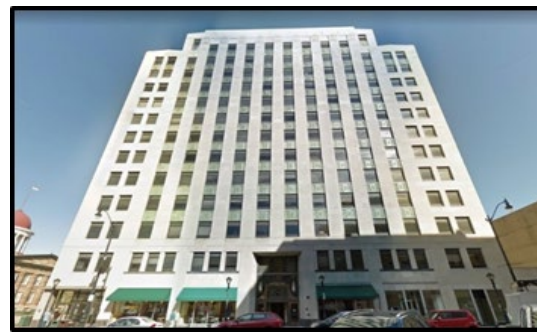


**\$12.97 MILLION PERFORMING FIRST MORTGAGE(S)
ACQUIRED FOR \$9.3 MILLION**

**Sale of Participation(s) in the Loan(s) of \$1.0 Million
Secured by Two (2) 95% Leased Prime Class A Office Buildings
Springfield, Illinois**



CHESTERFIELD FARING LTD

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\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

EXECUTIVE SUMMARY

Overview. Chesterfield Faring, Ltd. (“CFL”) is acquiring two (2) first mortgage loans (the “**Loan(s)**”) with a total unpaid principal balance (“**UPB**”) of \$12.97 million from First Bankers Trust NA (“**FBT**”) who will finance \$8.3 million (the “**Bank Loan**”) in order for CFL to pay a total cost of \$9.3 million (the “**Loan Cost**”). The cost difference between the Bank Loan and the Loan Cost is \$1.0 million (the “**Investment**”). CFL is seeking the Investment from you as junior loan participants. The Loans are secured by; i) two (2) prime Class A office buildings (the “**Buildings**”) containing 312,665 SF plus ii) two (2) parking lots (the “**Lots**”) in downtown Springfield, Illinois. The Loans are currently performing. One Loan matured late 2018 but remains current. The Buildings are valued at approximately \$12.0 million (the “**Value**”). The Loan Cost represents: i) 71.72% Loan Cost to UPB and ii) 77.35% Loan Cost to Value. The net equity is approximately \$2.7 million, the difference between the Loan Cost and the Value. The current annual net operating income (“**NOI**”) for the Buildings (including the Lots) is \$841,949.

Loan Number	Address	UPB	Loan Cost	% of UPB	Value	% of Value	Net Equity	NOI	SF	Cap Rate	Maturity Date
433670	607 E. Adams	\$ 4,792,007	\$ 3,700,000	77.21%	\$ 6,042,200	61.24%	\$ 2,342,200	\$ 453,165	152,665	7.50%	6/26/2018
447062	1 North Old State	\$ 8,175,818	\$ 5,600,000	68.49%	\$ 5,981,292	93.63%	\$ 381,292	\$ 388,784	160,000	6.50%	4/10/2020
Totals		\$ 12,967,825	\$ 9,300,000	71.72%	\$12,023,492	77.35%	\$ 2,723,492	\$ 841,949	312,665	7.00%	

Favorable Bank Financing. FBT has a current relationship with CFL. When CFL purchased five (5) loans for \$2.1 million from FBT on February 1, 2019, FBT provided \$1.1 million in financing which CFL repaid by March 20, 2019. As a result, FBT agreed to provide very favorable financing to CFL at a four percent (4.0%) fixed simple annual interest for a five (5) year term for \$8.3 million loan (the “**Bank Loan**”). The annual debt service of the Bank Loan will be \$332,000 (the “**Debt Service**”). After deducting the Debt Service from the NOI, the spread is \$509,949.

Loan Modification with Borrower. The current borrower (the “**Borrower**”) is a former client of CFL. CFL entered a negotiation with the Borrower that will provide a discounted payoff at \$11.0 million in the next two years but in the meantime provides a 5.5% simple interest per annum on the \$12.97 million Loans balance or \$713,230 per annum. This provides potential annual spread income of \$381,230 to CFL. However, there is substantial work that the Buildings require that may cause a current pay of \$500,000 plus an accrual paid later. In any case, CFL will have adequate cash flow to pay 18.0% annual interest to its investors.

