

SAFARI FUNDING

Traversing the Terrain of Active Real Estate
Opportunities that Deliver Steady Returns

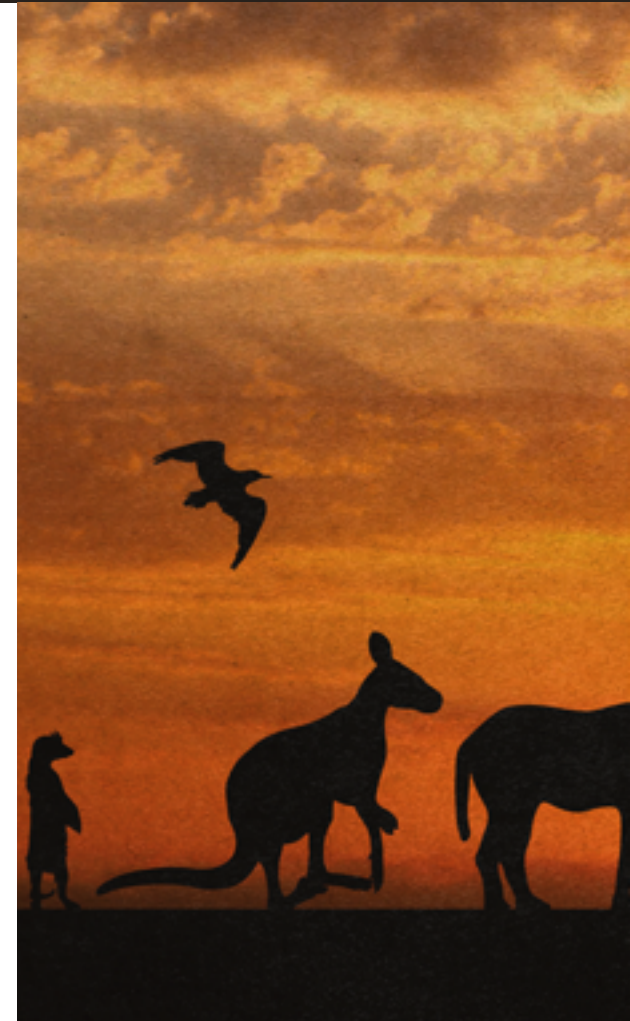


SAFARI FUNDING

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About Us

We are a commercial real estate lending company. Our business model is to acquire and service loans secured by commercial real estate although our Managers retain the discretion to engage in other business or lending activity. Our objective is to generate current income while remaining focused on capital preservation. We strive to maintain a healthy margin of safety on every investment we make.





Our management team has built a solid network of successful commercial real estate borrowers to ensure a steady flow of investments for our fund. We strive to provide outstanding customer service to our borrowers, who are primarily private real estate developers focused on commercial and land developments in the southwestern United States. We believe that our larger competitors cannot effectively deploy money in the overlooked niches that offer some of today's most attractive returns. Many of these larger funds need to deploy \$10-\$50 million per investment, or much more, in order to operate efficiently. We are built from the ground up to make smaller investments directly, without relying on layers of sub-managers, each of whom must be compensated. By being vertically integrated and managing expenses carefully, we believe that we can outperform the returns of our larger rivals who may pursue similar strategies



Our Strategy

We will generate revenue in the form of interest income and fees from the loans we intend to purchase and manage using the net proceeds of this Offering. We expect our managers' existing contacts in the real estate lending industry will generate a steady flow of secured loans for us to acquire and service from established commercial mortgage brokers and bankers. We will earn net profits by earning income and fees in an amount in excess of the interest we must pay on the Notes and our anticipated overhead. We will be purchasing only newly originated loans from commercial mortgage brokers and bankers or other sources and not any existing loans.

SUMMARY TERMS

**\$4,500,000 in Unsecured
Promissory Notes**

TYPE A

12-month term, 7.0% interest
paid monthly

TYPE B

24-month term, 9.0% interest
paid monthly

TYPE C

36-month term, 12.0% interest
paid monthly

The Offering

We are offering for sale up to \$4.5 million principal face value of unsecured promissory notes having repayment terms of, at the election of each Investor, (i) a term of twelve months, bearing simple interest at a rate of 7.0% per annum (the “Type A Notes”), or (ii) a term of twenty-four months, bearing simple interest at a rate of 9.0% per annum (the “Type B Notes”) or (iii) a term of thirty-six months, bearing simple interest at a rate of 12.0% per annum (the “Type C Notes” and, together with the Type A Notes and Type B Notes, the “Notes”). Interest on all Notes will be calculated based on a 360-day year and is paid monthly in arrears, without amortization. Interest on the Notes shall begin to accrue seven (7) days following issuance by the Company and will be paid monthly, without amortization, in arrears, commencing on the first business day of the second calendar month following the date of issuance with the principal and then-remaining unpaid and accrued interest to be paid on maturity. We are conducting the Offering pursuant to Rule 506(b) of Regulation D under the Securities Act of 1933, as amended. Only those purchasers who qualify as “accredited investors” as defined in Rule 501(a) of Regulation D may participate in the Offering.



