



# UNLOCK THE BENEFITS OF MORTGAGE NOTE INVESTING

## REGULATION A+ PREFERRED STOCK OFFERING

7e Investments seeks to provide consistent, passive monthly income to investors through real estate mortgage note investments in a Regulation A+ preferred stock offering.

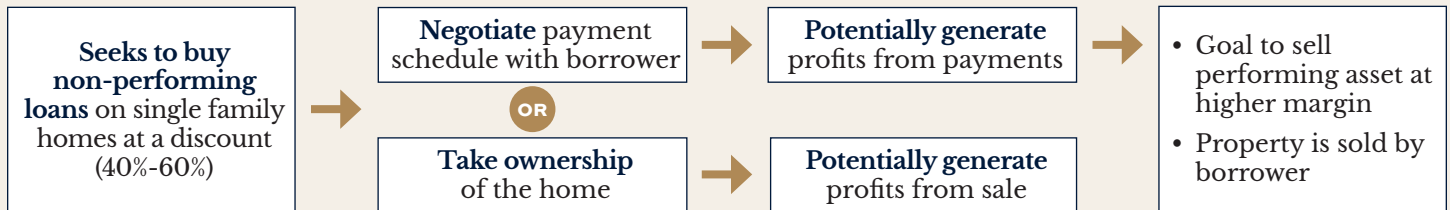
### INVESTMENT STRATEGY

7e Investments focuses on a market niche of purchasing residential mortgages in the secondary market. This distinct approach allows this fund to acquire mortgages at a potential 40% to 60% discount, which may create significant equity coverage – typically 3 times the purchase price. This approach may position the fund to deliver admirable risk-adjusted returns for its investors.

### HOW DOES MORTGAGE NOTE INVESTING WORK?

Mortgage note investing is an investment strategy in which 7e Investments purchases performing and non-performing mortgage notes from banks. As the note holder, the fund has purchased the borrower's future mortgage payments and the right to repayment according to terms in the note.

#### "FIX AND FLIP" MORTGAGE NOTES



### OFFERING TERMS

<b>Offering Size<sup>1</sup></b>	\$75M
<b>Preferred Distribution</b>	8% - 8.5% annually, paid monthly
<b>Bonus Shares</b>	Starting at \$25,000. Total return of 9.19% - 10.07% dependent on bonus share tiers.
<b>Minimum Investment</b>	\$5,000
<b>Term</b>	4 years
<b>Principal Repayment<sup>1</sup></b>	Repayment of initial capital at end of term
<b>Funds</b>	NQ and IRA/Qualified assets
<b>Tax Reporting</b>	1099-DIV
<b>Other Considerations</b>	No UBTI

### OFFERING HIGHLIGHTS

- 1 Backed by physical real estate with up to 3x equity coverage
- 2 Not a blind pool
- 3 No management fees
- 4 \$13.9 trillion dollar market<sup>2</sup>
- 5 Non-correlated asset class
- 6 Vertically integrated team
- 7 Bonus shares starting at \$25,000

7e Investments has completed 5 full-cycle offerings that met or exceeded expectations.<sup>3</sup>

1. There is no assurance that this offering will have the ability to pay distributions to investors. Holders of our preferred stock will be entitled to receive monthly dividends at a per annum rate of 8% - 8.5% based on amount invested, (see offering circular for details) of the stated value (or \$10.00 per share each month based on the initial stated value). Dividends on each share will begin accruing on, and will be cumulative from, the date of issuance and regardless of whether our board of directors declares and pays such dividends. | 2. Information obtained from St. Louis Fed 2023 Q4 | 3. Past performance is not a guarantee of future results.

