membership interests, may call a meeting of FMF. Unless the notice otherwise specifies, all meetings will be held at the office of FMF. Any vote of the membership must be done by mailed ballots. A majority of the membership interests will constitute a quorum at Fund meetings.

### **Accounting and Reports**

The Manager will cause to be prepared and furnished to the Members an annual report of FMF’s operation, which will include financial statements audited by an independent accounting firm. If FMF is winding-up, a financial review completed by an independent auditing firm may replace audited financial statements. Within six months of the close of the year covered by the report, a copy or condensed version will be furnished to the Members. The Members will also be furnished such detailed information as is reasonably necessary to enable them to complete their own tax returns within 90 days after the end of the year. Any Member may inspect the books and records of FMF at all reasonable times and upon reasonable prior notice to the Manager.

### **Amendment of the Operating Agreement**

The Operating Agreement may, in most cases, be amended by the Manager only upon the vote of a Member Majority. The Manager may, however, amend the Operating Agreement unilaterally without the approval of the Members with respect to the following matters: (i) changing the name of the Fund or the amount of the contribution of any Member; (ii) substituting a Member; (iii) admitting additional Members; (iv) admitting a successor or additional Manager in accordance with the terms of the Operating Agreement; (v) correcting a false or erroneous statement in the Operating Agreement; or (vii) changing the Operating Agreement in order to accurately represent the agreement among the Members.

### **Withdrawal from Fund**

Members have no right to withdraw from FMF or to obtain the return of all or any portion of their invested capital (or reinvested earnings with respect thereto) for a period of twelve months following the date of each purchase of Units (the “**Holding Period**”). Upon expiration of the twelve month Holding Period, Members may request a withdrawal of all or part of the capital account balance that is eligible for withdrawal

by giving the Manager ninety (90) days' prior written notice indicating the Member's desire to withdraw capital from FMF and the amount of capital to be withdrawn (a "**Withdrawal Notice**").

A Withdrawal Notice shall become effective ninety (90) days following the Manager's receipt of the Withdrawal Notice and, in no event, earlier than the expiration of the Holding Period (the "Effective Date"). Subject to the withdrawal restrictions set forth herein, a Member's Capital Account will be liquidated and distributed to a requesting Member in not more than four (4) quarterly installments, each equal to 25% of the total Capital Account being liquidated, commencing on or before the last day of the calendar month in which the Notice of Withdrawal became effective. Each quarterly installment payable to a withdrawing Member is subject to the additional withdrawal restrictions described below.

The amount that a withdrawing Member will receive from FMF is based on the withdrawing Member's capital account. A capital account is a sum calculated for tax and accounting purposes and, because there is no public market for Units, may be greater than or less than the fair market value that might be payable in connection with the sale of a Member's membership interest. (See "Capital Account Maintenance," above.)

FMF will not establish a reserve from which to fund withdrawals of Members' capital accounts and such withdrawals are subject to the availability of cash in any calendar quarter to make withdrawal distributions ("**Cash Available for Withdrawals**") only after: (i) all current Fund expenses have been paid (including compensation to the Manager and its affiliates as described in this Offering Circular); (ii) adequate reserves have been established for anticipated Fund operating costs and other expenses and advances to protect and preserve FMF's investments in loans (such as enforcement costs and protective advances to senior lien holders); (iii) adequate provision has been made for the payment of all monthly cash distributions owing to Members who elected to receive such distributions. Moreover, the Manager may, in its sole discretion, withhold up to 50% of FMF's Cash Available for Withdrawals in any calendar quarter in order to make loans or otherwise preserve Fund liquidity for the benefit of the non-withdrawing Members ("**New Investment Reserves**").

If at any time FMF does not have sufficient Cash Available for Withdrawals (after deduction of any New Investment Reserves) to distribute the quarterly amounts due to all Members that have outstanding withdrawal requests, FMF is not required to liquidate any Fund loans prior to maturity for the purpose of liquidating the capital account of withdrawing Members. In such circumstances, FMF is merely required to distribute that portion of the Cash Available for Withdrawals remaining in such quarter (after deduction of any New Investment Reserves) equally to all withdrawing Members, pro rata based upon their relative Capital Account balances as of the date of each withdrawal distribution.

