



TIME EQUITIES INC.

To: TEI Investors

From: Francis Greenburger, Robert Kantor, David Becker, Alexander Anderson, Jack Goldberg, and Richard Viest

Date: July 10, 2024

RE: **New Offering: TEI Quarterly Debt Fund LLC**

Dear Valued Investors and Partners,

We are delighted to announce the launch of the TEI Quarterly Debt Fund LLC (the “**Fund**”), a TEI sponsored investment opportunity, structured as a \$100,000,000 debt offering that provides investors with an attractive short-term yield and the ability for investors to access liquidity on a quarterly basis (subject to certain limitations as set forth in the PPM).

This offering is designed to complement and expand on the existing TEI sponsored investment platform which also includes a range of diversified real estate funds (designed for tax advantaged income and growth), custom 1031 exchanges into single assets (also available for direct investment) and short-term debt offerings. We are hopeful that you will agree that this offering is a strong complement to the TEI investment opportunities.

This offering remains consistent with TEI’s investment philosophy to respond to the financial needs of our investors and investment partners, whom we continue to access for regular feedback.

Fund Highlights:

1. 7.00%* per annum interest distributions until 12/31/24, paid quarterly;
*WE ARE PLEASED TO OFFER YOU AN INCREASE FROM 7% TO 8% STATED RETURNS PER ANNUM ON A PRO RATA BASIS FOR THE REMAINDER OF THE YEAR IF A DEPOSIT IS MADE BEFORE SEPTEMBER 30, 2024;
2. Commencing January 1, 2025, the Quarterly Distribution Rate adjusts on the first business day of each calendar quarter based on the 3 Month US Treasury Bill plus 150 basis points (1.50%);
3. Minimum Investment Amount: \$25,000 (Accredited Investors Only). Reduced amounts are permitted at the Manager’s sole discretion.
4. Redemptions: Investors have the option to redeem after the first full calendar quarter following the date their investment was accepted by the Fund. Redemptions are expected to be paid within 45 days of the Fund receiving a redemption request. In aggregate, redemptions are capped at 6.25% of the Fund's total Unreturned Capital Contributions per calendar quarter and 25% per calendar year. Redemptions are made on a first come, first served basis and early redemptions are not permitted prior to the end of the first full calendar quarter after an investment is accepted by the Fund; and

5. TEI LLC has guaranteed the quarterly stated return distributions and the full repayment of 100% of the capital contributions made to the Fund.

The full terms and conditions of this offering are set forth in the Private Placement Memorandum for the TEI Quarterly Debt Fund LLC dated May 29, 2024 (as may supplemented, the “PPM”). Unless otherwise defined herein, capitalized terms used herein shall have the meanings assigned to such terms in the PPM.

Next Steps:

Please let us know if you would like to receive the TEI Quarterly Debt Fund LLC PPM and subscription paperwork and contact us if you have any questions. Thank you for your continued trust and partnership. We look forward to discussing how the TEI Quarterly Debt Fund LLC aligns with your investment objectives.

If you have any questions, please contact us at 212-206-6176.

Sincerely,

Alexander Anderson
Senior Director
Time Equities Inc.
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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.