



# Integris

REAL ESTATE INVESTMENTS

TRANSFORMATIVE INVESTMENTS BUILT ON INTEGRITY

## Integris Secured Credit Fund

Collateralized<sup>1</sup>  
12% Fixed Interest Rate<sup>2</sup>  
24-Month Term<sup>3</sup>

*Integris Secured Credit Fund, LLC is offered pursuant to section 3(c)(1) of the Investment Company Act of 1940 and is limited to 99 investors.*

*<sup>1</sup>The loans are secured by a collateral package consisting of a pledge of interests in certain promote distributions associated with two real estate ventures. <sup>2</sup>12% per annum, non-compounded, payable no less frequently than quarterly. First payments commencing with the period ending on September 30, 2022. <sup>3</sup>24 Months or less term. May be prepaid at the Manager's discretion. (If prepayment occurs within 9 months of the Offering Termination Date, Investors are entitled to payment as if the note was repaid 9 months after the Offering Termination date.) **FOR ACCREDITED INVESTORS ONLY** | Confidential and Proprietary Information This is neither an offer to sell nor a solicitation of an offer to buy any securities, which can be made only by the Confidential Private Placement Memorandum (the "Memorandum"). This material must be reviewed in conjunction with the Memorandum to fully understand all of the implications and risks of the offering of securities to which it relates. Dated 8.1.2022*

*Left is an aerial view of the Fountain Valley Project. For the avoidance of doubt, the Integris Secured Credit Fund does not include an ownership interest in this project. This project is tied to a pledge consisting of 100% of promote distributions payable to Pledgor, which is the collateral for the Integris Secured Credit Fund. You are not investing in this project nor is the Integris Secured Credit Fund investing in this project.*

# Important Information

**NO OFFER OR SOLICITATION:** The material herein does not constitute an offer to sell nor is it a solicitation of an offer to purchase any security. Offers will only be made through a private placement memorandum to accredited investors, and where permitted by law. Investments in any security are not suitable for all investors. Investments in securities involve a high degree of risk and should only be considered by investors who can withstand the loss of their investment. Prospective investors should carefully review the “Risk Factors” section of any private placement memorandum. Investors should perform their own investigations before considering any investment and consult with their own legal and tax advisors. This material does not constitute tax advice to any person.

In making any decision to invest, you acknowledge that Integris Real Estate Investments, LLC, Shopoff Realty Investments, L.P., Shopoff Securities, Inc., or any of its registered representatives, employees, consultants, are not making any investment recommendations and you are relying solely on advice provided by your financial representative (including but not limited to your broker-dealer, registered representative, or registered investment advisor).

Certain statements contained in this Presentation may constitute “forward-looking statements”. Such forward-looking statements can be identified by the use of forward-looking terminology such as “intends,” “may,” “will,” “should,” “expect,” “anticipate,” “estimate” or “continue” or the negatives thereof or other variations thereon or comparable terminology. Any such statements, performance projections, and results have been based upon assumptions, some of which will vary, perhaps materially, from actual events and do not constitute a prediction or representation as to actual performance. The projections and results are purely hypothetical and for illustration purposes only. Nothing contained herein has been reviewed by nor endorsed by the Securities & Exchange Commission or any other regulatory agency or trade organization. Forward-looking statements are not guarantees of future performance and involve risks and uncertainties, many of which are beyond the control of Integris Real Estate Investments, LLC. Important factors that may cause actual results to differ from the forward-looking information contained in this presentation will be set forth in a confidential private placement memorandum. Such forward-looking statements speak only as of the date of this presentation, and we caution prospective investors not to place undue reliance on such statements.

Prior performance is not indicative of future results. There is no assurance that future projects will achieve comparable results. Alternative investment performance can be volatile and value-added real estate investments may involve additional risks. An investor could lose all or a substantial amount of their investment. There is no assurance that the Partnership objectives will be achieved.

