

Crosspoint One Capital LLC
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**INVESTMENT FUND TERM SHEET - FOR DISCUSSION PURPOSES
 STRICTLY PRIVATE AND CONFIDENTIAL – NOT LEGALLY BINDING – NOT FOR DISTRIBUTION
 IN COUNTRIES IN WHICH SUCH DISTRIBUTION WOULD BE ILLEGAL**

GENERAL	
Fund Name	Crosspoint Real Estate Fund I LP
Fund Type	The fund is a closed-end private equity pooled investment fund.
Fund Domicile & Structure	Delaware Limited Partnership
Fund Strategy	The fund has both a short-term and long-term strategy. The short-term strategy will be to enter into deals within the real estate industry that will produce quarterly preferred returns from revenue sources such as rental income, interest income or other short-term income opportunities. The long-term strategy will be to enter into deals within the real estate that will generate a capital gain upon exit of the deal. Some deals may include both short-term and long-term gains.
DUE DILIGENCE	
SEC Notice of Exempt Offering of Securities	Crosspoint Real Estate Fund I LP Form D
FINRA Registration	General Partner: https://adviserinfo.sec.gov/firm/summary/317536
SERVICE PROVIDERS	
Fund Administrator	Essential Fund Services International, LLC (EFSI)
Fund Manager & Investment Adviser	Crosspoint One Capital LLC, an exempt reporting advisor
Legal Advisors	Lerman Law Associates, PC
Certified Public Accountants & Tax Preparer	TechFin LLC
Fund Auditors	Michael Coglianese, CPA, PC if Audit is required
FUND SIZE AND DURATION	
Planned Fund Size	\$100,000,000
Investment Amount	Minimum of \$100,000, no maximum (Partial Units may be approved at the discretion of the General Partner)
Maximum Number of Investors	99
Launch Date	September 12, 2024
Unit Offerings	Class A Units will pay up to 10% annual preferred return from short-term gains and receive a pro-rata allocation of 10% of income that exceeds the preferred return rate which includes excess short-term gains and all long-term gains. Class B Units will pay up to 5% annual preferred return from short-term gains and receive a pro-rata allocation of 30% of income that exceeds the preferred return rate which includes excess short-term gains and all long-term gains.
FEES AND OTHER TERMS	
Acquisition Fee	7% of capital invested ONE TIME fee paid to Fund Manager. Applies to each new deposit of capital invested.
Annual Management Fee	2%
Performance Review Period	Quarterly
Performance Fees	In lieu of specific performance fees, General Partner is eligible to be paid any returns over and above the preferred returns to Limited Partners.
Lockup Period	Fund invested are to be held long-term. After 5 years an LP may request withdrawal and closure of capital account, however it will be subject to approval by the General Partner and only allowed if it would not negatively affect other Limited Partners.

NOTE: All items contained in this document are subject to change. Document can be shared with prior approval.