



TIME EQUITIES INC.

TEI QUARTERLY DEBT FUND

BY TIME EQUITIES SECURITIES LLC



***BUILT FOR INCOME.
DESIGNED FOR LIQUIDITY.***

This is neither an offer to sell nor a solicitation of an offer to buy the securities referenced herein. The offering of membership units in TEI Quarterly Debt Fund LLC (the "Company" or the "Fund") is made only by a Confidential Private Placement Memorandum of the Company (the "Memorandum"). You must read the entire Memorandum in order to fully understand the risks related to the purchase of units in the Company. The information set forth herein is not indicative of future performance and there is no assurance that the Company will experience similar returns. Time Equities Inc. and Time Equities Securities LLC are affiliates under common ownership and control. Securities offered through Time Equities Securities LLC, a Member of FINRA.

THE OFFERING

The Fund will provide ongoing quarterly distributions to Investors based on a Quarterly Distribution Rate.

Distributions are calculated on Capital Contributions times the stated Quarterly Distribution Rate. Investors shall have the option to redeem their investment after the first full calendar quarter after a Capital Contribution is funded.

TEI LLC shall guarantee the quarterly stated return distributions and repayment of one hundred percent (100%) of capital contributions made to the Fund.

USE OF THE PROCEEDS

The proceeds shall be used to make a loan to a newly formed LLC (the "Primary Borrower") managed by Francis Greenburger and Robert Kantor. The Primary Borrower may use the proceeds to make loans to Affiliates of Time Equities, Inc. ("TEI") for working capital needs and/or to pay offering expenses. For purposes hereof "Affiliates" are entities owned, in whole or in part, and/or controlled by Francis Greenburger, TEI LLC or TEI.

Affiliates of TEI own a wide range of Properties including, but not limited to industrial, retail, residential, office and special-use properties located throughout the world, renewable and sustainable energy projects, mortgage loans, unsecured and secured loans, subordinate/mezzanine loans and private equity investments.

FUND OBJECTIVES*

The principal objectives of the Fund will be to:

1. Preserve the Members' capital investment;
2. Provide the Members with the Stated Return from loan payments generated from Qualified Borrowers; and
3. Provide liquidity for return of Invested Capital by allowing Members to redeem all or part of their Unreturned Capital Contributions.

OFFERING HIGHLIGHTS

SIZE:

Up to \$100,000,000, however, may be increased up to \$300,000,000 at the Manager's sole discretion.

MINIMUM INVESTMENT:

Five (5) Units (\$5,000/unit) or \$25,000. Reduced amounts permitted at discretion of Sponsor.

QUARTERLY DISTRIBUTION RATE:

1. Effective July 1, 2026 and expiring June 30, 2027, the minimum Stated Return for Investors shall be 6.5% per annum, irrespective of adjustments that may otherwise apply based on the Three (3) Month US Treasury (the "3 Month UST") plus one hundred and fifty (150) basis points;
2. Thereafter, the Quarterly Distribution Rate shall adjust on the first business day of each calendar quarter. The Quarterly Distribution Rate shall be equal to the Three (3) Month US Treasury (the "3 Month UST") plus one hundred fifty (150) basis points.

REDEMPTION RIGHTS:

- Redemptions are not permitted during the first calendar quarter after a Capital Contribution is funded.
- The first \$10,000,000 of redemption requests in each calendar quarter are not subject to the redemption caps described below.
- Subject to a rolling aggregate cap on the amount of redemptions funded in any particular quarter of 6.25% and 25% during each calendar year.
- Redemptions shall be made in the order of receipt of the Redemption requests until the applicable cap is met with future Redemptions made on a quarterly basis until all of the Redemption requests have been satisfied.

INVESTOR REPORTING:

- Bi-annual performance reports
- Audited year-end financial statements
- K-1 Tax Form

*There can be no assurance these objectives will be achieved. Affiliates of the fund will receive an annual servicing and distribution fee equal to up to 1.50% of the capital contributions to the fund. Time Equities Inc. and Time Equities Securities, LLC are affiliates under common ownership and control. This offering is made through Time Equities Securities, LLC. A member of FINRA.

