CIRIUS PACIFIC
FUND

FUND OVERVIEW

Cirius Pacific Fund is formed with the following objectives: preservation of capital, diversification of risk, and above-market yields.

We will achieve this strategy through portfolio diversification into a range of investments:

- Short-term real estate loans made to well-qualified borrowers secured primarily by San Francisco Bay area and Northern California properties
- Equity participation loans and equity joint-ventures with proven, repeat borrowers, and qualified sponsors;
- Select, unleveraged and low-leverage real estate equity investments; and
- Occasional direct-investment into individual properties and value-add projects to be sold at profit or held for rental income.
- It is expected that approximately sixty-percent (60%) of the investments the Fund makes will be in Mortgage Loans with approximately forty-percent (40%) into equity investments in real estate.

Principal Investment Objectives

The Fund's investment *objectives* are as follows:

- Provide Fund Members with a Preferred Return of 6.5%, 7%, or 7.5% *per annum* on their investment, depending upon the Tier level of the Member Units they hold.
- Along with quarterly distributions of Fund profits which will endeavor to produce overall annualized returns to Members in the range of 8% to 12%;
- Ultimately provide Members with the preservation of and return of their capital contributions.

Notwithstanding the foregoing, no assurance can be given that any of these objectives will be attained or that an Investor's Investment Capital will not decrease.

Strategy to Achieve Fund Investment Objectives

The Fund is a San Francisco Bay Area-based enterprise that understands Northern California real estate markets and plans to focus its investments in Northern California.

For diversification and to increase fund yields, the equities division plans to invest some of its capital in markets nationally, into low or unleveraged assets at higher cap rates and thereby higher yields than can reasonably be achieved in California.