Participations. CFL is sharing this \$1.0 million Investment opportunity with a select number of investor(s) to be loan participants (“**Participants**”). The Investment is divided into smaller participations (the “**Participations**”) as follows: i) four (4) \$150,000 unit(s) (the “**Series A**”) totaling \$600,000 paying 18.0% per annum on a current basis at 1.5% per month, ii) four (4) \$50,000 unit(s) (the “**Series B**”) totaling \$200,000 paying 18.0% per annum on a current basis at 1.5% per month plus an accrual of 50 BPS per month totaling 24% per annum, but if cash flow is adequate, the Accrual will be paid currently, plus iii) the Series C of \$200,000 which CFL is purchasing. The Series C is subordinate to both the Series A and Series B, and the Series B is subordinated to the Series A. If repaid in less than six (6) months, the Series A and/or Series B will be paid a three percent (3.0%) exit fee increasing the annual yield of the Series A to 24.0% and the Series B to 30.0%. However, if paid after six (6) months then no exit fee will be paid. Half Units are available for the Series A for \$75,000.

Participations	Loan Amounts	Cumulative	% of UPB	% of Value	Interest Costs	Debt Service	Cumulative Debt Service	Net Income
Modified Loan	\$ 12,967,825	\$ 12,967,825			5.50%	\$ 713,230		
Senior Loan	\$ 8,300,000	\$ 8,300,000	64.00%	69.03%	4.00%	\$ 332,000	\$ 332,000	\$ 381,230
Series A	\$ 600,000	\$ 8,900,000	68.63%	74.02%	18.00%	\$ 108,000	\$ 440,000	\$ 273,230
Series B	\$ 200,000	\$ 9,100,000	70.17%	75.69%	24.00%	\$ 48,000	\$ 488,000	\$ 225,230
Series C	\$ 200,000	\$ 9,300,000	71.72%	77.35%	NA	\$ -		



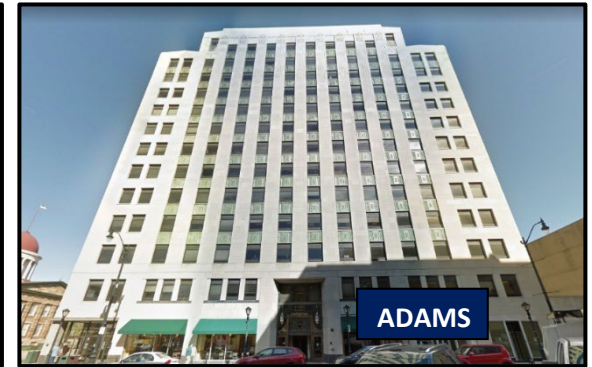
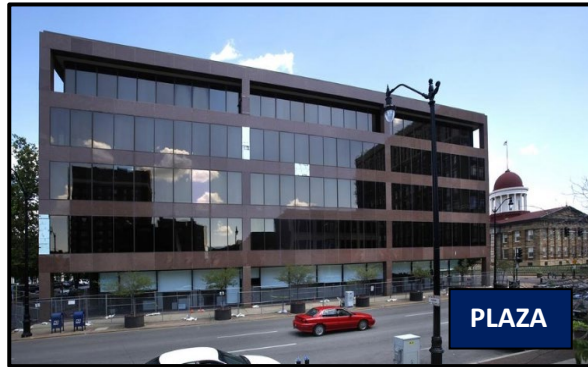
\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

Collateral. The Buildings include: i) 607 East Adams Street (“**Adams**”) plus ii) 1 North Old State Capitol Plaza, Springfield, IL (the “**Plaza**”). The Lots: i) 131 North 5th Street, Springfield, IL and ii) 328 Jefferson are included with the Plaza.

Adams contains 152,665 SF of office space with PNC as a major tenant.

Plaza contains 160,000 SF of office space plus a stand-alone building with 6,000 SF. It has significant technology/communication capabilities plus parking.