Securities offered through Shopoff Securities, Inc., member FINRA, SIPC, 18565 Jamboree Road, Suite 200, Irvine CA 92612, 844-4-Shopoff

# Risk Factors

An investment in Integris Secured Credit Fund, LLC Fund (the “**Fund**”) must be considered speculative and adds a high degree of risk. There are no guarantees of distributions or returns, and an Investor may lose all or part of their investment. There are various risks related to an investment in the Fund which are described in the Private Placement Memorandum. These risks include, but are not limited to:

- The Interests may not be suitable for certain Investors.
- The Interests will be highly illiquid, no trading market exists or will ever develop, and withdrawals of capital contributions are prohibited.
- The Fund is a recently formed entity with no operating history and no assurance of success.
- Success is dependent on the performance of the Fund’s Managers, as well as individuals that are affiliates of the Fund’s Managing Members.
- The Fund depends on key personnel of the Manager and its affiliates, the loss of any of whom could be detrimental to the business.
- Proceeds from the Pledge will not be available to repay the Note at the Maturity Date. The Note will be repaid from the general cash flows of the Guarantors.
- Economic, market, and regulatory changes that impact the real estate market generally may decrease the value of a Fund’s investments and weaken operating results.
- The Note may be prepaid in whole or in part at any time.
- The repayment strategy may not be successful.
- The Company is not substantially capitalized and its sole asset, consisting of the Note, is secured only by the Collateral.
- Members will have no right to participate in the management of the Company.
- The ability of the Borrower to make the Note payments to the Company, and thus the ability of the Company to make distributions to the Members, will be dependent on the repayment strategy set forth below in the section on “Repayment Strategy,” which may not be successful.
- Certain tax risks

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# Who is Integris Real Estate Investments?

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*The following slides (5-8) provide background information and the overall strategy for Integris Real Estate Investments and do not necessarily apply to Integris Secured Credit Fund.*

*We are a company developed from **determination, integrity and vision**. We provide immediate, direct investment opportunities with a strategy that seeks to **create and increase wealth** by transforming underutilized, undervalued or mismanaged real estate into **more attractive and valuable assets**.\**

# Who is Integrus Real Estate Investments?

For nearly three decades,<sup>1</sup> Integrus Real Estate Investment's executive team has focused on opportunistic, value-add projects.

Headquartered in Orange County, California, Integrus uses a multi-disciplined approach that enables the firm to uncover opportunities that others miss.

The firm primarily focuses on proactively generating appreciation through the repositioning of commercial, income-producing properties and the entitlement of land assets.<sup>2</sup>

## 30 YEARS\*

of Transforming Opportunity into Value  
*as an affiliate of Shopoff Realty Investments*

**1037**  
Full-Cycle Assets

*96% of 1,078 Total Current and Full-Cycle Assets*

*This includes 281 land assets, with 231 hard assets & 50 loan assets, and 756 commercial assets with 91 hard assets & 665 loan assets.*

**2.9 Year**  
Average Hold Full-Cycle Assets

*All Full-Cycle Assets*

*This includes 4.2 years for land assets, with 4.4 years for hard assets and 2.8 years for loan assets, and 1.9 years for commercial assets, with 2.9 years for hard assets and 1.7 for loan assets.*

# Bill Shopoff Bio

William (Bill) A. Shopoff is President and Chief Executive Officer of Shopoff Realty Investments, L.P. and Integris Real Estate Investments, LLC.

Mr. Shopoff has more than 40 years of real estate and investment experience. His expertise includes the acquisition, development, and sale of new and redeveloped residential and commercial properties throughout the United States, as well as partnership structure, debt placement, venture capital, and investment underwriting. Mr. Shopoff has acquired over 1,000 properties on behalf of his various entities, including the acquisition of over 6,000 apartment units (fee or mortgage loans) and the entitlement of over 7,000 lots/units of land suitable for single-family or multi-family development.



FINRA Broker Check

Since 1992, Mr. Shopoff has served as either Principal or as President of the Asset Recovery Fund, and since August 1999, as the President of Eastbridge Partners, L.P. Upon acquiring the assets of Eastbridge Partners, L.P. in April 2004, Mr. Shopoff created the manager, Shopoff Realty Investments, L.P., and has served as its President since that time. Involved in a number of industry associations, Mr. Shopoff is currently a member of Commercial Investment Real Estate (CIRE) and is a Certified Commercial Investment Member (CCIM). He is also a member of the Urban Land Institute (ULI), the Building Industry Association (BIA) as well as Lambda Alpha International (LAI), a global land economics society.