Notwithstanding the foregoing, the Manager reserves the right to utilize all Cash Available for Withdrawals to liquidate the capital accounts of deceased Members, or ERISA plan investors, in whole or in part, before satisfying outstanding withdrawal requests from any other Members. The Manager also reserves the right, at any time, to liquidate the capital accounts of ERISA plan investors to the extent the Manager determines, in its sole discretion, that any such liquidation is necessary in order to remain exempt from the Department of Labor's "plan asset" regulations. Additionally, the Manager has the discretion to limit aggregate withdrawals during any single calendar year to not more than 10% of the total Fund capital accounts of all Members that were outstanding at the beginning of such calendar year.

If at any time there are outstanding unfulfilled withdrawal requests from Members that, together with all withdrawals paid or payable during any calendar quarter, would exceed 25% of the total Fund capital accounts outstanding as of the first day of the current calendar year (a "**Constructive Dissolution Vote**"), the Manager may, in its sole discretion, upon written notice to the Members, dissolve FMF pursuant to the dissolution and winding up provisions of the Operating Agreement.

## **Dissolution and Winding-Up**

FMF may be dissolved upon: (i) the vote of a Majority Interest of the Members with the consent of the Manager; (ii) the election of the Manager following a Constructive Dissolution Vote; (iii) the entry of a decree of judicial dissolution; or (iv) the sale of all or substantially all of Fund's assets. Upon dissolution of FMF, outstanding withdrawal requests will no longer be paid to withdrawing Members based upon their withdrawal requests, but instead all Members will participate in FMF's liquidating distributions in proportion to their relative capital accounts.

Upon dissolution and termination of FMF, a five-year winding-up period is provided for liquidating FMF's loan portfolio and distributing cash to Members. Due to high prevailing interest rates or other factors, FMF could suffer reduced earnings (or losses) if a substantial portion of its loan portfolio remains outstanding and must be liquidated quickly at the end of such winding-up period. Members who complete a withdrawal from FMF prior to any such liquidation will not be exposed to this risk.

## **Limitations on Transferability**

The Operating Agreement places substantial limitations upon transferability of membership interests. Any transferee (including a donee) must be a person or entity which would have been qualified to purchase Units in this offering. A transferee must complete and execute a Subscription Agreement and submit it to the Manager. Manager must accept such Subscription to validate the transfer of ownership. A transferee who does not become a substituted Member will own an economic interest which entitles him or her only to the share of income or return of capital to which the transferor would be entitled. Economic interest holders will have no voting or inspection rights.

In addition to the restrictions imposed by the Operating Agreement, the California Commissioner of Financial Protection and Innovation has imposed additional restrictions on transferability as set forth in Commissioners Rule 260.141.11 which is set forth below.

## **Term of Fund**

FMF will continue indefinitely until dissolved and terminated by vote of a Member Majority with the concurrence of the Manager, or upon the occurrence of a Constructive Dissolution Vote, as described above.

## **Merger with Other Business Entities**

The Manager will only have the right to merge FMF with one or more other business entities (of which the Manager may be a sponsor or cosponsor) following the consent of a Member Majority.

## **Mediation and Arbitration**

Any dispute between the parties in connection with the Operating Agreement is subject to certain mediation and arbitration requirements set forth in Section 12.5 of the Operating Agreement. Potential investors should review such requirements and limitations prior to investing.

## **PLAN OF DISTRIBUTION**

The Units will be offered and sold by FMF, with respect to which no commissions or fees will be paid to the Manager or its employees. The Manager may also retain the services of independent securities dealers or finders to locate prospective investors, who may receive selling commissions or finders' fees on the gross proceeds of their sales in amounts negotiated on a case-by-case basis, but any such commissions will be paid

by the Manager or its affiliates and will not be borne by FMF. There is no firm commitment to purchase any Units, and there is no assurance that the maximum amount of this offering will be received.

### **LEGAL MATTERS**

The Manager has engaged legal counsel to advise it in connection with the preparation of this Offering Circular and the Operating Agreement, as well as the offer and sale of the Units offered hereby. Such counsel has not been retained to provide legal services in connection with the drafting of any of the loan documents, the negotiation or closing of any loans or the servicing or enforcement of any loans, nor has it represented the interests of the Members in connection with the Units offered hereby. Investors purchasing Units that wish to obtain the benefit of review by legal counsel on their behalf must retain their own attorneys to do so.

### **ADDITIONAL INFORMATION AND UNDERTAKINGS**

The Manager undertakes to make available to each offeree every opportunity to obtain any additional information from FMF or the Manager necessary to verify the accuracy of the information contained in this Offering Circular, to the extent that they possess such information or can acquire it without unreasonable effort or expense. This additional information includes, without limitation, all the organizational documents of FMF, and all other documents or instruments relating to the operation and business of FMF and material to this offering and the transactions contemplated and described in this Offering Circular.