Improvements. The Buildings require approximately \$650,000 of immediate improvements plus another \$250,000 within the next 18 months (collectively, the “**Improvements**”). CFL will cause a cash sweep to accrue the monies required. CFL will direct the Borrower to invest \$350,000 of their free cash flow from the cash sweep to make the Improvements.

Sponsors. The Borrower is a joint venture between EEI Holding Corporation and Phoenix Grove Venture, LLC. John P. Pruitt and Robert W. Egizii (the “**Guarantors**”) guaranteed the Loans. Notes 447062 has a 60.0% personal guarantee, Note 447887 has a 100.0% personal guarantee, and Note 451595 has a 60.0% personal guarantee.

CFL Obligations/ Compensation. CFL is guarantying the Bank Loan. CFL will asset manage/service the Loans at a cost to the Borrower at \$3,500 a month. The Series C purchased by CFL entitle CFL to all excess cash flow or interest income after the Series A and Series B are paid in full their monthly interest amount. CFL is receiving a \$100,000 acquisition/origination fee. Costs to close the acquisition are estimated at another \$75,000 for legal costs and syndication costs.

Loan Number	Address	Purchase Price	Value	UPB	NOI	SF	Cap Rate	Maturity date
433670	607 East Adams Street	\$ 3,700,000	\$ 6,042,200	\$ 4,792,007	\$ 453,165	124,895	7.50%	6/26/2018
447062	1 North Old State	\$ 5,000,000	\$ 5,181,292	\$ 6,673,818	\$ 388,784	145,035	7.50%	4/10/2020
447887	131 North 5th Street	\$ 300,000	\$ 400,000	\$ 827,000	Parking Lot			4/10/2020
451595	328 Jefferson	\$ 300,000	\$ 400,000	\$ 675,000	Parking Lot			4/10/2020
Totals	Totals	\$ 9,300,000	\$12,023,492	\$ 12,967,825	\$ 841,949	269,930		



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

PROFORMA

	One North	East Adams	Totals
SF	145,035	124,895	269,930
Gross Income			
Gross Potential Income	\$ 1,761,085	\$ 1,577,136	\$ 3,338,221
Vacancy 5.00%	\$ 88,054	\$ 78,857	\$ 166,911
Gross Effective Income	\$ 1,673,031	\$ 1,498,279	\$ 3,171,310
Gross Expenses			
RET	\$ 263,104	\$ 185,713	\$ 448,817
Insurance	\$ 31,988	\$ 44,297	\$ 76,285
Utilities	\$ 528,645	\$ 297,838	\$ 826,483
Repairs	\$ 225,615	\$ 282,061	\$ 507,676
Dues	\$ 500	\$ 1,000	\$ 1,500
Contract Labor	\$ 9,645	\$ 16,045	\$ 25,690
Janitorial	\$ 148,546	\$ 155,067	\$ 303,613
Accounting Fees	\$ 4,375	\$ 1,145	\$ 5,520
Pest Control	\$ 2,000	\$ 2,500	\$ 4,500
Grounds	\$ 18,138	\$ 12,000	\$ 30,138
Management fees 3.00%	\$ 50,191	\$ 44,948	\$ 95,139
Security	\$ 1,500	\$ 2,500	\$ 4,000
Total Expenses	\$ 1,284,247	\$ 1,045,114	\$ 2,329,361
Net Operating Income	\$ 388,784	\$ 453,165	\$ 841,949
RESERVES			
Leasing Commissions \$ 0.40	\$ 58,014	\$ 49,958	\$ 107,972
TI Reserve Replacement \$ 0.50	\$ 72,518	\$ 62,448	\$ 134,965
CAPEX reserves \$ 0.50	\$ 72,518	\$ 62,448	\$ 134,965
Gross Reserves	\$ 203,049	\$ 174,853	\$ 377,902
Net Income	\$ 185,735	\$ 278,312	\$ 464,047



