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About Us

The Oregon Fund is a Limited Partnership formed to allow investors a platform to invest in high-yield, private money promissory notes secured by trust deeds on real estate.

THE OREGON FUND caters only to Oregon investors seeking to make investments within a pool of several loans to different borrowers, diversifying their investment, much like investing in a mutual fund with a pool of stocks, vs. one stock. The Oregon Fund's Limited Partners enjoy a hands-off, hassle-free platform, while The Oregon Fund General Partner attends to the details.

THE GENERAL PARTNER is PacWest Funding, Inc., doing business as Precision Capital. PacWest Funding's CEO is Kevin Simrin. Kevin has been in the real estate and lending industry for over three decades. It is his thorough understanding of the industry and his personal knowledge and expertise as a private money lender that allows The Oregon Fund investors to make informed decisions and maximize their portfolio.

WORKING WITH KEVIN as the General Manager of PacWest Funding, Inc. is Pam Hoepfl. Pam's decades of experience in lending and private money investments round out the leadership team. Pam and her team work with investors to find out what types of investments appeal to them and to achieve the desired goals for their portfolio. Pam and her team understand that there is no one-size-fits-all solution, and they work with investors to make sure they understand all of the details of The Fund. In addition to Pam's role in The Fund, she is also the Director of Capital of Precision Capital. Precision Capital is the loan origination arm of PacWest Funding, Inc. Assisting Pam daily is Rachel Ingle, Investor Relations.

The Oregon Fund offers its investors quality loans that are typically originated, underwritten and serviced in house.

THE OREGON FUND TEAM is committed to helping the Limited Partners in The Fund earn above-market returns on their investments within a diversified, conservative and disciplined platform.



Kevin Simrin
GENERAL PARTNER



Pam Hoepfl
DIRECTOR OF CAPITAL



Rachel Ingle
INVESTOR RELATIONS

Our Investment Model

The following outline describes the investment model that The Oregon Fund offers to Oregon investors.

THE WAY IT WORKS

The Oregon Fund, “The Fund,” allows investors (hereafter “Limited Partners”) that are Oregon residents the ability to purchase units in The Fund. Each unit is \$25,000 and the minimum purchase is one unit. Each Limited Partner may own a different number of units, including fractions of units, once the one-unit minimum is achieved.

The loans acquired by The Fund are selected by the General Partner within the guidelines detailed in the offering documents.

The General Partner provides all Limited Partners with an earning statement for the previous period on a monthly basis.

Limited Partners may elect to receive their distribution monthly via electronic deposit or may select the growth option, where earnings are retained by The Fund and automatically reinvested on their behalf.

LIMITED PARTNER OBLIGATIONS

The Limited Partner should seek competent legal, accounting and tax advice to ensure that an investment of this type is right for them.

The Limited Partner should also review The Oregon Fund Offering Circular, Limited Partnership Agreement and Subscription Agreement carefully. It is these documents that detail the financial arrangements and risks.



GENERAL PARTNER RESPONSIBILITIES

The General Partner accounts for The Fund, loans originated, screened and underwritten by Precision Capital or others that meet the stated objective of The Fund. All loan underwriting includes:

- Credit review
- Valuation of property
- Financial analysis
- Analysis of borrower’s ability to repay loan
- Confirmation that the promissory note is secured by a trust deed on the property

The General Partner services all loans. Its servicing includes, but is not limited to:

- Receipt and accounting of all payments
- Receipt and accounting of all escrow funds for taxes and insurance
- Ensure all property taxes are paid to the appropriate municipality
- Ensure fire insurance is in effect on all improved properties with The Fund additionally insured
- Follow standard protocol for delinquent payments
- Manage foreclosure and property disposition if directed by the General Partner
- Provide payoff information on loans
- Complete monthly accounting

The General Partner is responsible for Fund compliance, including:

- Having federal and state income tax returns prepared timely by an outside accounting firm
- Provide all Limited Partners the appropriate tax documents on an annual basis
- Maintain entity registration with required government entities

THIS IS A BRIEF OUTLINE of The Oregon Fund. All Limited Partners should carefully review the offering documents prior to investing. To learn more about The Oregon Fund, contact our team at 541-485-2223 or Investments@PrecisionCapital.net.