ISSUER:

The issuer and maker of the Notes is Safari Funding LLC, a Nevada limited liability company organized May 1, 2021 (the “Company”).

USE OF PROCEEDS:

The net proceeds of the Offering will be used primarily funding for direct investment into real estate projects via secured debt and for general corporate and working capital purposes, to be allocated at the discretion of our management.



A black and white close-up photograph of an elephant's trunk and tusk, showing the intricate texture of the skin and the smooth surface of the tusk. The image is partially obscured by a large black diagonal shape that separates it from the text on the right.

OFFERING PERIOD:

The Notes will be offered commencing May 1, 2021 through February 24, 2022, which period may be extended by management, in their sole discretion for an additional period of up to 60 days (the “Offering Period”).

MINIMUM INVESTMENT:

Notes will be issued in principal increments of \$1,000.00, with a minimum principal amount for each Note upon issuance of \$15,000.00. Minimum Offering There is no minimum principal face amount of Notes that must be subscribed during the Offering Period for this Offering to close. The proceeds from the sale of the Notes will be deposited in a bank account established by us and will be immediately available to us.



Case Study *01*

COMMERCIAL PROJECT
5TH STREET SHOPPES



Situated at the corner of 5th Street and Deer Springs Way, the 5th Street Shoppes is a mixed retail/commercial project located in North Las Vegas, NV. This project was constructed as a joint venture with Towne Storage, the leading self-storage operator in the mountain region. The self-storage facility is approximately 90,000 square feet and the retail buildings comprise 30,000 square feet. Retail tenants include Denny's, Sherwin Williams Paints and Terrible Herbst who is the largest convenience store operator in Las Vegas. Capwest Income I and II funded the development and construction for the entire project.