### **COMMISSIONER'S RULE 260.141.11**

In addition to the various restrictions on the transfer of Units imposed by the Operating Agreement and state and federal securities laws generally, no Unit may be sold or transferred or any consideration received therefor without the prior written consent of the California Commissioner of Financial Protection and Innovation, except as provided in the Commissioner's Rules. Commissioner's Rule 260.141.11 is set forth below in its entirety.

#### **§260.141.11. Restriction on Transfer**

(a) The issuer of any security upon which a restriction on transfer has been imposed pursuant to Sections 260.102.6, 260.141.10 or 260.534 shall cause a copy of this section to be delivered to each issuee or transferee of such security at the time the certificate evidencing the security is delivered to the issuee or transferee.

(b) It is unlawful for the holder of any such security to consummate a sale or transfer of such security, or any interest therein, without the prior written consent of the Commissioner (until this condition is removed pursuant to Section 260.141.12 of these rules), except:

- (1) to the issuer;
- (2) pursuant to the order or process of any court;
- (3) to any person described in Subdivision (i) of Section 25102 of the Corporations Code or Section 260.105.14 of these rules;
- (4) to the transferor's ancestors, descendants or spouse, or any custodian or trustee for the account of the transferor or the transferor's ancestors, descendants, or spouse; or to a transferee by a trustee or custodian for the account of the transferee or the transferee's ancestors, descendants or spouse;
- (5) to holders of securities of the same class of the same issuer;

- (6) by way of gift or donation inter vivos or on death;
- (7) by or through a broker-dealer licensed under the Corporations Code (either acting as such or as a finder) to a resident of a foreign state, territory or country who is neither domiciled in this state to the knowledge of the broker-dealer, nor actually present in this state if the sale of such securities is not in violation of any securities law of the foreign state, territory or country concerned;
- (8) to a broker-dealer licensed under the Corporations Code in a principal transaction, or as an underwriter or member of an underwriting syndicate or selling group;
- (9) if the interest sold or transferred is a pledge or other lien given by the purchaser to the seller upon a sale of the security for which the Commissioner's written consent is obtained or under this rule not required;
- (10) by way of a sale qualified under Sections 25111, 25112, 25113, or 25121 of the Corporations Code, of the securities to be transferred, provided that no order under Section 25140 or Subdivision (a) of Section 25143 is in effect with respect to such qualification;
- (11) by a corporation to a wholly owned subsidiary of such corporation, or by a wholly owned subsidiary of a corporation to such corporation;
- (12) by way of an exchange qualified under Section 25111, 25112, or 25113 of the Corporations Code, provided that no order under Section 25140 or Subdivision (a) of Section 25143 is in effect with respect to such qualification;
- (13) between residents of foreign states, territories or countries who are neither domiciled nor actually present in this state;
- (14) to the State Controller pursuant to the Unclaimed Property Law or to the administrator of the unclaimed property law of another state;
- (15) by the State Controller pursuant to the Unclaimed Property Law or to the administrator of the unclaimed property law of another state if, in either such case, such person (i) discloses to potential purchasers at the sale that transfer of the securities is restricted under this rule, (ii) delivers to each purchaser a copy of this rule, and (iii) advises the Commissioner of the name of each purchaser;
- (16) by a trustee to a successor trustee when such transfer does not involve a change in the beneficial ownership of the securities; or
- (17) by way of an offer and sale of outstanding securities in an issuer transaction that is subject to the qualification requirement of Section 25110 of the Corporations Code but exempt from that qualification requirement by subdivision (f) of Section 25102; provided that any such transfer is on the condition that any certificate evidencing the security issued to such transferee shall contain the legend required by this section.
- (c) The certificates representing all such securities subject to such a restriction on transfer, whether upon initial issuance or upon any transfer thereof, shall bear on their face a legend, prominently stamped or printed thereon in capital letters of not less than 10-point size, reading as follows:

“IT IS UNLAWFUL TO CONSUMMATE A SALE OR TRANSFER OF THIS SECURITY, OR ANY INTEREST THEREIN, OR TO RECEIVE ANY CONSIDERATION THEREFOR, WITHOUT THE PRIOR WRITTEN CONSENT OF THE COMMISSIONER OF FINANCIAL

PROTECTION AND INNOVATION OF THE STATE OF CALIFORNIA,  
EXCEPT AS PERMITTED IN THE COMMISSIONER'S RULES."

EXHIBIT A

OPERATING AGREEMENT

EXHIBIT B

SUBSCRIPTION AGREEMENT AND POWER OF ATTORNEY