Mr. Shopoff is also involved in various collegiate councils, being named to the Executive Council of the Real Estate Center at The University of Texas McCombs School of Business. This Executive Council advises faculty and staff on curriculum matters within the University's real estate department. He is also a member of the University of California Irvine-Chief Executive Roundtable (UCI CERT), which works in concert with local business leaders and university faculty.

In addition to his industry and educational board involvement, Mr. Shopoff is also involved in various nonprofit foundations, including his former roles as President of the Board of Directors for the Central Coast Wine Classic Foundation, and as a board member of Global Energy Network International (GENI), a non-profit organization based in San Diego, California. Furthermore, Mr. Shopoff has also been the top fundraiser for the past 15 years for the AIDS LifeCycle, a 585-mile bicycle ride from San Francisco to Los Angeles, which supports the San Francisco AIDS Foundation and the Los Angeles LGBT Center.

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# Integrus Secured Credit Fund

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*Integrus Secured Credit Fund, LLC is offered pursuant to section 3(c)(1) of the Investment Company Act of 1940 and is limited to 99 investors.*

| FEATURES                          | INTEGRIS SECURED CREDIT FUND  |
|-----------------------------------|---|
| Strategy <sup>1</sup>             | To provide fixed interest payments on a quarterly basis   |
| Use of Proceeds                   | (1) provide one or more loans to William A. Shopoff, for general corporate needs, including the funding of working capital and debt refinancing, (2) fund a reserve to provide bridge financing activities for the acquisition of assets by Shopoff Realty Investments and its affiliates, and (3) fund a reserve for the payment of interest and other expenses related to Borrower's operations and repayment obligations to the Company.   |
| Structure                         | <p style="text-align: center;"><b>506(c) Private Placement – No Load Fund</b><br/> <i>Integris Secured Credit Fund is offered pursuant to section 3(c)(1) of the Investment Company Act of 1940 and is limited to 99 investors.</i></p>   |
| Maximum Raise                     | <p style="text-align: center;"><b>\$8,500,000</b><br/> <i>Manager reserves the right to close the offering at a lower amount if it determines that additional funding is not needed</i></p>   |
| Minimum Investment                | <b>\$85,000</b>   |
| Status <sup>2</sup>               | <b>Open for investments through September 30, 2022</b>  |
| Maturity Date <sup>3</sup>        | <p style="text-align: center;"><b>June 1, 2024</b><br/> <i>May be prepaid at the Manager's discretion<br/> (If prepayment occurs within 9 months of the Offering Termination date, Investors are entitled to payment as if the note was repaid 9 months after the Offering Termination date.)</i></p>   |
| Interest Rate & Interest Payments | <p style="text-align: center;"><b>12% per annum, fixed, non-compounded, payable quarterly</b><br/> <i>First payments commencing with the period ending on September 30, 2022<sup>4</sup></i></p>  |
| In the event of default           | <ul style="list-style-type: none"> <li>• <b>The Company shall have all enforcement powers provided to it under the Note and associated loan documentation, including but not limited to a foreclosure by the Company on the Collateral.</b></li> <li>• <b>The Company will perfect its security interest in the Collateral by filing a UCC financing statement with respect to those interests.</b></li> <li>• <b>In an Event of Default, the Company shall not look to the Guaranty until it has exhausted all its remedies under the Collateral.</b></li> </ul> |

(1) There is no assurance that this strategy will succeed to meet its investment objectives. (2) Provided however that the Manager may extend the Offering for one additional six-month period. (3) Please see Memorandum for a full explanation of the limits to prepayment protection Members receive. (4) Interest payments will be calculated based on investment start date and will be prorated for any partial quarter an investor is invested in the Fund.

