



**CapWest Income, LLC**

# CapWest Income

Bringing You Real Estate  
Opportunities That Deliver  
Steady Returns

[Capwestincome.com](http://Capwestincome.com)

# About Us

CapWest Income, LLC, provides investors with the opportunity to earn fixed interest rates. CapWest Income, LLC, works with investors who want to build wealth in their investment portfolio through a passive income stream. Investors invest their funds with CapWest Income, LLC, and CapWest Income, LLC, lends the to our borrowers who are private real estate developers focused on commercial, residential and land developments in the southwestern western United States. Our mission is to provide an alternative to the traditional market that offers a high return, low-risk investment opportunity to our investors as well as first-class lending experience to our borrowers.



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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

\$10,000,000.00 In  
Unsecured

Promissory Notes

### TYPE A

36-Month Term, 10.0% interest  
Paid Monthly

### TYPE B

48-Month Term, 11% Interest  
Paid Monthly



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# THE OFFERING

We are offering for sale up to \$10,000,000.00 in principal face value of unsecured promissory notes, having repayment terms of, at the election of each investor, (i) a term of thirty six months, bearing simple interest at a rate of 10.0% per annum (the “Type A Notes”), or (ii) a term of forty-eight months, bearing simple interest at a rate of 11.0% per annum (the “Type B Notes”), with interest only to be paid monthly and the entire principal balance to be repaid at maturity (the “Type B Notes”). Together with the Type A 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 on the first day of the calendar month following funding by the subscriber and will be paid monthly without amortization, in arrears commencing on the seventh (7<sup>th</sup>) day following the date of issuance with the principal and then-remaining unpaid and accrued interest to be paid on maturity.



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## ISSUER

The issuer and maker of the Notes is CapWest Income, LLC, a Nevada limited liability company organized June 6, 2016 (the “Company”).

## USE OF PROCEEDS

The net proceeds of the Offering will be used primarily for 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.







## OFFERING PERIOD

The Notes will be offered commencing March 1, 2023, through January 31, 2024, which period may be extended by management, in their sole discretion for an additional period of up to 60 days (the "Offering Period").

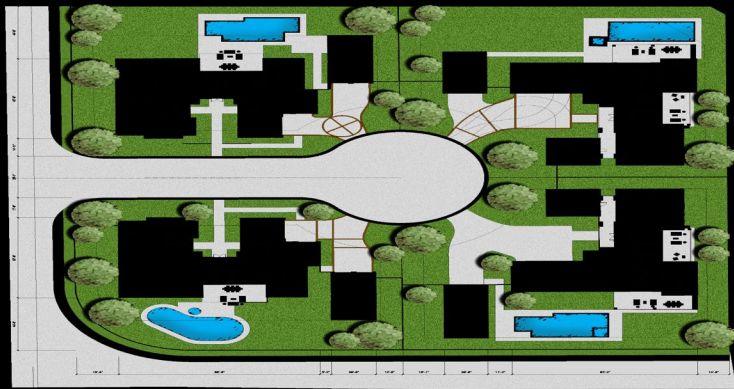
## MINIMUM INVESTMENT

Notes will be issued in principal increments of \$2,000.00, 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.

# Project 01 –







Situated here in the beautiful Las Vegas Valley, at the corner of Robindale Road and Placid Street, is a 4-lot development on a private cul-de-sac. The New West Company has developed 4-signature plans for this development and each home is over 4100 square feet of living and will include such comforts as 4 bed and 4.5 baths, a teen lounge, family room and a 3 car garage. The lots are large enough to include RV garages and a casita (mother in-law quarters) and a pool.

# Project – 02 – The Sala



Financed the restoration of the Sala, a quaint 6-unit Airbnb motel located in St. Pete Beach, FL located just off the Pinellas County mainland of Saint Petersburg just south of Treasure Island and 20 miles from Clearwater Beach. With miles of pristine white sandy beaches, year-round sunshine and recreational opportunities, restaurants, and shopping.



## Project - 03



## RESIDENTIAL PROJECT OBSIDIAN MOUNTAIN

Obsidian Mountain is an exclusive custom home development in Henderson, NV. Situated between the 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.



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# 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 Master's 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.



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# KENT CLOTHIER

Kent Clothier, a national leader in the real estate investing industry, is the founder and CEO of Real Estate Worldwide (REWW), a multifaceted real estate technology and education company headquartered in La Jolla, California, which has been featured on the Inc. 5000. After perfecting their systems and processes for generating high quality buying and selling prospects, Kent began educating others in the industry to do the same.



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# Brandon Turner

Brandon Turner is a real estate professional that has focused on finding quality real estate-based investments for clients for 15 years. With extensive experience concerning Self-Directed retirement accounts, he has helped over a thousand individuals and business owners generate wealth and take control of their futures using these vehicles. With nearly \$100 million dollars personally raised for projects of all types, ranging from fix and flips to single family rentals to large scale developments, he has a keen eye for value and return on investment. Outside of work, Brandon volunteers his time at a local animal shelter and has a passion for spending time outdoors, having hiked the John Muir and Pacific Crest Trails.



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