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

RENT ROLL – 1 CAPITAL PLACE --SAMPLE

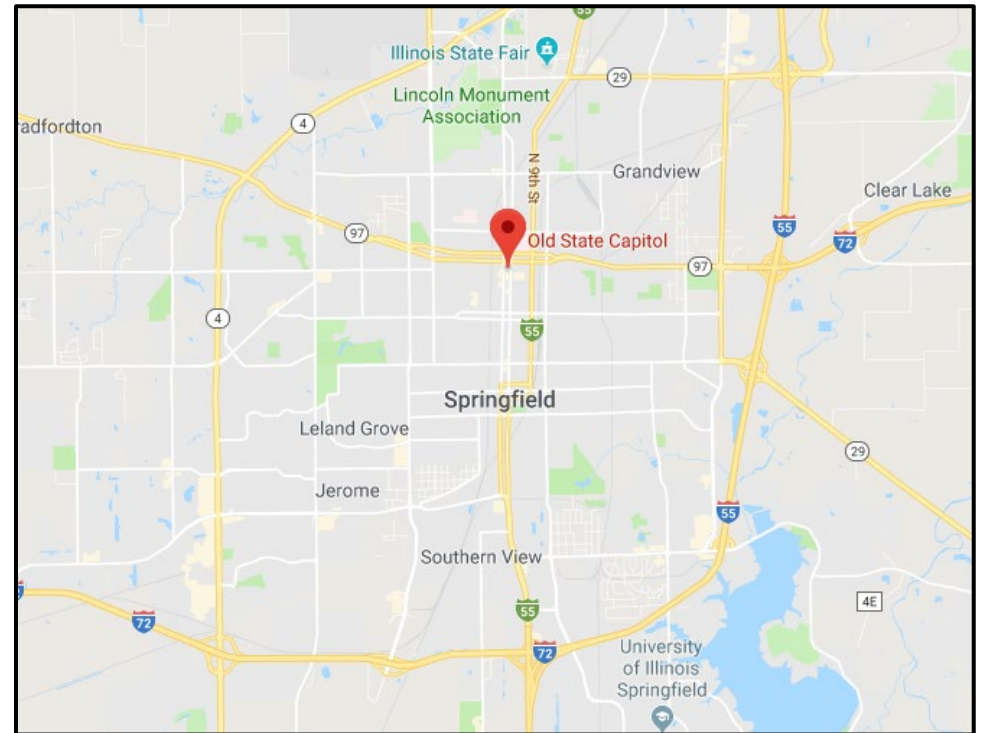
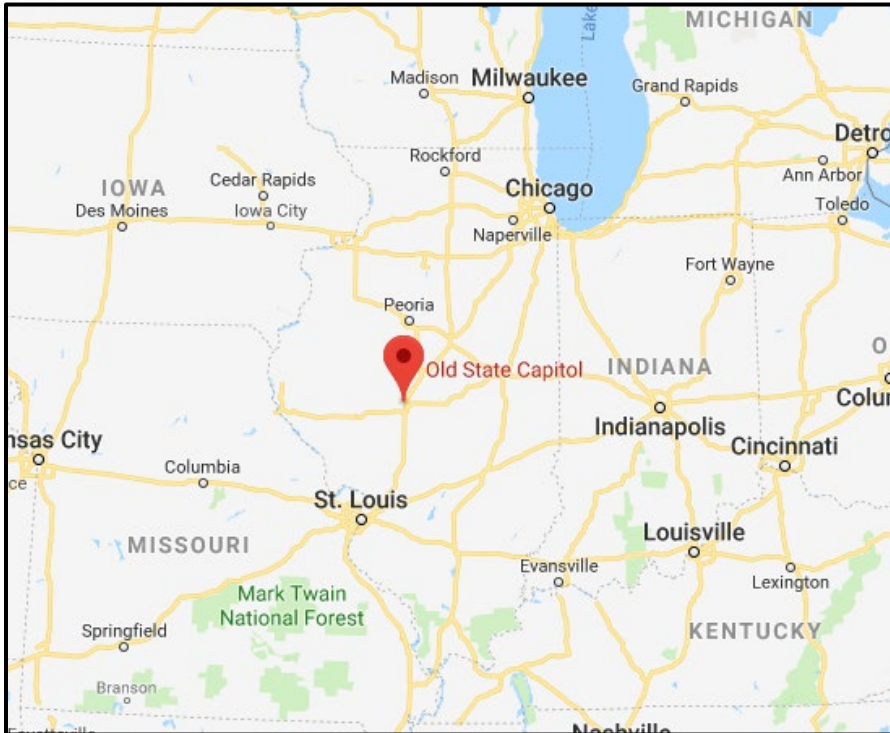
Tenant	Lease Term	Expiration Date	Rentable Sq Ft	% Of Total Sq. Ft.	Rent Per Month	Annual Rent/Sq. Ft.	Annual Rent
Lower Level							\$0
DCFS #6575	9 year	05/31/2023	3,688	2.5%	\$3,842	\$12.50	\$46,100
IL LEC ET	10 year	03/31/2020	500	0.3%	\$250	\$6.00	\$3,000
PNC	10 year	12/31/2022	0	0.0%	\$0	#DIV/0!	\$0
Sorling Storage	5 year	03/31/2021	114	0.1%	\$57	\$6.00	\$684
Mane Station	6 year	02/28/2018	240	0.2%	\$0	\$0.00	\$0
First Floor							
PNC Bank	10 year	12/31/2022	27,626	19.0%	\$33,704	\$14.64	\$404,448.00
Attrium Footage				0.0%			
Vacant/Not Rentable			7,388	5.1%			
Second Floor							
Sorling Law Officers	10 year	03/31/2021	24,359	16.8%	\$26,338	\$12.97	\$316,053
Third Floor							
Production Resources	3 years	09/01/2020	2,100	1.4%	\$2,188	\$12.50	\$26,250.00
Johnson Engineering	7 years	12/31/2019	2,242	1.5%	\$2,433	\$13.02	\$29,190.84