# Fund Overview

- Opportunity:** Invest in up to \$8.5M of interests from the Integris Secured Credit Fund.
- The Issuer:** The assets of the Company will consist solely of a Note secured by Collateral consisting of the Pledge defined below.
- Pledgor:** SRI- Managing Member 3, LLC (an affiliate of the Sponsor and the Fund) is the Pledgor and is entitled to all promote distributions earned by Shopoff from the Fountain Valley and Santa Barbara-Nordstrom Projects.
- Interest Rate:** 12% per-annum non-compounded Interest Rate, payable no less frequently than quarterly; first payments commencing with the period ending September 30, 2022.
- Maturity Date:** June 1, 2024.

## Collateral:

The loans will be secured by the following Collateral:

A pledge consisting of 100% of promote distributions (i.e., distributions after the return of capital and payment of interest, etc.) payable to Pledgor under the limited liability company agreements of SOF-FV, LLC and SHPR Holdings V, LLC.

**Estimated Net Present Value**<sup>1</sup>

\$17.8M

## Guaranty:

In addition, Borrower's obligations are guaranteed by William A. Shopoff and Cindy Shopoff<sup>2</sup>

**Estimated Net Worth**<sup>3</sup>

\$198.6M

<sup>1</sup>Internally created by management based on assumptions they believe are correct. Please refer to PPM for details of the net present value calculation. <sup>2</sup>The Guaranty applies to the borrower (entity), it is not a personal guarantee of each investor's investment. Guaranty excludes Mr. Shopoff's interest in Shopoff Securities, Inc. Please refer to the "Pledge and Security Agreement" attached as Exhibit C of the PPM for details. Note that Collateral excludes any ownership interest in Borrower, Integris, SRI, Shopoff, or any direct ownership of the assets underlying the Collateral. <sup>3</sup>The full unaudited Personal financial Statement of William and Cindy Shopoff as of December 31, 2021, is available upon request and with completion of a requisite Non-Disclosure Agreement.

This summary contains statements about operating and financial plans and the performance of the Fund. Forward-looking statements are not guarantees of future performance and involve risks and uncertainties. Such forward-looking statements speak only as of the date of this presentation, and we caution prospective investors not to place undue reliance on such statements. Please refer to slide 2 of this presentation and the information set forth in a confidential private placement memorandum.

# Fund Overview (*continued*)

## Use of Proceeds (\$8.5M):

- (a) provide one or more loans to William A. Shopoff, for general corporate needs, including the funding of working capital and debt refinancing, and deploy for other business purposes of the Borrower and Mr. Shopoff as determined by Mr. Shopoff.
- (b) provide bridge financing for the acquisition of assets by Shopoff Realty Investments and its affiliates.
- (c) fund a reserve for the payment of interest and other expenses related to Borrower's operations and repayment obligations to the Companies.

## Loan to Value:

The initial loan to value is estimated to be 47.8%, however, at any given time the outstanding principal balance of the Note shall not exceed fifty percent (50%) of the value of the Collateral.

# Repayment Strategy for the Fund<sup>1</sup>

## Source of Repayment:

Principal and interest on the Note shall be paid from:

- General cash flows received from proceeds generated by a variety of promote payments anticipated to be received by the Guarantors prior to the Maturity Date.
- Repayment of the Note is not anticipated to be paid from proceeds associated with the underlying Collateral as it is anticipated the Note will be paid in advance of the assets being sold.

*<sup>1</sup>There is no assurance that this strategy will succeed and that these prices can be attained. Prices are based on current assumptions and market conditions that may change at any time.*

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# Collateral Overview

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# Collateral Overview

Estimated Net Present Value of the collateral is shown below:

**ESTIMATED  
VALUE OF COLLATERAL**

**ESTIMATED  
NET PRESENT VALUE<sup>1</sup>**

**Pledge of Promote distribution payments earned  
by Shopoff from the Fountain Valley and Santa  
Barbara-Nordstrom Projects**

**\$17,800,000**

**Loan Amount**

**\$8,500,000**

**Loan to Value**

**47.8%**

<sup>1</sup>The estimated net present value of Collateral is based on a series of promote distributions that are anticipated to be earned by the Pledgor from mid-2024 through 2026. Therefore, repayment of the Note is not anticipated to be paid from proceeds associated with the Collateral, rather repayment will be made from other sources prior to the promotes being earned by the Pledgor. Any estimated net present value of the promote is dependent on the success of the underlying Project. The Collateral has no present value because it will not be earned until the completion of the project therefore it has not yet been earned and it may never be earned. However, payment is not dependent on the collateral value and the loan will be repaid regardless. If one or both of the Projects do not achieve its investment objectives, the promote may never achieve its Estimated Net Present Value.

