

## Term Sheet

<b>TARGET RAISE</b>	\$100 million made up of 100,000 loan notes at \$1,000 each
<b>MINIMUM INVESTMENT</b>	\$25,000 per product
<b>ACCREDITED INVESTORS</b>	<ul style="list-style-type: none"> <li>• High net worth and self-certified sophisticated investors</li> <li>• Entity investments</li> </ul>

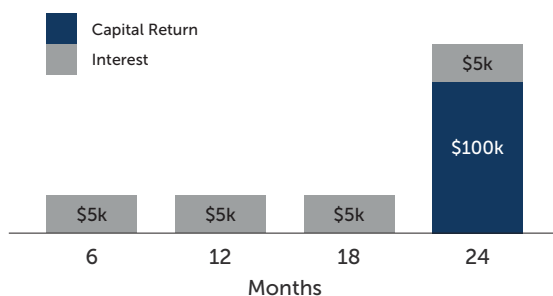
### INVESTMENT OFFER

#### Investment Returns

What are the returns on a \$100,000 investment?

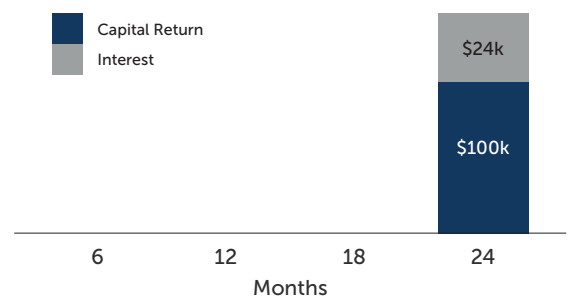
##### 2 Year Biannual Income Product

10% fixed rate loan notes with simple interest payable in arrears biannually (paid every 6 months).



##### 2 Year Deferred Product

12% fixed rate loan notes with simple interest to accrue annually and payable on the final redemption date with the return of capital.



## INVESTMENT SUMMARY

- Short term investment opportunity
- Loan note terms of two years with income and deferred interest options
- Minimum investment of \$25,000
- Interest earned will be 10% or 12% per annum gross dependent on type of loan note chosen
- Secured with a debenture and a first legal charge over properties purchased
- Security Trustee appointed to represent the interests of the loan note holders

## SECURITY OFFERED

Notes are secured by a debenture over Godwin Capital No.21 in favour of the Security Trustee, In addition, the Security Trustee will hold a first legal charge on behalf of loan note holders over the land and properties purchased.

## APPLICATION PROCESS

Simple and straightforward application process with documentation submitted to Godwin Capital Investments Department.



## Godwin Capital

We are proud to work with:



Securities offered through AltSourced Solutions LLC  
A FINRA & SIPC Member Firm



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