

BSTN FUND ONE

A Private Real Estate Income Fund

bstnfund.com

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CALLING ALL ACCREDITED INVESTORS! – BSTN Fund One will be open for investment beginning September 1, 2025, for a limited time only. This investor-first fund offers competitive, risk-adjusted returns via private hard-money lending, with all investments fully collateralized by real estate located in the United States. Contact BSTN Capital, LLC or visit bstnfund.com to secure your investment today.

8%
Preferred Return

Investors Paid
First
Each Quarter

50%
Profit Sharing
over 10%

Less than
75%
Loan-To-Value

Quarterly
Cash
Payments



Learn More

A PRIME FIT FOR ACCREDITED INVESTORS INTERESTED IN:

- Diversified exposure to real estate markets across the United States
- An income-focused investment offering consistent cash flow
- Stock market diversification
- Assets secured by first-position mortgage notes and deeds of trust
- Higher yield investments that correlate positively with interest rates

FUND HIGHLIGHTS - UNLOCK THE POWER OF YOUR SAVINGS THROUGH REAL ESTATE

- The Fund targets competitive, risk-adjusted returns for accredited investors by making short-term loans secured by in-demand real estate.
- The underwriting process focuses on the economics of the underlying property securing the loan in addition to the borrower, which minimizes default risk and ensures a loan is self-supported.
- Distributions are investor-first, meaning the investors get the first share of net profits before the manager takes a fee, aligning management's incentives with those of the investor.
- Profits from interest income are distributed each quarter via cash payments.
- A fully hands-off investment, with all operations handled by the manager.
- \$50,000 minimum investment.

This brochure does not constitute an offer to sell, or a solicitation of an offer to buy, any interests in BSTN Fund One, LLC, and is not intended as investment advice. Any offering of securities or solicitation in connection with the sale of securities will be made pursuant to offering documents, including a private placement memorandum, and will be subject to verification that any interested purchaser meets the definition of an accredited investor as promulgated under the Securities Act of 1933. Investing in private real estate funds and notes secured by real estate has certain inherent risks, which could result in the loss of some or all of your principal investment. Financial targets or expected returns stated herein are estimated predictions of performance only. Such targets or returns, in addition to any stated historical returns, are not an indicator of future performance or results. The Fund can in no way guarantee or warrant specific profitability results. Consult your tax advisor or financial advisor before investing. Please see the Fund's offering documents for full details and disclosures before any investment can be made.

INVESTMENT THESIS

- The current banking system focuses on long-term, traditional loans and underserves a large segment of potential borrowers.
- The private mortgage industry provides flexible, short-term alternatives to traditional loans. By looking at the collateral property in addition to the borrower, experienced operators are able to gain valuable capital for renovations, bridge loans, investing in a business, refinancing existing debt, or to flix-and-flip property.
- Drawing on more than a decade of collective experience in the industry, the Fund applies a proven underwriting process focusing on the economics of the underlying property. The property provides the security and collateral for the loan, and cash is generated via monthly loan payments.
- Investors are protected by the value in the property, secured with a first-position mortgage note and deed of trust to the real property against which the loan is valued. If a loan defaults, the property is sold.
- Loans generally do not exceed 75% loan-to-property-value, protecting investors' principal from market downturns and ensuring properties can be turned over quickly if necessary.
- A diverse portfolio of residential, multi-family, commercial, and industrial real estate across the pre-development, development, construction, value-add, and operational stages is intended to provide stability and consistent performance over time.

BSTN FUND ONE OVERVIEW

Offering Overview:	BSTN Fund One, LLC, a Florida limited liability company, (the “ Fund ”), will raise money through this Offering of Membership Interests (i) to make, purchase, originate, fund, and/or otherwise invest in business purpose loans secured by interests in real or personal property located throughout the United States; secondarily to (ii) acquire, manage, remodel, develop, lease, repair, sell, and/or otherwise invest in real property located throughout the United States; and opportunistically to (iii) invest in other private funds that target or invest in loans or real property within the United States.
Offering Amount:	The maximum aggregate amount of the offering is \$20,000,000, and the minimum investment amount per investor is \$50,000, though the manager can override those limits.
Offering Date:	Beginning September 1, 2025, upon approval of the Confidential Private Placement Memorandum for this Fund offering (the “ Memorandum ”).
Offering Type:	The Fund is making a “best efforts” offering of unregistered private membership interests in compliance with Rule 506(c) of Regulation D of the Securities Act of 1933.
The Manager:	The Fund will be managed by BSTN Capital, LLC, a Florida limited liability company. The Manager will receive fees and compensation for managing the Fund as specified under Distributions below.
Distributions:	Net Profits shall be distributed Quarterly as follows: <ol style="list-style-type: none"> 1. 100% of Net Profits shall be distributed to the Members on a pro-rata basis, until the Members have received an annualized rate of return of 8% calculated to the end of the most recent (prior) quarter, being the Preferred Return; thereafter, 2. 100% of Net Profits shall be distributed to the Manager, until the Manager has received an annualized rate of return of 2%, calculated to the end of the prior quarter; thereafter, 3. 50% of Net Profits shall be distributed to the Members on pro-rata basis, being the Excess Return, and the remaining 50% to the Manager.
Collateral:	The Fund will invest in business purpose loans that are secured with a first-position mortgage note and deed of trust to the real property against which they have been valued.
Investor Type:	Membership Interests are offered exclusively to accredited investors as defined by the Securities and Exchange Commission in Rule 501(a) of Regulation D.

This brochure does not constitute an offer to sell, or a solicitation of an offer to buy, any interests in BSTN Fund One, LLC, and is not intended as investment advice. Any offering of securities or solicitation in connection with the sale of securities will be made pursuant to offering documents, including a private placement memorandum, and will be subject to verification that any interested purchaser meets the definition of an accredited investor as promulgated under the Securities Act of 1933. Investing in private real estate funds and notes secured by real estate has certain inherent risks, which could result in the loss of some or all of your principal investment. Financial targets or expected returns stated herein are estimated predictions of performance only. Such targets or returns, in addition to any stated historical returns, are not an indicator of future performance or results. The Fund can in no way guarantee or warrant specific profitability results. Consult your tax advisor or financial advisor before investing. Please see the Fund's offering documents for full details and disclosures before any investment can be made.