

TERM SHEET

Sponsor: Perfecto Capital LLC



OFFERING PROFILE

Perfecto Secure Income Fund, LLC (the "Company"), a Florida limited liability company, was formed for the purpose of providing flexible private funding options for nonconforming residential income-producing real estate to borrowers who may not meet bank standards and need to obtain financing quickly.

INVESTMENT OBJECTIVE:

Our investment strategy is to provide above-market risk-adjusted returns while ensuring protection of principal.

INVESTMENT HIGHLIGHTS:

- **Consistent Income**
- **Recession Resistant**
- **Inflation-Insulated**
- **Limited Correlation to Other Securities**
- **Secured by Hard Assets**

WHY PERFECTO SECURE INCOME FUND, LLC

- **Higher Returns** – Perfecto's private alternative investments offer investors total returns above those provided by traditional fixed income instruments. Like a bond, Perfecto's private financing solutions provide investors with a stated, fixed interest rate and a set maturity date. The financing terms are driven not by market conditions, but by the structure of the loan which are based on the specifics of each individual transaction.
- **Insulated from Market Volatility** – Alternative investments enhance returns and offset volatility in an investor's portfolio. Interest rates for traditional fixed income assets typically have a strong positive correlation to movements in the Fed Funds rate and overall economic conditions. Private lending is NOT interest rate sensitive as returns are NOT driven by market dynamics or the state of the economy.
- **Security** – The Secured Term Certificates will be secured by the assets of the Company pursuant to a Security Agreement and associated filings in connection with the Uniform Commercial Code (UCC).
- **Experience and Track Record** – Collectively, Perfecto's Principals possess over fifty years of experience in the acquisition, development, financing, ownership and management of commercial and residential real estate. Having completed over 500 financing transactions, Perfecto has a solid track record and a strong reputation as a capable and creative financier in the private lending space.
- **Passive Investment** - With our established infrastructure, systems and procedures, our highly capable team of professionals manages all aspects of the process on behalf of our investors, making this a true passive investment where investors reap the benefits of our team's skills and capabilities.
- **Access** - Our private investment fund enables savvy and knowledgeable investors to obtain access to an asset class traditionally reserved for the ultra-wealthy. Perfecto Secure Income Fund is structured to generate strong risk-adjusted returns, reduce overall portfolio volatility and protect investor capital without high investment minimums, lengthy commitment time frames or complicated vetting processes.

OFFERING PROFILE



Securities Offered

Secured Term Certificates



Minimum Subscription

\$50,000



Target Raise

\$50 Million

TERMS

Minimum Investment	Term	Interest Rate
\$50,000	24 Mos.	7.65%
\$150,000	48 Mos.	9.05%
\$350,000	72 Mos.	10.55%*

* An investment of \$500,000 or more will earn an additional 0.5% paid annually on Feb 1 of each year for the previously completed calendar year.

MANAGEMENT

Lukas P. Samuels | Manager/Principal – Lukas P. Samuels is the Co-Founder and Chief Executive Officer for Perfecto Capital, the Managing Member and Sponsor of Perfecto Secure Income Fund. Mr. Samuels brings years of experience, knowledge and expertise as an asset manager, real estate broker and real estate investor to the table in his leadership role at the Company. Mr. Samuels is responsible for overseeing the development of the organization's long-and short-term goals, developing and upholding the company's culture and mission/vision, driving human capital maximization, innovative sales execution and tactical solution implementation.

Patricia Samuels | Manager/Principal – Patricia Samuels is the Co-Founder and President of Perfecto Capital. Mrs. Samuels brings years of experience, knowledge and expertise as an insurance broker, real estate broker and real estate investor to the table in her leadership role at the Company. Mrs. Samuels is responsible for overseeing the development of the organization's long-and short-term goals, developing and upholding the company's culture and mission/vision, driving human capital maximization, assessing, and minimizing risks to the Company, evaluating, and tracking the success of the Company to ensure goals and objectives are achieved and managing the organization's resources.

Stephen D. Weiss | Manager/Principal – Stephen D. Weiss is the Chief Operating Officer for Perfecto Capital. Mr. Weiss brings years of experience, knowledge and expertise as corporate executive, banker, real estate developer and real estate investor to the table in his leadership role at the Company. Mr. Weiss is responsible for the underwriting, oversight and management of the firm's investment portfolio, capital market activities, strategic growth efforts, and overall operations management.

FOR ADDITIONAL INFORMATION OR TO REQUEST A COPY OF THE OFFERING DOCUMENTS, PLEASE CALL 561.990.1884 OR EMAIL US AT INVESTORS@PERFECTOINVESTMENTS.COM.

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This one-sheet is for informational purposes and to gauge potential investor interest. This summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Company's Private Placement Memorandum. The information contained herein is from sources believed to be reliable, however, no representation by Perfecto Secure Income Fund, LLC, either expressed or implied, is made as to the accuracy of any information in this document and all investors should conduct their own research to determine the accuracy of any statements made.