

## INVESTMENT OPPORTUNITY

### PIL FIRST LIEN FUND, LLC

*(Texas Accredited Investors Only)*

#### OVERVIEW

**Priority Investor Loans, LLC ("PIL")**, was formed in 2008, and is a private real estate lender based in Houston, TX. PIL originates secured bridge loans primarily for “fix and flip”, or “rehab and rent” projects for both residential and commercial properties, in addition to opportunistic financing for real estate development and construction, primarily the greater Houston area. PIL’s loans are secured by 1st liens on the underlying properties. Currently, PIL is experiencing significant growth and seeks to expand its lending capacity through the Offering described below.

#### THE OFFERING

This Offering will provide investors the opportunity to participate in secured real estate bridge loans by purchasing Class B Shares of PIL First Lien Fund I, LLC (“**PFL**”). These loans, as well as PFL’s operations, will be managed by PIL Asset Management I, LLC (“**PAM**”), a subsidiary of PIL.

##### Offering Summary:

|                        |  |
|------------------------|--|
| Security Offered:      | 100 PFL Class B Shares                                     |
| Underlying Collateral: | Blanket 1 <sup>st</sup> Lien on financed properties        |
| Price per Share:       | \$50,000 per share, 1 share minimum                        |
| Target Distributions:  | Quarterly, at the Target Rate of <b>6.25%</b> (annualized) |
| Life of Investment:    | 2 years  |

#### PIL OPERATING STATISTICS *(from 2015 through July 31, 2021)*

|                                |   |
|--------------------------------|---|
| Loan Originations:             | 431 loans worth \$127 million   |
| Residential vs Commercial:     | Overall - Residential = 59%, Commercial = 41%<br>Since 2019 – Residential = 46%, Commercial = 54% |
| Average Customer Credit Score: | 727 – for the customer loan portfolio as of 12/31/20  |
| Foreclosures:                  | Approximately \$2.7 million (2.1%) of total originations  |
| Foreclosure Recovery %:        | Approximately 85%   |
| Geographic Area:               | Primarily the greater Houston, TX metropolitan area   |

#### FURTHER INFORMATION

If you are interested in investing or have questions our contact information is below. A confidential Private Placement Memorandum is available on completion of a confidentiality agreement which is available from our third-party verification service, [Early IQ](#). Investment is available to Texas accredited investors after verification by [Early IQ](#).

*Website:* **Priority Investor Loans, LLC**

*Email:* **Investments@PIL1stLienFunds.com**

*Third Party Verification Service:* **Early IQ** – for Confidentiality Agreement, PPM, and verification of accredited status.

## **INVESTMENT OPPORTUNITY**

### **PIL FIRST LIEN FUND, LLC**

*(Texas Accredited Investors Only)*

#### **PIL Management**

##### Geoff Giering

Geoff has over 25 years of experience investing and partnering in residential and commercial real estate in the greater Houston and Galveston areas. He is a visionary and proactive leader focusing on training and developing strong teams to deliver objective and measurable results, growing top line revenues and profitably. In 2008 he co-founded PIL with partner Dimitri Ang to provide private (hard money) bridge loans to small residential property investors in the Houston area. Prior to co-founding PIL, he formed Giering Investments, LP (dba Texas Home Buyers) in 1995, specializing in the purchase, rehab, and sale of residential and commercial properties. Geoff is involved with several charities including St. Jude's Hospital, Houston Christian Community Center, Star of Hope, HPD, Survivor's Club, G-Force Achieve, which supports the US Junior Olympic Tae Kwon Do team. He holds a bachelor's degree in Business Technology from the University of Houston.

##### Dimitri Ang

Dimitri is a co-founder of PIL. Since the company's inception, he has been involved in all facets of the business including loan approval, credit analysis & underwriting, and portfolio management, in addition to overseeing day-to-day loan processing and funding. He has a "hands-on" approach with all company processes and client relationships. Dimitri continues to maintain valuable banking relationships with numerous local, state, and national banks which contribute to the company's year-over-year expansion of both revenue and product offerings. Dimitri started his real estate career in 2002 while simultaneously devoting much of his time to managing a growing martial arts school and training facility in West Houston. In addition to his role with PIL, Dimitri is also an active investor in single-family renovation projects and commercial real estate. His most recent venture has been investing in new-construction spec homes in the Houston luxury market. His current charitable contributions include RESOLVE, G-Force Achieve, and AVDA. Dimitri holds a bachelor's degree in Psychology from Trinity University in San Antonio.

##### Walter Storie

Walter is PIL's Director of Finance. Prior to joining PIL Walter was the CFO at Aztec Shaffer, LLC, the largest party rental company in Houston and the largest hospitality provider to the PGA. Prior to joining Aztec, Walter provided financial consulting and CFO services to private equity firms, start-ups and small to medium-sized companies. He has extensive experience with private equity, acquisitions, accounting and audit, valuations, due diligence, and forensic investigations. Walter began his career as an auditor with Arthur Andersen in Houston, TX. He is a CPA and holds a Bachelor of Accountancy degree from Mississippi State University.<sup>1</sup>

---

<sup>1</sup> Mr. Storie is not registered as a CPA firm and is not acting as a registered firm in his capacity at PIL, PAM or PFL, or related to any Offering.