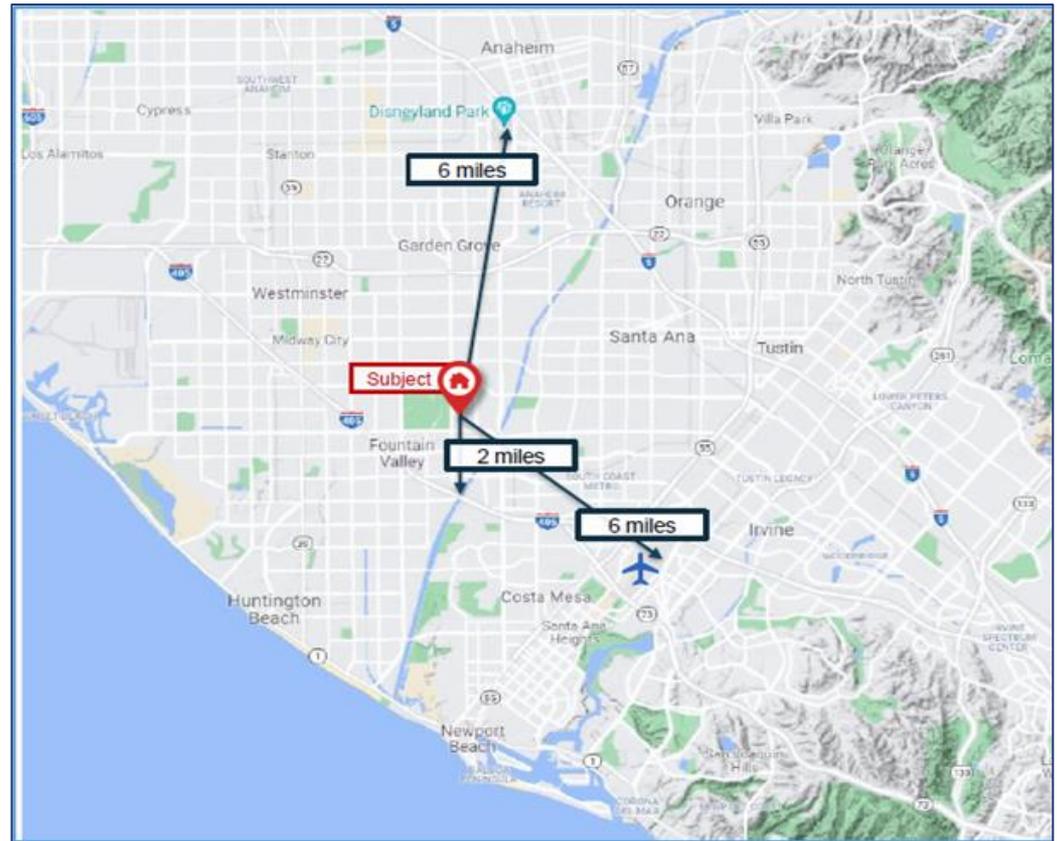
Promote valuations are estimates that have been generated internally by the Company or affiliates. Please refer to the Memorandum for details of the calculation.

# Collateral - Pledge of Promote Distributions from Fountain Valley Project in Fountain Valley, California

## Summary of the Fountain Valley Project:

The Property consists of an 18.61-acre parcel of agricultural land at 16300 Euclid Street in the city of Fountain Valley, CA, which is intended to be re-entitled for a mix of single-family residential units (approximately 14 acres) and the remainder for luxury multi-family housing (with a 15% affordable housing component as required by the City). The anticipated time left to complete re-entitlement on this property from May 2022 is 12 months with an additional 11 months anticipated for horizontal development and sale of the property.

