

BLMREF Fund I, LLC - Income/Investor Profit Distribution - 2022/2023 (Projected)

- 1 - Investor #1 (\$10,000 Invested in 2021) - \$1,500 Due: 4-30-22 (Year 1)
- 2 - Investor #2 (\$5,000 Invested in 2021) - \$750 Due: 5-13-22 (Year 1)
- 3 - Investor #3 (\$5,000 Invested in 2021) - \$750 Due: 5-13-22 (Year 1)
- 4 - Investor #4 (\$10,000 Invested in 2021) - \$1,500 Due: 5-17-22 (Year 1)
- 5 - Investor #5 (\$5,000 Invested in 2021) - \$750 Due: 5-17-22 (Year 1)
- 6 - Investor #6 (\$10,000 Invested in 2021) - \$1,500 Due: 5-20-22 (Year 1)
- 7 - Investor #7 (\$5,000 Invested in 2021) - \$750 Due: 5-24-22 (Year 1)
- 8 - Investor #8 (\$10,000 Invested in 2021) - \$1,500 Due: 6-4-22 (Year 1)
- 9 - Investor #9 (\$10,000 Invested in 2021) - \$1,500 Due: 7-1-22 (Year 1)
- 10 - Investor #10 (\$10,000 Invested in 2021) - \$1,500 Due: 9-30-22 (Year 1)
- 11 - Investor #11 (\$5,000 Invested in 2021) - \$750 Due: 10-18-22 (Year 1)
- 12 - Investor #12 (\$20,000 Invested in 2021) - \$3,000 Due: 11-4-22 (Year 1)
- 13 - Investor #13 (\$10,000 Invested in 2021) - \$1,500 Due: 11-24-22 (Year 1)
- 14 - Investor #14 (\$10,000 Invested in 2021) - \$1,500 Due: 12-1-22 (Year 1)

2021 Total Equity Raised: \$125,000 - 2022 Total Distribution of Profits: \$18,750 (15% Rate of Return)

- 1 - Investor #15 (\$10,000 Invested in 2022) - \$1,500 Due: 2-18-23 (Year 1)
- 2 - Investor #16 (\$10,000 Invested in 2022) - \$1,500 Due: 3-24-23 (Year 1)
- 3 - Investor #7 (\$5,000 Invested in 2021) - \$750 Due: 4-18-23 (Year 2)
- 4 - Investor #1 (\$10,000 Invested in 2021) - \$1,500 Due: 4-30-23 (Year 2)
- 5 - Investor #17 (\$10,000 Invested in 2022) - \$1,500 Due: 5-2-23 (Year 1)
- 6 - Investor #18 (\$10,000 Invested in 2022) - \$1,500 Due: 5-11-23 (Year 1)
- 7 - Investor #19 (\$10,000 Invested in 2022) - \$1,500 Due: 5-12-23 (Year 1)
- 8 - Investor #2 (\$5,000 Invested in 2021) - \$750 Due: 5-13-23 (Year 2)
- 9 - Investor #3 (\$5,000 Invested in 2021) - \$750 Due: 5-13-23 (Year 2)
- 10 - Investor #4 (\$10,000 Invested in 2021) - \$1,500 Due: 5-17-23 (Year 2)
- 11 - Investor #5 (\$5,000 Invested in 2021) - \$750 Due: 5-17-23 (Year 2)
- 12 - Investor #6 (\$10,000 Invested in 2021) - \$1,500 Due: 5-20-23 (Year 2)
- 13 - Investor #7 (\$5,000 Invested in 2021) - \$750 Due: 5-24-23 (Year 2)
- 14 - Investor #8 (\$10,000 Invested in 2021) - \$1,500 Due: 6-4-23 (Year 2)
- 15 - Investor #9 (\$10,000 Invested in 2021) - \$1,500 Due: 7-1-23 (Year 2)
- 16 - Investor #10 (\$10,000 Invested in 2021) - \$1,500 Due: 9-30-23 (Year 2)
- 17 - Investor #11 (\$5,000 Invested in 2021) - \$750 Due: 10-18-23 (Year 2)
- 18 - Investor #12 (\$20,000 Invested in 2021) - \$3,000 Due: 11-4-23 (Year 2)
- 19 - Investor #13 (\$10,000 Invested in 2021) - \$1,500 Due: 11-24-23 (Year 2)
- 20 - Investor #14 (\$10,000 Invested in 2021) - \$1,500 Due: 12-1--23 (Year 2)

2022 Total Equity Raised: \$180,000 - 2023 Total Distribution of Profits: \$27,000 (15% Rate of Return)

Fund Manager's Compensation Per Private Placement Memorandum/PPM (Thomas Lopez-Pierre):

- 5% of Capital Under Management or \$1,000 Monthly Management Fee (whichever is greater).
- 50% profit split with investors (after investors receive minimum of 15% on their invested capital).

Property Investments - BLMREF Fund I, LLC

Income - Year One (Projected): 2022

1 - \$25,000 - 163 Grafton Street, Brooklyn, NY 11212 (\$50,000 Invested in 2022).

2 - \$50,000 - 39 High Avenue, Pembroke, MA (\$100,000 Invested in 2022).

Total Income: \$75,000 (before expenses) - Total Equity Capital Raised: \$180,000 (+\$17,300 BLMREF loan).

Income - Year Two (Projected): 2023

1 - \$50,000 - 3129 Fenton Avenue, Bronx, NY (\$10,000 Invested in 2021).

Total Income (before expenses): TBD - Total Equity Raised: TBD.

SEC Reg. A+ \$75 Million Dollar Offering (Projected Launch 2024)

- 1 - Investor #15 (\$10,000 Invested in 2022) - 10 Shares/Units at \$1 per Share/Unit
- 2 - Investor #16 (\$10,000 Invested in 2022) - 10 Shares/Units at \$1 per Share/Unit
- 3 - Investor #7 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 4 - Investor #1 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 5 - Investor #17 (\$10,000 Invested in 2022) - 10 Shares/Units at \$1 per Share/Unit
- 6 - Investor #18 (\$10,000 Invested in 2022) - 10 Shares/Units at \$1 per Share/Unit
- 7 - Investor #19 (\$10,000 Invested in 2022) - 10 Shares/Units at \$1 per Share/Unit
- 8 - Investor #2 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 9 - Investor #3 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 10 - Investor #4 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 11 - Investor #5 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 12 - Investor #6 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 13 - Investor #7 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 14 - Investor #8 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 15 - Investor #9 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 16 - Investor #10 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 17 - Investor #11 (\$5,000 Invested in 2021) - 5 Shares/Units at \$1 per Share/Unit
- 18 - Investor #12 (\$20,000 Invested in 2021) - 20 Shares/Units at \$1 per Share/Unit
- 19 - Investor #13 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit
- 20 - Investor #14 (\$10,000 Invested in 2021) - 10 Shares/Units at \$1 per Share/Unit

Investors earn one share/unit at \$1 for each \$1,000 invested in BLMREF Fund I, LLC in SEC Reg. A+ Offering.

121 BLMREF Members earn four shares/units at \$1 each for their \$1,000 membership fee in SEC Reg. A+ Offering.

General public shall pay \$1,000 per share/unit in SEC Reg. A+ Offering (Projected Launch 2024).