

# High Yield Fund (HYLF) Token

## INVESTOR FACT SHEET



### DESCRIPTION

The F Street Blockchain LLC High Yield Fund (the "Fund") is a private investment fund that provides investors with easy access to a range of real estate assets, stablecoin-assets, and secure asset management and custody. In addition, the broad exposure to real estate assets and lending can reduce inflation risk, due to limited supply and a lower risk correlation to broader traditional financial markets.

### INVESTMENT OBJECTIVE

The fund was established for the purpose of holding a portfolio of real estate and stablecoin-assets that in its composition allow for a consistent yield to be provided to token holders (the "Investors").

### INVESTMENT STRATEGY

The F Street Blockchain High Yield Fund pursues its objective by investing in F Street Lending (the "Lending") and F Street Development (the "Real Estate"), as well as stablecoin-assets.

The fund will provide exposure to F Street's real estate lending services, as well as F Street's real estate development and acquisition projects, and yield-generating stablecoin investments for capital not deployed to either F Street entity.

The Lending provides investment yield from the interest generated from real estate investors that borrow cash to facilitate the purchase and/or rehab of an investment property. While the Real Estate projects will provide yield from the cash flow generated from newly-constructed or acquired real estate assets. The stablecoin exposure will be limited to capital not otherwise being used for either the Lending or Real Estate investments to help generate further yield opportunities.

### TERMS AND KEY FACTS

Offering Structure	Limited Liability Company
Offering Exemption	Regulation D 506(c)
Minimum Investment	US\$5,000
Fund Inception Date	June 1, 2022
Tax Reporting	K-1
Investor Qualification	Accredited (as defined in Rule 501 of Reg D for U.S. investors, and Rule 902 of Reg S for international investors)
IRA Eligible	Yes, from approved providers
Performance Fee	0%
Issuance Date	September 30, 2022
Minimum Asset Hold	2 Years

### SERVICE PROVIDERS

Fund Admin	F Street Blockchain LLC
Transfer Agent	Securitize, LLC
Fund Advisor	Securitize Capital, LLC



## BENEFITS

- **Inflation hedge potential:** Real estate assets are perceived as a potential to hedge against inflation, due to real estate often having a limited supply and the ability to act as a store of value.
- **Diversified exposure to a wide range of real estate assets:** Investors can easily and securely gain exposure to a portfolio of top-tier real estate lending and assets.
- **Hassle-free access to real estate assets:** F Street Blockchain LLC provides easy access to multiple real estate and stablecoin-assets.
- **Secure asset management and custody:** Securitize Capital takes care of the digital asset custody, while ensuring compliance standards are adhered to.
- **No fee tokenized fund:** Compelling no fee proposition and a traditional security structure affords direct exposure in a familiar and accessible format. No performance fee.

## ABOUT F STREET

Founded in 2008, F Street Group invests and maintains ownership stakes in businesses across a number of verticals, including housing, lending, real estate development, hospitality, and blockchain technologies. Our focus continues to be on finding opportunities that maximize returns and wealth creation for our investors.

Our goal has always been to help support and build the communities that we invest in through our businesses. We love the city of Milwaukee, our headquarters, and while we continue to build toward a better future, we've also got our hearts set on expansion to other markets.

## ABOUT SECURITIZE CAPITAL

Securitize Capital is a digital asset management firm offering actively managed, institutional-grade funds providing exposure to cryptocurrencies, emerging asset classes, and potential yield derived from lending activities. Securitize Capital is a subsidiary of digital asset securities leader Securitize, Inc, whose end-to-end platform expands business and investor access to the private capital markets.

## IMPORTANT DISCLOSURES

This is neither an offer to sell nor a solicitation to purchase any security. Investors should carefully consider the investment objectives, risks, charges and expenses of F Street Blockchain LLC High Yield Fund, (the "Fund"). This and other important information about the Fund is contained in the Private Placement Memorandum ("PPM"), which can be requested by visiting [www.securitizecapital.io](http://www.securitizecapital.io) Please read the PPM carefully before investing.

Past performance is not a guarantee of future results. Investing in the Fund involves risks, including the risk that you may receive little or no return on your investment or that you may lose part or all of your investment. The ability of the Fund to achieve its investment objective depends, in part, on the ability of the Adviser to allocate the assets of the Fund effectively. There can be no assurance that the actual allocations will be effective in achieving the Fund's investment objective or delivering positive returns. Current performance may be lower or higher than the performance quoted.



The Fund's interest income may be affected by numerous factors, including but not limited to, investment performance, realized and projected market returns, fluctuations in market interest rates, and other factors. There is no assurance that the Fund's interest income will be sustainable in the future nor is such income guaranteed.

Investors in the Fund should understand that the net asset value ("NAV") of the Fund may fluctuate, which may result in a loss of the principal amount invested. The Fund's investments may be negatively affected by the broad investment environment and real estate assets in which the Fund invests, including the lending rates, housing market, cryptocurrency market, stablecoin supply and demand, prevailing stablecoin interest rates, and other factors. Technical and outright defaults on the part of borrowers may cause the value of the Fund's shares to decrease. Holdings are subject to change without notice. The Fund is not intended to be a complete investment program.

The Fund is advised by Securitize Capital, LLC, which is an indirect majority-owned subsidiary of Securitize, Inc. This material has been distributed for informational purposes only and should not be considered as investment advice or a recommendation of any particular security, strategy, or investment product or be relied upon for any other purpose. Information contained herein has been obtained from sources deemed to be reliable, but not guaranteed. This material represents views as of the date of this publication and is subject to change without notice of any kind.

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#### **Diversification**

There is no guarantee that a diversified portfolio will enhance overall returns or outperform a non-diversified portfolio.

#### **Private Placements**

Private market investments are speculative and considered risky, including potential loss of your investment, and may not be appropriate for every investor. Private investments are generally an illiquid asset class; investors cannot sell their funds when they want to without potentially facing high losses. Any discussion of liquidity is purely speculative.