

Compound Real Estate Bonds

Fixed Income Bond | Regulation A+ Tier 2

8.50% APY

FIXED RATE

Daily Interest

INTEREST ACCRUED DAILY

No Lockups

FLEXIBLE ACCESS

\$500

MINIMUM INVESTMENT

INVESTMENT OBJECTIVE:

Compound Real Estate Bonds seeks to provide investors with a fixed annual yield of 8.50% APY. Interest accrues daily.

Bond proceeds are allocated across real estate lending, real estate debt, institutional real estate funds, U.S. Treasury bills and liquidity reserves.

WHY INVESTORS CONSIDER CREB

- ◆ 8.50% APY fixed rate.
- ◆ Interest accrued daily.
- ◆ No long-term lockups and flexible redemption requests.
- ◆ Real estate credit supported by disciplined underwriting.
- ◆ SEC-filed offering and periodic reporting.
- ◆ No property management

KEY FACTS

Asset Class	FIXED INCOME
Stated Yield	8.50% APY
Rate Type	FIXED
Interest Accrual	DAILY
Minimum Investment	\$500
Redemptions	PER OFFERING TERMS
Account Types	CASH ACCOUNT / IRA
Offering	REGULATION A+ TIER 2
CUSIP	204954 AA9
Regulator	U.S. SECURITIES AND EXCHANGE COMMISSION
Asset Manager	COMPOUND ASSET MANAGEMENT

IMPORTANT:

“No lockups” means there is no long-term contractual lockup or maturity date. Redemption requests remain subject to the offering terms.

Portfolio Overview

PORTFOLIO ALLOCATION

Real Estate Lending	55%
Real Estate Debt	15%
Institutional Real Estate Funds	10%
U.S. Treasury Bills	10%
Liquidity Reserve	10%

HOW THE PORTFOLIO IS ALLOCATED

Investment Mix

Bridge loans lead the credit strategy.

Real Estate Lending	
Institutional Real Estate Funds	
U.S. Treasury Bills	
Liquidity Reserve	

Property Type

Diversified across property type.

Multi-Family	
Commercial	
Industrial	
Residential	

Geographic Focus

Emphasis on high-growth U.S. markets.

South	
West	
Northeast	
Midwest	

Portfolio allocations are illustrative and may vary based on market conditions, asset-manager decisions, liquidity management and investment opportunities.



REPRESENTATIVE LOAN - 01

Location	MARKHAM, ON
Loan Amount	\$12.5M
Property type	INDUSTRIAL
Loan Type	SENIOR SECURED MORTGAGE
Lien Position	FIRST MORTGAGE
Loan-to-Value	50%
Term	12 MONTHS
Asset Value	\$25M



REPRESENTATIVE LOAN - 02

Location	FORT LAUDERDALE, FLORIDA
Loan Amount	\$700,000
Property type	RESIDENTIAL
Loan Type	SENIOR SECURED MORTGAGE
Lien Position	FIRST MORTGAGE
Loan-to-Value	14%
Term	12 MONTHS
Asset Value	\$5M

Portfolio Investment Criteria

Core underwriting parameters for the underlying real estate credit portfolio.