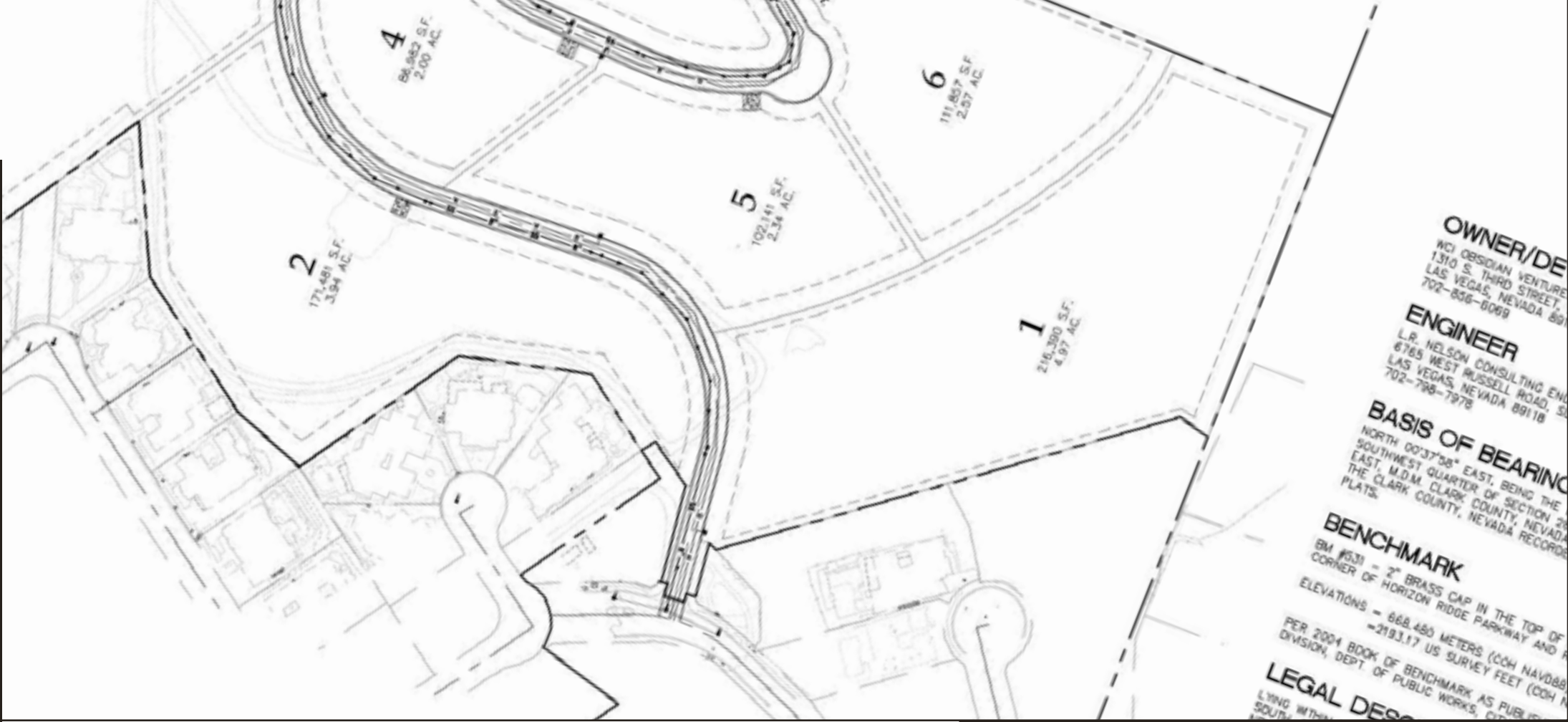


Case Study *02*

RESIDENTIAL PROJECT
TERRAZA SLO



Capwest financed a construction loan for Terraza - a new luxury development in San Luis Obispo that consists of 18 single family homes and 8 live/work condominium units. These homes feature stunning architecture, modern interiors and the best in smart home technology. Located within walking distance of downtown San Luis Obispo and nestled at the base of the South Hills Preserve, Terraza is a nature lovers dream. Residents will enjoy convenient access to great restaurants, shopping and the farmers market held every Thursday in downtown. The project was completed and sold out in early 2020.



Case Study 03

RESIDENTIAL PROJECT
OBSIDIAN MOUNTAIN

Obsidian Mountain is an exclusive custom home development in Henderson, NV. Situated between the [blank] communities of MacDonald Highlands and Ascaya, Obsidian Mountain will offer the absolute best that luxury desert living has to offer. Sitting atop a ridge with unobstructed views of the Las Vegas Strip and surrounding mountains, the property encompasses 33 total acres and will consist of 8 estate sized lots. The homes that will occupy these prized lots will be designed and constructed by our builder partner Blue Heron Homes. Blue Heron's award winning BH Elite Division is the exclusive builder of Obsidian Mountain. Capwest provided an acquisition loan for the land and will be providing construction financing when the lots commence construction in Q1 2022.

Meet the Team



STEVEN LITTLE

Mr. Little is our Chief Financial Officer and is responsible for the financial management of the Company, including capital and operating budgets, financial affairs, reporting and resource 19 procurement. Mr. Little also serves as the CFO for CapSource, Inc, CapWest Income LLC and CapWest Income II LLC., and has been employed in that office since June 2015. Previously, from June 2002 to December 2012, Mr. Little was employed as the Chief Financial Officer for Greenstreet Properties LLC. Mr. Little has a Masters degree in accounting from the University of Nevada awarded in 1994 and a Bachelor's degree in accounting from Brigham Young University, earned in 1985.



CHRIS NAUGLE

Chris Naugle has dedicated his life to being America's #1 Money Mentor. With a core belief that success is built not by the resources you have, but by how resourceful you can be. His success and national acclaim have come in large part to what he's learned first-hand from seeking a better way to wealth creation and preservation than most are taught growing up. Chris has built and owned 19 companies, with his businesses being featured in Forbes, ABC, House Hunters, and his very own HGTV pilot in 2018. He is currently founder of The Money School™, and Money Mentor for The Money Multiplier. His success also includes managing tens of millions of dollars in assets in the financial services and advisory industry and in real estate transactions.



HERSON RAMIREZ

Herson Ramirez has spent over 10 years focused on growth opportunities and wealth accumulation through real estate vehicles. As a Las Vegas Resident, Herson has acquired a Bachelors in Business Communication from the University of Nevada, Las Vegas, as well as a minor in Entrepreneurship from the University of Nevada, Las Vegas. His aptitude for business has afforded him the opportunity to provide management direction, investment research analysis, and business projection analysis. Herson has helped fund over 5 Million+ in real estate transactions. Colleagues would describe him as honest, personable, driven, organized and enthusiastic.



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In addition to financial measures calculated in accordance with generally accepted accounting principles ("GAAP"), this presentation contains certain non-GAAP financial measures. The Company believes that such non-GAAP financial measures are useful because they provide an alternative method for assessing the Company's operating results in a manner that is focused on the performance of the Company's ongoing operations, for measuring the Company's cash flow and liquidity, and for comparing the Company's financial performance to other companies. The Company's management uses these non-GAAP financial measures for the same purpose, and for planning and forecasting purposes. The presentation of non-GAAP financial measures is not meant to be a substitute for financial measures prepared in accordance with GAAP.

This is not an offering of securities. Any such offer must be accompanied by an Offering document. Readers are urged to consider closely the disclosures in our Offering documents.