Vacant			3,392	2.3%	\$0	\$0.00	\$0.00
IL Board of Higher Ed	5 Year	03/31/2018	13,600	9.4%	\$13,883	\$12.25	\$166,599.96
Fourth Floor							
DCFS #6058	5 years	05/31/2023	17,588	12.1%	\$18,321	\$12.50	\$219,849.96
McGuire Woods	8 years	08/31/2019	4,858	3.3%	\$7,117	\$17.58	\$85,403.64
DCFS Lease #6575	4 years	05/31/2023	1,131	0.8%	\$1,178	\$12.50	\$14,137.56
Fifth Floor							
Hart Southworth & Witsman	7 years	04/30/2015	3,222	2.2%	\$4,633	\$17.26	\$55,598.40
Illinois LEC ET	10 years	03/31/2020	8,323	5.7%	\$14,052	\$20.26	\$168,624.00
Laborers Annex			3,373	2.3%	\$3,983	\$14.17	\$47,795.40
RSM	5 years	07/31/2020	9,067	6.3%	\$14,779	\$19.56	\$177,350.52
Drive Up Facility							
PNC	10 years	12/31/2022	0	0.0%	\$0		\$0.00
Totals	Total Rentable Sq. Ft.		132,058	91.1%	\$146,757	\$13.34	\$1,761,085
	Tenant Common Area Sq. Ft.		12,977	8.9%			
	Total Sq. Ft.		145,035	100.0%			
	Vacant Rentable Sq. Ft.		4,467				
Total Annual Rental Income							\$1,761,085



