



SECURE STREAM

CAPITAL

PRIVATE PLACEMENT MEMORANDUM

Private Placement Memorandum

Secure Stream Capital Fund, LLC

CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM

April 2025



1. Executive Summary

Secure Stream Capital Fund, LLC (the “Company”) is offering up to \$100,000,000 in debt securities pursuant to Regulation D, Rule 506(c). The proceeds will be used to acquire, renovate, and stabilize residential real estate properties located in Toledo, Ohio. Investors will receive fixed preferred returns based on their investment class. This offering is only available to verified accredited investors.

2. The Offering

Issuer: Secure Stream Capital Fund, LLC

Offering Type: Private placement of debt securities under Rule 506(c)

Minimum Investment: \$25,000

Offering Size: Up to \$100,000,000

Use of Proceeds: Property acquisition, rehab, operations, and distributions

Investor Eligibility: Accredited investors only (verified)

3. Investor Terms

Preferred Return (Semi-Annual Payouts):

Class B: 6% Preferred Return | \$25,000–\$250,000

Class A: 8% Preferred Return | \$250,000–\$500,000

Class C: 10% Preferred Return | \$500,000+ | 5-Year Hold

4. Use of Proceeds

Funds raised will be used for the acquisition and rehabilitation of real estate assets in Toledo, Ohio, holding reserves, administrative and legal expenses, and investor distributions.

5. Risk Factors

This investment involves a high degree of risk. Prospective investors should consider the following: real estate market volatility, lack of liquidity, potential delays in rehab or lease-up, regulatory changes, economic downturns, and the Manager's reliance.



6. Management

The Company is managed by Secure Stream Capital, led by a team with a proven track record in real estate investing, property management, and credit-based finance. The Manager will oversee all operational, investment, and distribution decisions.

7. Legal Disclaimers and Notices

This Memorandum is intended solely for the use of the person to whom it is delivered. It does not constitute an offer to sell or a solicitation of an offer to buy any securities in any jurisdiction in which such offer or solicitation would be unlawful. Recipients should consult their legal and tax advisors prior to investing.



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