Capital Partner Letter of Intent

Avalon PEG is a private firm only open to Partners and affiliates known to the principal or management. We are not lenders, legal experts, or financial experts. Returns on Capital cannot be guaranteed. **YOU COULD LOSE YOUR MONEY**. Prospective Partners should seek advice from an attorney or financial advisor prior to working with Avalon. Donations and In-Kind services are acceptable.

Capital Partners: Avalon uses Capital Partners for "transactional & gap funding" primarily through strategically vested Living Trusts. The pivotal feature of this platform is that each transaction is structured for our Capital Partners to maintain unilateral (Self - Directed) control over their money as it moves into and out of transactions (title or escrows) that we coordinate. No other person can move capital allocated by our Cap partner unless authorized in writing. No project or returns will be the same. Each return on capital outlay will be different from partnership to partnership.

First Dollar Out - Once the acquisition has closed initial title or escrow, all financial interests due to the Capital Partner will be paid "first dollar out" of closing proceeds. How Much – How Long – What's In It For You:
Every transaction will be different; however, our Partners should expect to infuse a minimal of Five thousand dollars per project, plus initial engagement fees. The hard-money transactions we engage in typically take ten to twenty days to underwrite. However, we have lenders who quote as little as five days. Upon completion of three successful ventures, Partners who wish to scale upward with Avalon will be invited into our Principal Fund for possible equity participation.

Operational Trust - Capital Partners must establish a Trust account under the namesake Avalon PEG, with a designated control number, i.e. (Avalon PEG – 4466001). Whereas all vestings begin the same, each control number is unique to a partnership created through Avalon. However, partners maintain unilateral control of the funds until such time as an acquisition project has been placed under contract on behalf of Avalon or an Acquisition Partner.

Right of Refusal - Any prospective project sent to a Capital Partner will be afforded his or her exclusive consideration for a period of 72 hours. Should a Cap Partner decide to "opt out" of a prospective acquisition, the opportunity for any other partner to move into the space will be made on a first come first serve basis.

Indemnification - Each Capital partner will be indemnified and held harmless by the Venture from any and all harm or damage of any nature relating to the Member's participation in Venture. Full Joint Venture Agreement made available upon formal engagement with Avalon PEG.

This Letter of Intent initiates engagement between Avalon PEG, LLC and Prospective Capital Partner:
_____ of _____.
Avalon agrees to provide the party named herein with pertinent information and performance as it pertains to the acquisition or disposition of the property or project located at: _____.
City of _____ County of _____ State of ____.

Date of Engagement:_____

AVALON PEG, LLC

_____ _____

Curtis Wright, Managing Partner **Capital Partner (Prospective)**

269 S Beverly Drive, Beverly Hills, CA 90212

www.avalonpeg.com Info@avalonpeg.com (888) 296-3123