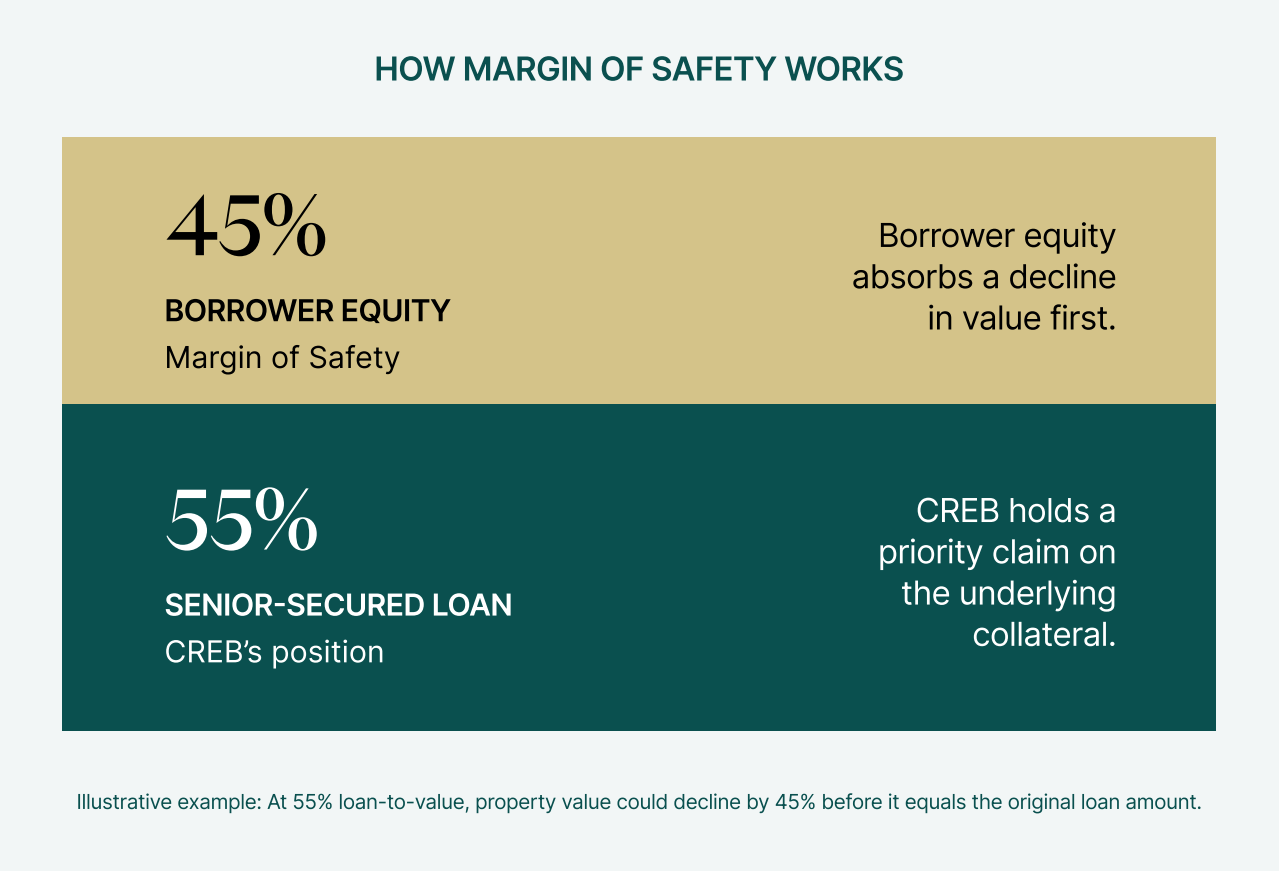
CREB STANDARD	
LOAN TYPE	First-lien bridge loans
TYPICAL SIZE	\$500K – \$5M
TERM	1 - 2 months
INTEREST RATE	10% – 14% fixed
MAXIMUM LTV	Target 50%-60% LTV
PROPERTY TYPES	Multi-family, commercial, industrial, mixed-use
COLLATERAL	Real property, first-position lien
EXIT STRATEGY	Refinance or property sale

PROTECTING THE DOWNSIDE

A Margin of Safety Built into Every Loan

Our lending discipline begins with one question: How much protection exists if the unexpected happens?

By focusing on conservatively leveraged, senior-secured real estate loans, borrower equity creates a protective cushion between the property’s value and CREB’s loan position.



INVESTMENT MANAGERS

Compound Asset Management

Professional portfolio oversight across real estate credit, institutional real estate strategies and liquidity management, with each allocation selected for a defined portfolio role.



Michael Burmi
Head of Real Estate Credit
Compound Asset Management Inc.



Daljit Singh
Portfolio Manager
Compound Asset Management Inc.

Investor Information

CHOOSE AN ACCOUNT

Cash Account

A standard taxable investment account for individuals, joint owners, trusts and eligible entities.

- ◆ \$500 minimum investment
- ◆ Interest generally reported on Form 1099-INT
- ◆ Online funding and account access

IRA Account

A tax-advantaged retirement account held through an eligible self-directed IRA custodian.

- ◆ Traditional and Roth IRA eligibility
- ◆ Custodian: Equity Trust
- ◆ Tax treatment depends on account type

INVESTOR RELATIONS

Questions about the offering, portfolio, account opening, redemption mechanics or IRA investing? The CREB Investor Relations team is available every business day.

EMAIL	support@compoundrealestatebonds.com
TELEPHONE	800-560-5215
RESPONSE TIME	Within one business day
OFFERING DOCUMENTS	compoundrealestatebonds.com and SEC EDGAR
INVEST ONLINE	app.compoundbanc.com