## PORTFOLIO OVERVIEW

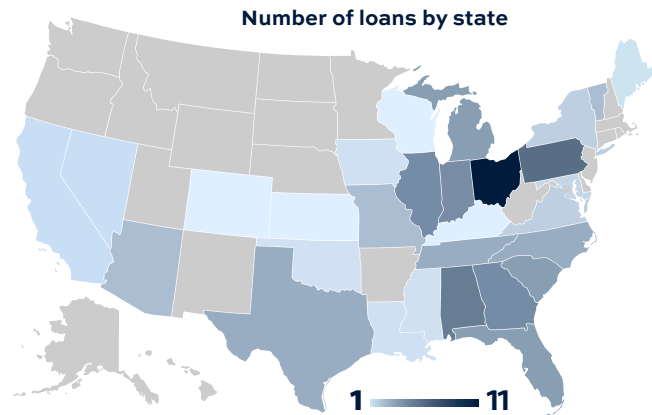
123  
assets

\$55.6M  
AUM

30.8%  
loan-to-value<sup>4</sup>

\$452,172  
average asset value

As of January 1, 2024



## ABOUT 7e

7e Investments is a Virginia-based private real estate investment company that purchases performing and non-performing mortgage notes secured by real property throughout the U.S. Our team has a combined seven decades of real estate experience, led by a CEO who has successfully managed five mortgage note funds that met or exceeded commitments to investors.

For more information, contact us at 866.226.5736 or [invest@7einvestments.com](mailto:invest@7einvestments.com).

4. Loan-to-value is calculated as unpaid principal balance at purchase divided by AUM.

## RISK FACTORS

This is neither an offer to sell nor a solicitation of an offer to buy, any security, which can be made by the Offering Circular as amended (“OC”) of CWS Investments, Inc. (the “Company”) relating to its Series A Redeemable Preferred Membership Units in the Company (“Preferred Stock” or “Shares”) at an offering price of \$10 per share, dated July 13, 2022 (as may be amended, modified, or supplemented from time to time, the “OC”). The Series A OC has not been registered under the Securities Act of 1933, as amended, and is being offered pursuant to an exemption therefrom and from applicable state laws. Neither the U.S. Securities and Exchange Commission nor any state regulatory authority has passed upon the adequacy or accuracy of the information contained herein in the OC or endorsed the merits of this offering. Capitalized terms used but not defined herein shall have the meanings set forth in the OC.

This communication includes forward-looking statements that represent opinions, expectations, beliefs, intentions, estimates or strategies regarding the future, which may not be realized. These statements may or may not be identified by the use of words like “anticipate,” “believe,” “estimate,” “expect,” “intend,” “may,” “plan,” “will,” “should,” “seek,” and similar expressions. The forward-looking statements reflect the views and assumptions with respect to future events as of April 1, 2023, and are subject to risks and uncertainties, including those beyond our ability to control or predict. Actual and future results and trends could differ materially from those described in these forward-looking statements, as further described in the Offering Circular, view at: [https://www.sec.gov/Archives/edgar/data/1920508/000121390023073315/ea184587-1apos\\_cwsinvest.html](https://www.sec.gov/Archives/edgar/data/1920508/000121390023073315/ea184587-1apos_cwsinvest.html)

There are no guarantees of distributions or returns. Investors may lose all or part of their investment. Investing in our securities is highly speculative and involves a high degree of risk. You should carefully consider the information set forth in the “Risk Factors” section of the OC before deciding to invest. There are various risks related to an investment in the Units which are described in the offering circular. Risks may include, but are not limited to:

- The Units may not be suitable for certain investors.
- The Units will be highly illiquid, as no trading market exists. The Units may only be suitable for investors who have no need for liquidity in this investment.
- This offering is a “best-efforts” offering, and if the company is unable to raise substantial capital, the Company may be limited as to the number and types of investments it is able to make, which could have a negative effect on diversification and investment results.
- The Company is recently formed with a limited operating history and no assurance of success.
- The Company will pay substantial fees and expenses to the GP, its affiliates, and broker-dealers. These fees will increase investors’ risk of loss.
- The Company is a blind pool offering. Investors will not have the opportunity to evaluate investments before they are made.
- There are substantial risks to making loans that are secured by real estate, and real estate investments may involve additional risks including the ability of a borrower to repay a loan, delinquency, foreclosure, and loss which could negatively impact investors.
- Economic, market and regulatory changes that impact the real estate market generally may weaken operating results.

Securities are offered through MIT Associates, LLC. (Member FINRA/SIPC), 85 Eastview Avenue, Tiburon, CA 94920. Further, MIT reminds the recipient that alternative investment products often engage in leveraging and other speculative investment practices that may increase the risk of investment loss and the volatility of investment performance. Investments in alternative investment products can be highly illiquid. Alternative investment products are not required to provide periodic pricing or valuation information to investors; they may involve complex tax structures and delays in distributing important tax information; they are not subject to the same regulatory requirements as mutual funds; and they often charge high fees. You can obtain background information on broker-dealer firms and their registered financial professionals at <https://brokercheck.finra.org/>.

