

FOR IMMEDIATE RELEASE

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PROPFUNDS FULLY FUNDS \$850,000 FIRST TRUST DEED IN SANTA MONICA
Five-unit apartment complex provides first PropFunds investment opportunity for clients

LOS ANGELES -- PropFunds L.P., having just completed its first thirty days in business in the real estate crowdfunding arena, fully funded its first investment opportunity on a five-unit apartment complex in the City of Santa Monica, one of the Southern California region's hottest real estate markets. The First Trust Deed investment has a loan-to-value (LTV) of 62%, and is anticipated to generate a yield of no less than 9%, paid monthly to its investors.

"We are pleased by the positive response and high level of interest in our first crowdfunding investment opportunity," said Jim Aldrich, CEO and Founder of PropFunds L.P. "As we make additional investment opportunities available at PropFunds.com, we will continue to seek maximum returns while minimizing risk."

PropFunds L.P. may be new to crowdfunding, but its leadership is made up of seasoned professionals with decades of experience. PropFunds CEO and Founder Jim Aldrich has twenty years of real estate investment experience, and has worked in the industry for twenty-five years. Furthermore, PropFunds' team of long-term investment advisors has a combined total of more than 150 years of experience in the real estate industry. PropFunds is differentiating itself as a sound, reliable alternative for investors in the real estate crowdfunding marketplace.

PropFunds L.P.'s investment advisors have a diverse background in the real estate business with multiple areas of expertise, including multifamily, retail, industrial, office, hospitality and luxury residential real estate, and finance. A list of PropFunds' advisors may be found here: <http://propfunds.com/#about-us>

PropFunds L.P. is poised to take advantage of properties ranging up to \$10 million in market value that would otherwise be ignored by larger institutional investors or "Wall Street" capital. At PropFunds L.P., the goal is to generate higher returns than one may expect from a more traditional investment resource.

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Fluctuations in the value of the assets that are the subject of any investment are to be expected. Additional risks exist due to a variety of factors, including, but not limited to, leverage, property operations, business risks, management and environmental liabilities. There is a potential for loss of part or ALL of the investment capital, and each investor should understand that all capital invested may be lost. Investors should only consider these investments if they have no need for liquidity and can bear the risk of losing their entire investment. Actual return may vary from return that is stated.

This press release does not constitute an offer to sell or a solicitation of an offer to make an investment (the "Investment") in the project described herein. No such offer or solicitation will be made prior to the delivery of definitive documentation relating to the matters herein. Before making an investment decision with respect to the Investment, potential investors are advised to carefully read the operating agreement that will govern the Investment (the "Documents") and the related subscription and offering memorandum documents. Further, potential investors are advised to consult with their tax, legal and financial advisors. This overview contains a preliminary summary of the purpose and principal business terms of the Investment. This summary does not purport to be complete and is qualified in its entirety by reference to the more detailed discussion contained in the actual text of the Documents. The manager has the ability in its sole discretion to change the strategy described herein. Some of the statements contained herein are forward-looking statements. You should not rely upon forward-looking statements as predictions of future events. These statements involve known and unknown risks, uncertainties, and other factors that may cause the project's actual results, levels of activity, performance, or achievements to be materially and adversely different from any future results, levels of activity, performance, or achievements expressed or implied by these forward-looking statements. In some cases, you can identify forward-looking statements by terminology such as "may," "will," "should," "expects," "plans," "anticipates," "believes," "targeted," "projected," "underwritten," "estimates," "predicts," "potential," or "continue" or the negative of these terms or other comparable terminology. These forward-looking statements include, but are not limited to, statements concerning the company, property, risk factors, plans and projections. Although the manager believes that the expectations reflected in the forward-looking statements are reasonable, guarantees of future results, levels of activity, performance or achievements cannot be made. Moreover, neither the manager nor any other person or entity assumes responsibility for the accuracy and completeness of forward-looking statements. No person or entity is under any duty to update any of the forward-looking statements to conform them to actual results. Except as required by law, neither we nor any other person assumes responsibility for the accuracy and completeness of the forward-looking statements. We undertake no obligation to update publicly any forward-looking statements for any reason to conform these statements to actual results or to changes in our expectations.

Disclaimer: Neither the SEC nor any state securities commission or regulatory authority approved, passed upon or endorsed the merits of this offering. PropFund's services do not constitute "crowd funding" as described in Title III of the Jumpstart Our Business Startups Act ("JOBS Act").

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