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

PROPERTY LOCATION – NORTH OLD STATE CAPITAL SAMPLE



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

PROPERTY LOCATION – The Illinois Building 607 EAST ADAMS STREET



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

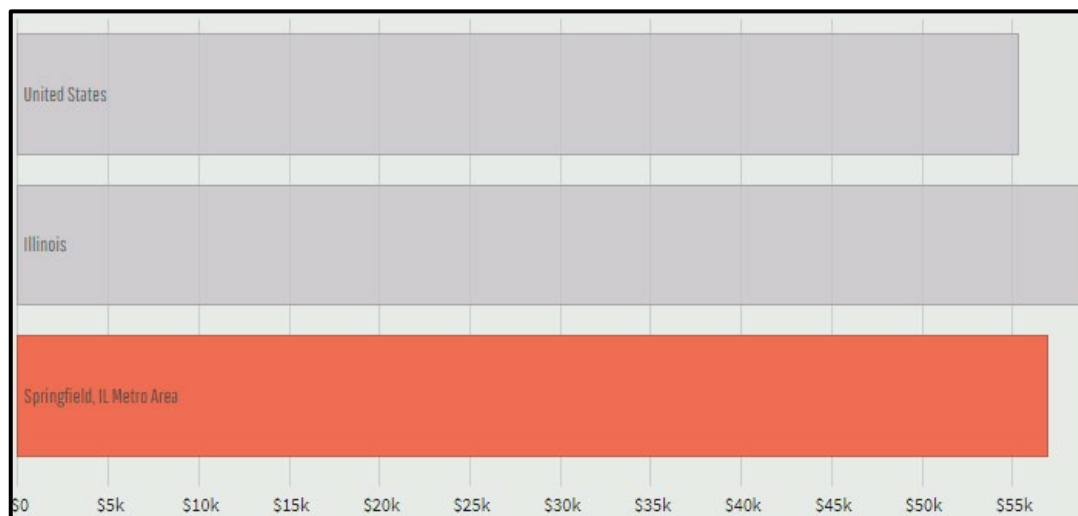
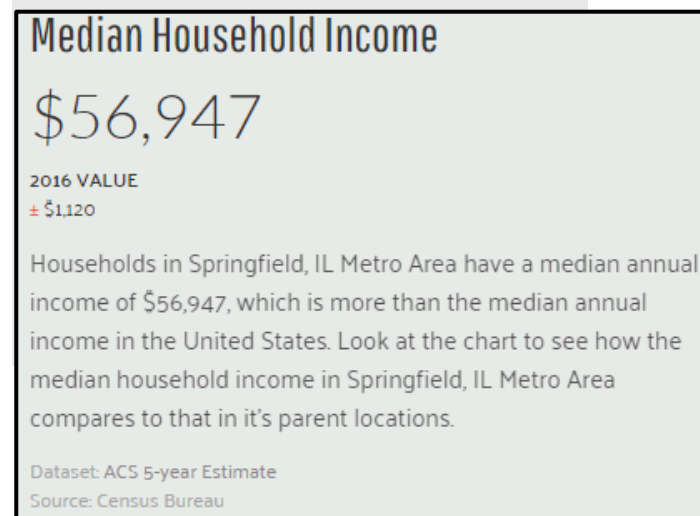
\$1.0 MILLION LOAN PARTICIPATIONS

MARKET OVERVIEW

Springfield is the state capital of Illinois and the county seat of Sangamon County. The city's population of 116,250 as of the 2010 U.S. Census makes it the state's sixth most populous city. It is the largest city in central Illinois. As of 2013, the city's population was estimated to have increased to 117,006, with just over 211,215 residents living in the Springfield Metropolitan Statistical Area, which includes Sangamon County and the adjacent Menard County.

Many of the jobs in the city center around state government, headquartered in Springfield. As of 2002, the State of Illinois is both the city and county's largest employer, employing 17,000 people across Sangamon County. According to the City's 2015 Comprehensive Annual Financial Report, the largest employers in the city are:

#	Employer	# of Employees
1	State of Illinois	17,500
2	Memorial Medical Center	5,854
3	St. John's Hospital	3,096
4	Springfield Public Schools	2,095
5	Springfield Clinic LLP	2,039
6	Southern Illinois University School of Medicine	1,511
7	City of Springfield	1,467
8	BlueCross BlueShield	1,316
9	Horace Mann Educators Corporation	1,063
10	University of Illinois at Springfield	926