- Map shows the location of the Fountain Valley Property with its proximity to Disneyland (6 miles), the 405 Interstate Freeway (2 miles), and its distance to the John Wayne International Airport (6 miles).
- **The Pledgor will earn a promote based on the terms of the Operating agreement for that Project, a copy of which is available upon request.**



FOR THE AVOIDANCE OF DOUBT, THE COLLATERAL DOES NOT INCLUDE ANY OWNERSHIP INTEREST IN ANY ENTITY, INCLUDING, BUT NOT LIMITED TO, BORROWER, SPONSOR, PLEDGOR, THE JOINT VENTURE, THE PROPERTY OWNER, OR ANY DIRECT OWNERSHIP OF THE ASSETS UNDERLYING THE COLLATERAL

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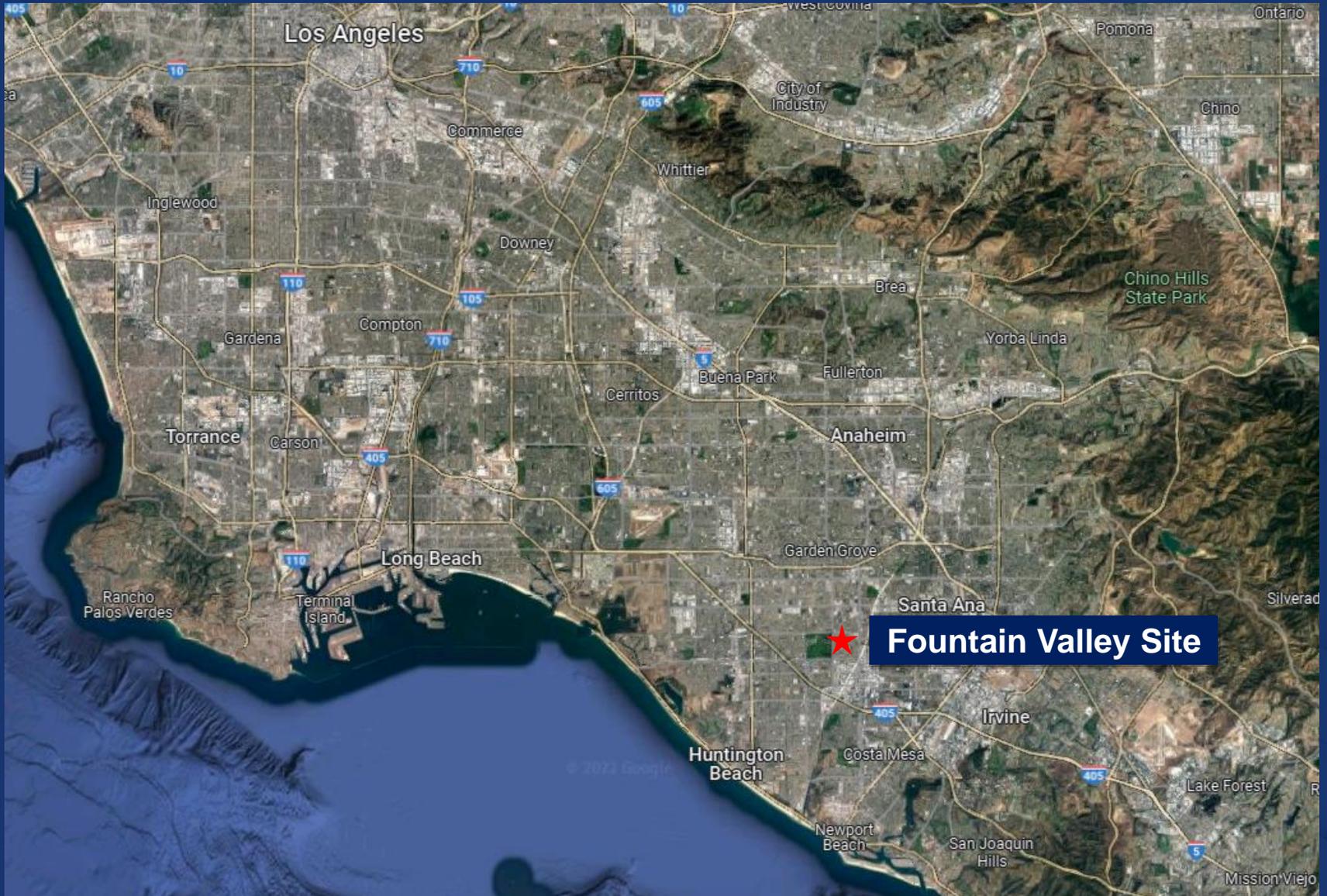
# Fountain Valley Project - Project Site Aerial



