

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 access to a range of lending services, real estate assets, and asset management and custody. In addition, the broad exposure to real estate assets and lending can help 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 generating potential returns irrespective of market conditions through a portfolio of lending and real estate assets that in its composition allow for potential consistent yields 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").

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.

The lending provides potential 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 provide potential yield from the cash flow generated from newly-constructed or acquired real estate assets.

TERMS AND KEY FACTS

Offering Structure	Limited Liability Company
Offering Exemption	Regulation D 506(c)
Minimum Investment	US \$5,000
Fund Inception Date	July 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	October 31, 2022
Minimum Asset Hold	2 Years

SERVICE PROVIDERS

Fund Admin	F Street Blockchain LLC
Transfer Agent	Securitize Markets
Fund Advisor	Securitize Markets



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 more easily gain exposure to a portfolio of top-tier real estate lending and assets.
- **Easier access to real estate assets:** F Street Blockchain, LLC provides easier access to diversified real estate assets through the HYLX token issuance.
- **Secure asset management:** Securitize Markets will handle the digital asset management, while ensuring compliance standards are adhered to.
- **Tokenized fund:** Compelling blockchain investment structure affords direct exposure to familiar real estate assets with no additional 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.

IMPORTANT DISCLOSURES

Securities are offered through Securitize Markets, LLC, ("Securitize Markets") a registered broker-dealer and member FINRA/SIPC. Neither Securitize Markets, nor any of its affiliates provide any investment advice or make any investment recommendations to any persons, ever, and no communication through herein or in any other medium should be construed as such. Securities offered on the Securitize Markets ATS have not been registered under the Securities Act of 1933 and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements.

Assets listed herein, such as digital assets or tokens using blockchain, are speculative, involve a high degree of risk, are generally illiquid, may have no value, have limited regulatory certainty, are subject to potential market manipulation risks and may expose investors to loss of principal. Blockchain investing involves a degree of risk that can be different from traditional markets. These risks include, but are not limited to, risk of regulatory uncertainty, market adoption, market manipulation, market exiting, price volatility and security risk.



Investments in private placements, start-up investments in particular, are also speculative and involve a high degree of risk. Investors must be able to afford the loss of their entire investment. Eligibility to buy and sell securities on the Securitize Markets ATS is determined by Securitize Markets in its sole discretion. Offers to sell, or the solicitations of offers to buy any security can only be made through official offering documents that contain important information about risks, fees and expenses associated with the applicable securities available for trading on the Securitize Markets ATS. Investors should conduct their own due diligence, not rely on the financial assumptions or estimates displayed herein, and are encouraged to consult with a financial advisor, attorney, accountant, tax advisors, and any other professional that can help you to understand and assess the risks associated with any investment opportunity.

Past performance is not indicative of future results. There is no guarantee that a diversified portfolio will enhance overall returns, outperform a non-diversified portfolio, or prevent against loss.

Diversification

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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.