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

COMPARABLE LEASE ANALYSIS



Address	City	Tenant Name	Space Type	Transaction SQFT	Transaction Type	Starting Rent (USD) (per year)	Free Rent	Effective Rent (USD) (per year)	Lease Term	Expiration Date
3601 Wabash Avenue	Springfield	Crowe Horwath	Office	5,565		17.50	0 months	17.50	7 years	2024-03-31
7000 Piper Glen Drive	Springfield	Finley Davies	Office	1,625		13.66		13.66	3 years	2019-11-01
3161 West White Oaks Drive	Springfield	GSA (General Services Administration)	Office	2,128	New Lease	20.55		20.55	10 years	2029-04-08
3101 Constitution Drive	Springfield	GSA (General Services Administration)	Office	18,367	New Lease	25.88		25.88	10 years	2029-02-08
1760 Wabash Avenue	Springfield	US Postal Service (USPS)	Office	29,956		19.40		8.88	5 years	2023-04-30



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

COMPARABLE SALES ANALYSIS

DIST	Transaction Date Prop Type	Property Name Address City, State, Postal / CN	sf Yr. Blt/Renov # Bldgs / Flrs	Price (\$m) \$/sf Cap Rate	Owner/Buyer → Broker Seller → Broker Lender (Loan Amt)	Comments
0.3	Sale Sep '16 Office	100 North 9th Street 100 N 9th St Springfield, IL 62701 USA	60,000 sf 1 bldg / 3 flrs	\$4.0 confm'd \$67 /sf	Horace Mann Service Corp from Salvation Army	Office - Sub property; to be Commercial-Industrial; bought for renovation; prior sale: Jul-09 (\$3.4m);
0.4	Sale Oct '14 Office	428 E Carpenter St 428 E Carpenter St Springfield, IL 62702 USA	1 bldg / 2 flrs	\$4.9 approx	Memorial Health System from Robert Posegate	100% occ.; Office - Sub/medical property; Tenants: single tenant -- SIU HealthCare;
2.5	Sale Feb '15 Office	2200 Churchill Rd 2200 Churchill Rd Springfield, IL 62702 USA	108,000 sf 2 flrs	\$6.2 approx \$57 /sf	Kevin & Michael Weiss from Bruce A Swartz Trust Wells Fargo (\$6.2m approx)	Office - Sub property; Tenants: Department of Healthcare Family Service;
3.7	Sale Jul '15 Office	3201 Old Jacksonville Road 3201 Old Jacksonville Road Springfield, IL 62711 USA	25,000 sf 1995 1 bldg / 2 flrs	\$4.1 approx \$162 /sf	Lady of America Inc from Coldwell Banker Private/Other (\$2.8m approx)	Office - Sub property; bought for occupancy;
4.5	Sale Jan '16 Office	3201 Robbins Road 3201 Robbins Rd Springfield, IL 62711 USA	20,706 sf 1 bldg / 1 flr	n/a est	Donna Robbins from Trust 01-024 United Community Bank (\$3.5m approx)	Office - Sub property;
4.7	Sale Mar '18 Office	3500 Wabash Avenue 3500 Wabash Ave Springfield, IL 62711 USA	20,505 sf 1991 1 bldg / 1 flr	\$2.9 confm'd \$141 /sf 9.5% quoted	Government Investment Partners LLC from Siegrist Family Partnership by Marcus & Millichap Town & Country Bank (\$1.7m approx)	Office - Sub property; Tenants: US Agricultural Department;



\$9.3 MILLION FIRST MORTGAGE LOAN(S) ACQUISITION

\$1.0 MILLION LOAN PARTICIPATIONS

BORROWER PROFILE

The Borrowers both operate large construction companies in Springfield.

Robert Egizii operates the largest electrical supply/ installation-company in Springfield.

John Pruitt operates the largest HVAC operator and contractor in Springfield.

Financial statements available upon request,

