LEGENDARYFUND

ANGEL FUND • REAL ESTATE • 1031 PROJECTS

HISTORY

Legendary Angel Fund and other Angel Funds have been used over the past six years to create well over $150 million of projects across the state. Whether helping primary sector businesses with equity, or doing short term debt to new and existing businesses, the Legendary Fund is committed to working with entities to help them succeed and investors get a good return on their committed funds.

Picture of Boulevard Square I in West Fargo, ND. Project was built in 2013, and includes 12,000 sf of commercial space and 30 apartment units.

Picture of Beaver Ridge Plaza in Minot, ND built in 2011. This mixed-use property is 64,000 sf of commercial space and apartment units.

Go to **Legendaryfund.com** to get more information on past and current projects.

November 25, 2015

PLACEMENT TO LEGENDARY ANGEL FUND GENERAL FUND

An investor may put an investment into the Angel Fund into our General Fund to qualify for a tax credit. The funds will sit in the general fund for three years and you can elect to move such funds to a series that opens when it is convenient for you. No return will be given until the series has been selected and then the return will be based upon the covenants of such series.

The following information is in regards to the investment into the Angel Fund General Fund of which there will be $500,000 of capacity.

ANGEL FUND INVESTMENT SPECIFICS

Type of Investment:	TBD
Investment Increments:	$50,000 minimum, $25,000 increments after that, up to $100,000
Effective Average Annual Rate of Return (5 years)	N/A
Term:	Three Years
Cash Distribution	End of Three Years
Onetime Fee:	7% of investment to cover legal and accounting expenses

**The Effective Average Annual Rate of Return is based on the investor receiving a 45% ND State Income Tax Credit and the payout of dividends, buy down of principal, and sale of property. It DOES NOT include any tax benefit from the passive tax loss created by depreciation.*

Angel Fund Example:

Investment:	$100,000
Onetime Fee:	$7,000
Total:	$107,000

	Year 1	Year 2	Year 3		Total
Projected Annual Return:	N/A				
Tax Credit:	$15,000	$15,000	$15,000		$45,000
Initial Investment					$100,000
				Total	$145,000

Total Return:	N/A
Average Annual:	N/A

NOTE: Does not include present valuation and federal tax deduction reduction. Does not include operational passive tax loss due to depreciation. State tax credits can be used up in one year or carried forward up to seven.

Please feel free to contact Todd Berning at 701.740.0237 or Blake Nybakken at 701.721.8047 on how to place your investment. **All investors must be accredited investors under the laws of North Dakota. Please consult your tax advisor.**

November 20, 2015

Legendary Investments, LLC has created an equity investment series with its Angel Fund to invest into a Hilton Homewood Suites property located on the intersection of I-94 and Veterans Boulevard in West Fargo, ND, just across the I-94 from the new $600 million Sanford Hospital, serving its first patient in July of 2017.

This series is a direct equity investment, as the hotel property qualifies as primary sector as defined by the state of ND being that it is attached to the new Cambria convention center and this project will also include funds used to expand said convention center.

The following information is in regards to the investment into the Angel Fund Series called the WF Homewood Series of which there will be $2,000,000 of capacity available.

ANGEL FUND INVESTMENT SPECIFICS

Type of Investment:	Equity
Investment Increments:	$50,000 minimum, $25,000 increments after that, up to $100,000
Effective Average Annual Rate of Return (5 years)	21.8%
Term:	Approximately 5 years, object is to sell property at that time
Cash Distribution	Annual after year 2 of operation as per financial model
Onetime Fee:	7% of investment to cover legal and accounting expenses

**The Effective Average Annual Rate of Return is based on the investor receiving a 45% ND State Income Tax Credit and the payout of dividends, buy down of principal, and sale of property. It DOES NOT include any tax benefit from the passive tax loss created by depreciation.*

Angel Fund Example:

Investment:	$100,000
Onetime Fee:	$7,000
Total:	$107,000

	Year 1	Year 2	Year 3	Year 4	Year5		Total
Projected Annual Return:	$6,713	$10,538	$14,529	$15,994	$24,569		$72,343
Tax Credit:	$15,000	$15,000	$15,000				$45,000
Initial Investment							$100,000
						Total	$217,343

Total Return:	109%
Average Annual:	21.8%

NOTE: Does not include present valuation and federal tax deduction reduction. Does not include operational passive tax loss due to depreciation. State tax credits can be used up in one year or carried forward up to seven.

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Homewood Suites by Hilton - PROJECT OVERVIEW

KAJ Hospitality has partnered with Legendary Investments to offer an investment opportunity in the West Fargo Homewood Suites by Hilton. Legal documents were prepared by Montgomery, Goff and Bullis in conjunction with Morgan Theeler, LLP; and the financing package has been prepared by Todd Berning in conjunction with KAJ.