ABOUT TIME EQUITIES INC.

Founded in 1966, Time Equities, Inc. ("TEI") is a diversified investment, development, asset and property management, licensed real estate brokerage, and alternative energy company that has been in business for nearly 60 years.

The TEI portfolio includes approximately 44 million square feet of residential, industrial, office and retail property including about 6,000 multi-family apartment units and 2 million square feet of various property types in stages of pre-development and development.

With 345 properties across 37 states, Anguilla, Canada, Germany, Italy, the Netherlands, and the UK, the TEI portfolio benefits from a diversity of asset types and alternative energy investments. TEI has a variety of market concentrations in the Northeast, Southeast, Midwest and West Coast of the U.S., and new markets around the world are always being evaluated.



VERTICALLY INTEGRATED (IN-HOUSE) CAPABILITIES INCLUDE:

	1031 LIKE-KIND EXCHANGES		PROPERTY MANAGEMENT		DEVELOPMENT
	ACQUISITIONS		ACCOUNTING		DEBT FINANCE
	ASSET MANAGEMENT		RENEWABLE ENERGY		LEGAL
	INVESTOR RELATIONS		SUSTAINABILITY		INSURANCE
	EQUITY CAPITAL MARKETS (ECM)		BROKERAGE SALES & LEASING		MARKETING

CHAIRMAN'S MESSAGE

Time Equities Inc. appreciates your consideration of our offerings and look forward to building a long term relationship. For nearly six decades through many economic cycles, we have focused on diversified portfolios, disciplined acquisitions, financings, and long term ownership.

Real estate markets have always been cyclical, substantial, and we are willing to say "no" until a compelling investment opportunity presents itself. However, no investment can pick only winners and the markets have a mind of their own. Our dedicated team supports every stage of the investment from acquisition, asset management to disposition, guided by one principal: Cover the downside and the upside will take care of itself.

We welcome your inquiries and look forward to partnering with you.

Sincerely,

FRANCIS GREENBURGER
CHAIRMAN AND CEO



RISK FACTORS

PRIMARY RISK FACTORS INCLUDE (BUT ARE NOT LIMITED TO):

- This investment involves a substantial degree of risk, should be considered speculative, and an investor may lose their entire investment;
- No public market exists for the investment units (shares) and it is highly unlikely that any such market will ever develop;
- Substantial restrictions exist upon the transfer of shares;
- Lack of liquidity;
- Use of leverage, uncertainty as to the amount and type of leverage to be used, and a lack of any binding financing commitments;
- The Fund may only have limited diversification as to the type of loans it makes;
- Risks associated with investing in commercial real estate, including potential environmental risks;
- Potentially complex tax consequences;
- The manager is a newly formed entity. The managing members of the manager are Francis Greenburger and Robert Kantor;
- The Fund is a newly formed business with no history of operations and only limited assets;
- Substantial fees payable to the Manager and affiliates; and
- Potentially significant conflicts of interest exist involving the manager and its affiliates.

Please review the full PPM for complete risk factors, fees, suitability standards and disclosures.

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INVESTMENT IN THE UNITS INVOLVES A HIGH DEGREE OF RISK AND IS ONLY FOR PERSONS OF SUBSTANTIAL FINANCIAL MEANS AND WHO ARE ABLE TO AFFORD THE RISK OF INVESTMENT (SEE SUITABILITY STANDARDS AND RISK FACTORS TO BE CONSIDERED). PROSPECTIVE PURCHASERS SHOULD CAREFULLY CONSIDER THE RISK FACTORS AND POTENTIAL CONFLICTS OF INTEREST SET FORTH IN THE MEMORANDUM BEFORE SUBSCRIBING TO PURCHASE A UNIT.

CONTACT INFORMATION

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