# Fountain Valley Project - Proposed Site Plan



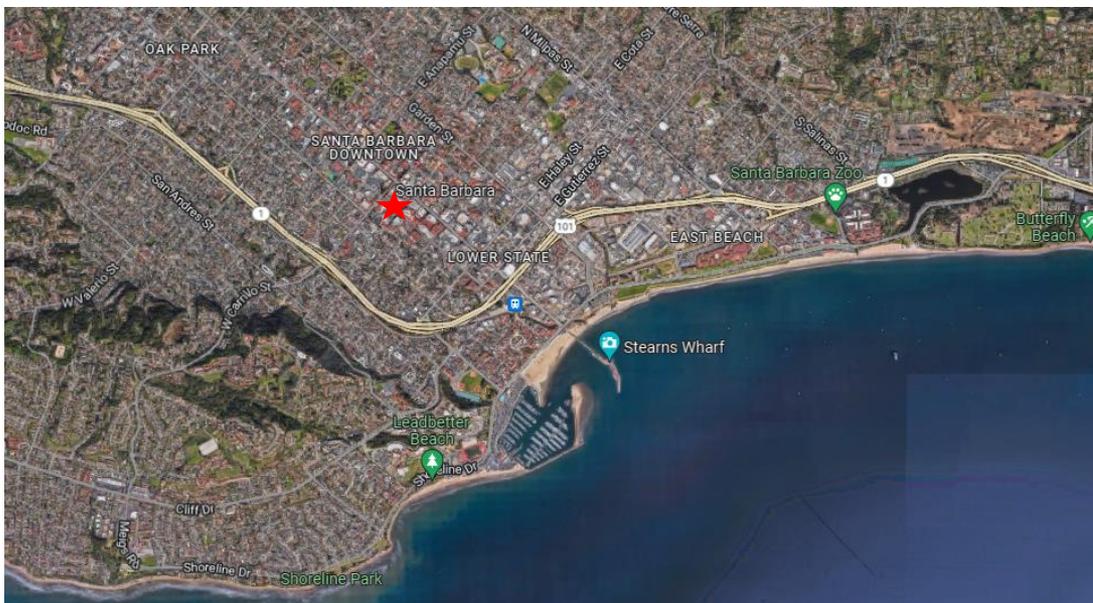
# Aerial Map of Site



# Collateral - Pledge of Promote Distributions from Nordstrom Project in Santa Barbara, California

## Summary of the Santa Barbara-Nordstrom Project:

The Property consists of the Nordstrom at Paseo Nuevo, which was built in 1990 in downtown Santa Barbara, California, and has 174,329 total square feet. The store closed operations in May 2020 at the bottom of the market during the beginning of the Covid-19 Pandemic, and Shopoff plans to re-entitle the existing retail parcel to office space to help stabilize the downtown submarket of Santa Barbara. The expected hold period for the Property is 42 months from May 2022 and includes one year for re-entitlement and 30 more months for development, repositioning, lease-up of newly developed space, and sale of the property.



★ Nordstrom Project

The Pledgor will earn a promote based on the terms of the Joint Venture Operating Agreement, a copy of which is available upon request.

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# Nordstrom Project – Proposed Exterior Renovations



# Nordstrom Project – Proposed Exterior Renovations



# Nordstrom Project - Interior Rendering



# Nordstrom Project - Interior Rendering





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