



# TIME EQUITIES INC.

To: TEI Investors and Investment Partners

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

Date: January 1, 2026

RE: **Introductory Offering Announcement: TEI Quarterly Debt Fund LLC**

Dear Valued Investors and Partners,

The TEI Quarterly Debt Fund LLC is a \$100,000,000 private debt offering that provides investors with a short-term yield and the ability for investors to access liquidity on a quarterly basis (subject to certain limitations as set forth in the Memorandum for the TEI Quarterly Debt Fund LLC, dated May 29, 2024, as amended by that First and Second Addendums [collectively the “Memorandum”]).

This offering is designed to complement and expand on the existing TEI sponsored investment opportunity platform which includes a range of diversified real estate funds (designed for tax advantaged income and growth), customized 1031 exchanges and direct investments into single assets and now private debt offerings. We are hopeful that you will agree that this offering is a strong complement to TEI's investment platform and 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. Effective July 1, 2025, and expiring June 30, 2026, the minimum Stated Return for Investors shall be 7.00% per annum, paid quarterly, irrespective of adjustments that may otherwise apply based on the 3 Month UST plus 150 basis points (1.50%).
2. Minimum Investment Amount: \$25,000. Reduced amounts are permitted at the Manager's sole discretion. Only Accredited Investors are permitted to invest in the TEI Quarterly Debt Fund LLC.
3. Redemption Rights:
  - a. Investors have the option to redeem on a first-come, first serve basis after the first full calendar quarter following the date their investment was accepted by the Fund.
  - b. In aggregate, redemptions are capped at 6.25% of the Fund's total Unreturned Capital Contributions per calendar quarter and 25% per calendar year.
  - c. The quarterly redemption caps, however, shall not apply to the first \$10,000,000 of redemptions each quarter, thereafter the redemption caps described above shall apply.
4. TEI LLC has guaranteed the quarterly stated return distributions and the full repayment of 100% of the capital contributions made to the Fund.



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The full terms and conditions of this offering are set forth in the Memorandum. Unless otherwise defined herein, capitalized terms used herein shall have the meanings as set forth in the Memorandum.

## Next Steps:

Please let us know if you would like to receive the TEI Quarterly Debt Fund LLC Memorandum 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.  
[aanderson@timeequities.com](mailto:aanderson@timeequities.com)

*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.*

*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.*