HOMEWOOD SUITES BY HILTON

BY THE NUMBERS

- 4-story, wood-framed construction
- 105 guest rooms
- 80,000+ square feet
- 15 past and current properties owned & operated by KAJ Hospitality

This Homewood Suites by Hilton is located at the Northwest corner of I-94 & Veterans Boulevard, and will be adjacent to the newly constructed Cambria Suites, connected by the West Fargo Convention Center. Neighboring properties include: the new Sanford Medical Center, Costco, Blarney Stone Pub, and many more.

Legendary Investments is coordinating construction of the facility, and raising funds for the project. Investments into WF Hospitality, LLC will support the construction of the project by providing the equity and sub-debt required to finance the facility.

Render of complete development L to R: Future Homewood Suites, existing West Fargo Convention Center, and Cambria Suites.

Legendary Investments, LLC has created a debt series within its Angel Fund to be used with helping clients bridge financing gaps with short term notes. The following is information in regards to the placement into the Angel Fund Debt Series of which there will be $300,000 of capacity available. This series loan will be for Plaza 32, a strip mall in Grand Forks, ND that is completely occupied.

Type of Placement:	Debt Series – Plaza 32
Placement Increments:	$50,000
Annual Rate of Return:	8.0%
Effective Annual Rate of Return:	17.0%
Term:	5 Years
Repayment Terms – Dividend:	Quarterly from deposit date
Repayment Terms – Principal:	At Maturity of Note
Security:	Second Mortgage of Land
Onetime Fee:	7%

*The Effective Annual Rate of Return is based on the investor receiving a 45% ND State Income Tax Credit.

EXAMPLE:

Investment:	$50,000
Fee	$3,500

	Year 1	Year 2	Year 3	Year 4	Year 5		Total
Interest	$4,000	$4,000	$4,000	$4,000	$4,000		$20,000
Tax Credit	$7,500	$7,500	$7,500				$22,500
						Total	$42,500
						ROI	85.0%

NOTE: Does not include present valuation & Federal tax deduction reduction.
NOTE: ND State Tax Credit can be used up in one year or carried up to seven.

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Legendary Investments, LLC – A North Dakota Certified Angel Fund
PO Box 879, Minot, ND 58702

LEGENDARYFUND

ANGEL FUND • REAL ESTATE • 1031 PROJECTS

HISTORY

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November 25, 2015

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Effective Average Annual Rate of Return (5 years)	N/A
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PLAZA 32 - PROJECT OVERVIEW

Plaza 32 Partners, LLP has partnered with Legendary Investments to offer a debt series opportunity into the fully leased 32nd Avenue strip mall in Grand Forks, ND. Legal documents were prepared by Montgomery, Goff and Bullis; and the financing package has been prepared by Todd Berning.

BY THE NUMBERS

- 1-story, metal framed construction
- 9,263 square feet
- 4 quality tenants
- 100% occupied

Neighboring properties include: McDonald's, Olive Garden, Ground Round, Bremer Bank, Columbia Mall, Scheels

Legendary Investments is coordinating the purchase of the property, and raising funds for the acquisition. Investments into Plaza 32 will support the purchase of the project by providing sub-debt required to finance the facility.

November 20, 2015

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The following information is in regards to the investment into the Angel Fund Series called the WF Homewood Series of which there will be $2,000,000 of capacity available.

ANGEL FUND INVESTMENT SPECIFICS

Type of Investment:	Equity
Investment Increments:	$50,000 minimum, $25,000 increments after that, up to $100,000
Effective Average Annual Rate of Return (5 years)	21.8%
Term:	Approximately 5 years, object is to sell property at that time
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BY THE NUMBERS

- 4-story, wood-framed construction
- 105 guest rooms
- 80,000+ square feet
- 15 past and current properties owned & operated by KAJ Hospitality

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2015 Year-End Angel Fund Opportunities

As 2015 comes to a close, we would like to remind you of the accredited investment opportunities and tax benefits of some of our current Angel Fund projects. The following projects have limited investment capacity, providing return with tax credits of 45% of your Angel Fund investment, interest payments, or an internal rate of return on your direct equity investment.

The General Angel Fund provides a tax credit only and a return of investment after three years.

All investors must by accredited as defined in Rule 501(a) of Regulation D of the Securities Act of North Dakota.

- Plaza 32 – Grand Forks, ND
  - $300,000 capacity
- Homewood Suites, West Fargo, ND
  - $2,000,000 capacity
- General Angel Fund
  - $500,000 capacity

Progress of Meadowlark Homes in New Rockford, ND. Ten units of affordable housing developed in-conjunction with Legendary Funds. Financing included Housing Incentive Funds through NDHFA, Bank of North Dakota Flex/PACE with New Rockford Area Betterment Corporation, Bank Forward, and subordinate-debt through Legendary's Angel Fund.

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2015

Year End Angel Fund Opportunities

Accredited Investor Information

Todd Berning (701)740-0237 **www.legendaryfund.com** Blake Nybakken (701)721-8047