Financial Illustration

ASSUMPTIONS FOR ILLUSTRATION

- Let's say The Fund has 100 Limited Partners that each own one \$25,000 unit, with the total capital in The Fund being \$2,500,000 ($\$25,000 \times 100$). Therefore, each Limited Partner owns 1% of The Fund. (The Limited Partners interest does not have to be equal and won't be.)
- The Limited Partnership Agreement authorizes the General Partner to acquire loans secured by trust deeds. Therefore, The Fund has a portfolio of loans that it owns. As loans pay off, the portfolio gets replenished as the General Partner acquires more loans. While it is optimal to have 100% of the invested funds invested in acquired loans, The Fund maintains funds in a "loss reserve" not invested in acquired loans. Those funds are held in an FDIC insured, non-interest-bearing bank account to cover loan losses and other expenses.
- The General Partner's Servicing Department will distribute available funds to the Limited Partners on the 15th of the month for earnings in the previous period. Available funds are the funds that the General Partner authorizes to be dispersed to Limited Partners after deduction for 1) any anticipated Fund costs and 2) funds held in the loss reserve.

THE MATH

- Let's say in month one The Fund collected \$16,666.00 in income after the General Partners compensation and Servicing fees. That's a 8% return ($\$2,500,000 \times 8\% = \$200,000 / 12 \text{ months} = \$16,666.00$).
- Let's say the General Partner holds back \$2,500 to place in the loss reserve. That leaves available funds to be distributed of \$14,116.00. If you own 1% as illustrated above, you would get approximately \$141.66 for that month.
- As previously stated, each Limited Partner has the option at the time they subscribe to The Fund to designate their monthly distribution be sent to their bank account via electronic deposit or automatically be reinvested in The Fund.

PLEASE REVIEW The Oregon Fund offering documents prior to investing. If you have any questions, please contact our team at 541-485-2223 or Investments@PrecisionCapital.net.

Investment Types

The General Partner of The Oregon Fund carefully screens all loans that it acquires for The Fund. Enclosed you will find some types of loans that The Fund might purchase from Precision Capital, which underwrites and originates the majority of the loans The Fund acquires.

To diversify its portfolio and maximize returns, The Oregon Fund acquires loans of all types, which are always secured by real estate.

- Residential
- Residential investment
- Commercial
- Condos
- Retail
- Bare land
- New construction
- Subdivisions
- Infrastructure
- Farm
- Storage Units



Multi-Family Units



Residential Properties



Gas Stations



New Construction



Storage Units



Commonly Asked Questions

Below are some frequently asked questions regarding The Oregon Fund. If you have further questions feel free to contact our team at 541-485-2223 or Investments@PrecisionCapital.net.

Q How many Limited Partners can be in the Limited Partnership—or “The Fund”—as you call it?

A The Fund could have hundreds of Limited Partners. However, it's likely when The Fund reaches its current subscription limit of \$100,000,000.00 maximum there will be far fewer Limited Partners as some Partners may own several units. Keep in mind, the number of Partners doesn't affect your return as your return is based on the percentage of The Fund you own.

Q What is my financial commitment?

A The minimum commitment is \$25,000. The maximum is \$100,000,000. Heck, if you invest \$50,000,000 Pam may even give you a toaster!

Q When do I deposit my funds?

A At the time you subscribe to be a Limited Partner by executing a Subscription Agreement, it should be noted that, while your funds have been deposited, they do not move from a non-interest-bearing “Subscription Account” to The Fund until the General Partner has accepted your Subscription Agreement by counter-signing it.

Q How many different loans secured by real estate will The Fund own?

A It depends. The General Partner will seek to buy promissory notes secured by trust deeds up to the current subscribed amount of The Fund, which is \$100,000,000.00. The average loan amount is roughly \$350,000. Keep in mind that is just an average. Some loans will far exceed that average and others may be significantly less.

Q What will my return be?

A The return to the Partners is dependent on the interest rate and payment performance on the loans acquired by The Fund. The goal of the General Partner for The Fund is to maximize Partners returns while protecting their principal. The General Partner expects acquired notes to be in the 9.5-12% annual interest rate range, which represents about 7-9% to The Fund after fees. This is assuming no loss or defaults, which may occur.

It should be noted while there may be higher interest rate notes available to purchase, they often carry more risk than the General Partner would accept. The offering documents detail The Fund's past performance.

