



PRIVATE OFFERING SUMMARY

Offering Summary & Objectives

Product Name: Prime Fund 1, LLC

Offering Type: Private Placement Offering

Purpose: To acquire distressed properties and improve/resell and purchase land/construct residential real estate in the niche high end vacation rental home market in Central Florida.

Offering: Up to \$3,000,000.00

Minimum Investment Amount: \$50,000

Units Available: 60

Minimum Investment: 1 Unit

Investor Suitability 1: Accredited Investors only

Anticipated Exit: Up To 36 Months

Investor Preferred Rate: 6%

Management Fee: None (Profit Sharing Only)

Risks

The Units have not been, and are not intended to be registered. This is not an offer to sell or a solicitation of an offer to buy a Unit. An offer can only be made through the Offering memorandum and accepted through a subscription, and only in states where such is permitted. The Units are offered through exemption from registration under federal and state securities laws and are not intended to ever be registered. Neither the SEC nor any state's securities agency has passed on the accuracy or completeness of the Offering memorandum. Any representation to the contrary is unlawful. This announcement is made in conjunction with the issuance of a private placement memorandum and any interest expressed by a potential investor as a result of this announcement involves no obligation or commitment of any kind. No sale of Units will be accepted until five business days after the date of the Offering. The Fund does not anticipate paying any commissions to securities broker/dealers in connection with the Offering. The Offering is intended for Accredited Investors who understand the business, investment and tax risks associated with a purchase of Units, including the absence of a trading market and risk of loss of investment, and who intend to purchase Units as a long-term investment. For more complete information about the Fund and the units, please contact Jeremy Adams of Prime Pinnacle, LLC at 3208 E. Colonial Drive #283, Orlando, FL 32803 1-855-387-7463 Ext.104

WWW.PRIMEPINNACLE.COM
1-855-38 PRIME (77463)

Prime Fund 1, LLC

- Prime Fund 1, LLC is devoted to the acquisition of highly distressed residential real estate within the high end vacation home rental market.
- The properties will be located in high demand niche real estate markets throughout Central Florida.
- These properties will be purchased directly from the banks (REOs), Short Sale, or Foreclosures.
- The properties are rehabilitated and sold on the market.
- Some select properties will be furnished/added to the high end vacation rental program until sold thus providing additional income to the asset.



Accredited Investor Suitability Standards

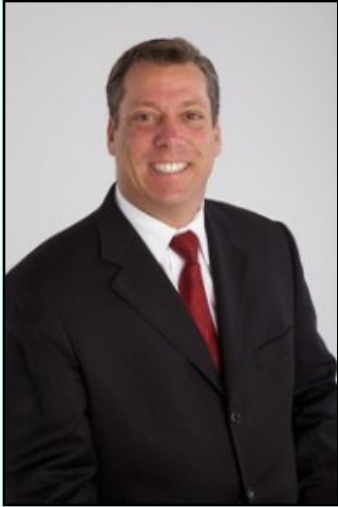
Does Not include state suitability standards

- Individual income in excess of \$200,000 or joint income with spouse of \$300,000 in each of the two most recent years and anticipated in the current year; or
- Individual or joint (with spouse) net worth in excess of \$1,000,000; or
- Entity with all equity owners individually meeting the above two standards; or
- Institutional investor satisfying the requirements of Regulation D under the Securities Act of 1933; or
- Trust with assets in excess of \$5,000,000, not formed to acquire the Units, with purchases made by a sophisticated business person

1 Accredited Investors shall have the meaning as defined per Rules 501 and 506 under Regulation D of the Securities Act of 1933.

2 There are no assurances or guarantee that these objectives will be met or any return of investment will be made.

3 The Manager reserves the right at its sole and absolute discretion to direct the Fund to accept subscriptions for the purchase of a fractional Unit, but the Fund is in no way obligated to do so.



Tracy Stein-CEO (A native Floridian
residing in Baldwin Park and UCF Alum)

“I have seen many close friends and family members suffer greatly as a result of financial collapse. This company was created to meet the needs of individuals and organizations that have lost faith in the stock market.

We will provide transparency, security, safety, and integrity for our members, investors, and partners in all investments. Our duty is to provide capital preservation and growth for all.”

Company Profile

Prime Pinnacle LLC is a Private Alternative Investment Management Company that engages mainly in asset-based investing. We develop and manage Friends and Family Funds. Additionally, we engage in Joint Ventures with individuals and groups on various projects. Investments can be secured by many types of assets: real estate, medium to high end vehicles, and etc. Additionally, we engage in Private Lending in which we employ some of the most conservative asset underwriting standards around to ensure that every loan that we make is well-secured and investment-grade. Our positioning as a smaller, private firm gives us a distinct advantage in the marketplace because we're able to hand pick the best opportunities and harvest only the best opportunities for Prime Pinnacle, LLC and its members/investors.

Our Philosophy

Prime Pinnacle LLC's philosophy is to provide our members with capital preservation and growth through a well designed business plan, capable management, effective cost control program, significant earning capacity and solid debt management. Prime Pinnacle LLC is one of the most conservative, if not the most conservative, private investment companies in our industry. Our asset investing and underwriting standards are second-to-none and all of our Investment Strategies are designed to eliminate most, if not all, market risk for our members.



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