Q Who picks what loans The Fund buys?

A The General Partner, who also is a Partner in The Fund.

Q How do the General Partner and the servicing company get compensated for their work?

A The General Partner receives an amount equal to 1.5% annual interest rate as borrower payments are received for managing The Fund. For servicing the loan, Precision Capital's Servicing Department retains .75% (or 1.25% if it's a construction loan with draws) of the annual interest rate as the borrower makes their payments.

Therefore, a loan with an annual interest rate to the borrower of 11.5%, nets The Fund 9.25% (11.5% - (1.5% + .75%)) after fees to the General Partner and the servicing company.

The origination and processing fees for loans that are originated by Precision Capital are paid by the borrower, not The Fund.

Q Does The Fund have other expenses?

A There could be legal fees in the event a note owned by The Fund needs legal intervention. An annual accounting fee is charged for the services of a CPA to prepare the tax return. These expenses are deducted from revenue prior to Partner distributions. (See the Financial Illustration on the previous pages.)

Q When do I get the earnings on my investment?

A Partner distributions are distributed via direct deposit on a monthly basis unless you direct the General Partner to reinvest your distributions automatically. This option is available in the offering documents if you decide to reinvest.

Q When it comes time to file my taxes for the year, what documentation will I get?

A The General Partner will facilitate having the Partnership's tax return completed by an outside accounting firm. Once the return is completed, each member will get a K-1 form showing their income to be reported to the IRS by March 15th following each calendar year. It's important to note that, consistent with IRS rules, the K-1 will show your total earnings, whether you were distributed the earnings or not.



You mention loss reserves. What is this?

A As with any company, The Fund will set aside reserves to cover unplanned expenses. The General Partner will establish a loss reserve account with some of the Partnership's earnings. The amount of cash allocated to loss reserves out of earnings is reported on the Partner's K-1 as their percentage of ownership.



Can I sell my investments or gift it to a family member?

A Yes, however any transfer must be approved by the General Partner as detailed in the Limited Partnership Agreement.



If I want to withdraw from The Fund and get my money back how does that work?

A The Limited Partnership Agreement allows for withdrawal after 12 months. While withdrawal is allowed, the units are a long-term investment; if you want your funds liquid this model is not for you. You can review the withdrawal guidelines in section 9 on page 16 of the Limited Partnership Agreement.



What is my security?

A When you invest in the Limited Partnership, your funds are being used to purchase promissory notes secured by real estate. This security is documented with a Trust Deed on the property and recorded with the County Recorder in the county the property resides. In instances where there are liquid funds in a subscription account, those funds are kept in a FDIC insured, non-interest-bearing Subscription Account.



Can I use my IRA to invest in The Oregon Fund?

A Yes, and many do, using a custodial company or an IRA LLC. Check with your custodial company for their individual requirements.

If you have other questions and would like a private consultation, please contact our team at 541-485-2223 or Investments@PrecisionCapital.net.

What Investors Have to Say

Here is what some investors in Precision Capital, the loan origination and servicing company for The Oregon Fund, have to say about their experience in investing ...

"Their conservative approach is the key to our success in investing. We've owned rentals for years and it was never-ending hard work on our part. We appreciate that Pam takes care of getting the qualified buyers, managing the loans, and we simply collect the checks."

—David & Loretta Smith, Investors since 1981

"Anymore it is hard to find a business that deals with people instead of call centers. I like that I can come in or call Pam anytime. To me that's real service."

—Doris Sinclair, Investor since 1979

"I trust them with my hard-earned money and to me, that peace of mind is priceless. If you can make money while you are sleeping, it is all good!"

—Ron & Loraine Byers, Investors since 1978

"Rather than manage my own real estate, I let them take care of it all. I like not having to carry a hammer in my back pocket."

—David Capps, Investor since 1981

"I like not thinking about my investments. Pam and her team take care of all the accounting, payments and deposits. This allows us to worry less and travel more!"

—Bill Gross, Investor since 1998

"I told him, 'You better not lose my money.' So far, so good!"

—Helen Simrin, Kevin's mom since 1964

**Whether the investors are new
—or our mothers—
we watch out for them.**



541-485-2223 | Investments@PrecisionCapital.net

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