Unlock the Benefits of Mortgage Note Investing

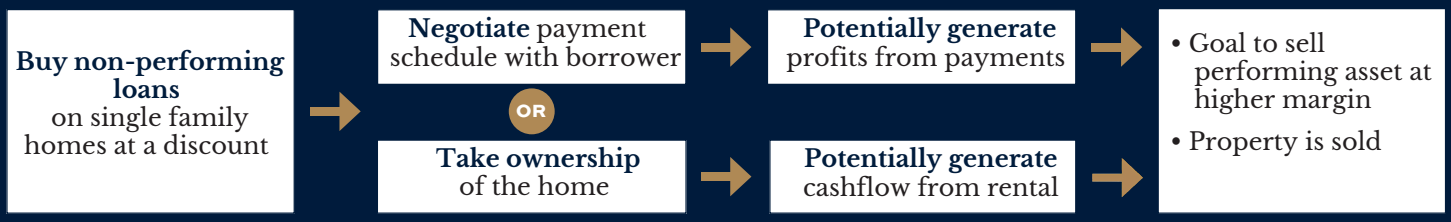
REGULATION D (506C) BOND OFFERING

INVESTMENT STRATEGY

7e Investments specializes in "fixing and flipping" residential mortgage notes that are secured by single family homes throughout the US. Employing a proprietary assessment approach and thorough due diligence process, 7e is highly selective in its acquisitions. We focus on a two pronged approach: growth and income.

- **Fix and Flip Non-Performing Loans:** We purchase non-performing loans at a discount significant discounts with up to 3x investment coverage, then work to with the borrower to get performing and sell the loan.
- **Investing in Performing Loans:** We acquire performing loans based on rigorous selection criteria, creating immediate cash flow and consistent income for our investors.

"FIX AND FLIP" MORTGAGE NOTES



OFFERING TERMS

Offering Size	$75M
Interest Payments	11%, Paid Monthly[1]
Minimum Investment	$500,000
Terms	5 years
Funds	NQ and IRA/Qualified assets
Tax Reporting	1099-INT

OFFERING HIGHLIGHTS

1. Backed by physical real estate with up to 3x equity coverage
2. $14.6 trillion dollar market[2]
3. Non-correlated asset class
4. Vertically integrated team
5. Multiple exit strategies
6. Work with Borrowers to get back on track
7. Risk-adjusted diversification

750+ DEALS MANAGED

7 FULL CYCLE FUNDS

100+ MILLION $ DEAL VALUATION

40+ STATES ACROSS THE U.S.

1. Holders of our bonds will be entitled to receive monthly interest payments at an annual rate of 9%–11%, depending on the amount invested and bond class (see PPM for details), based on the bond's face value of $1,000. Interest on each bond will begin accruing on, and will be cumulative from, the date of issuance, regardless of whether the issuer has the ability to make such payments | 2. Information obtained from St. Louis Fed 2025 Q3 | Past performance is not a guarantee of future results.

ABOUT 7e

7e Investments is a Virginia-based private real estate investment company that purchases performing and non-performing mortgage notes secured by real property throughout the U.S. Our team has a combined seven decades of real estate experience, led by a CEO who has successfully managed five mortgage note funds that met or exceeded commitments to investors.

For more information, contact us at 866.226.5736 or invest@7einvestments.com.

RISK FACTORS & CONFLICTS OF INTEREST

This is neither an offer to sell nor a solicitation of an offer to buy, any security, which can be made by the Private Placement Memorandum of CWS Investments, Inc. (the "Company"). Neither the U.S. Securities and Exchange Commission nor any state regulatory authority has passed upon the adequacy or accuracy of the information contained herein or in the PPM or endorsed the merits of this offering. Capitalized terms used but not defined herein shall have the meanings set forth in the PPM.

Conflicts of interest may include: Members of our management team have business interests wholly unrelated to the company and its affiliates, all of which require a commitment of time. We might buy loans from our affiliates. Although we will always seek to establish a fair, arms-length price for loans, our interest as a seller conflict with your interest as a buyer. The lawyer who prepared this PPM represents us, not you. You must hire your own lawyer (at your own expense) if you want your interest to be represented.

This communication includes forward-looking statements that represent opinions, expectations, beliefs, intentions, estimates or strategies regarding the future, which may not be realized. These statements may or may not be identified by the use of words like "anticipate," believe," "estimate," "expect," "intend," "may," "plan," "will," "should," "seek," and similar expressions. The forward-looking statements reflect the views and assumptions with respect to future events as of January 1, 2025, and are subject to risks and uncertainties, including those beyond our ability to control or predict. Actual and future results and trends could differ materially from those described in these forward-looking statements, as further described in the PPM.

There are no guarantees of interest payments or returns. Investors may lose all or part of their investment. Investing in our securities is highly speculative and involves a high degree of risk. You should carefully consider the information set forth in the "Risk Factors" section of the PPM before deciding to invest. There are various risks related to an investment in the Units which are described in the PPM. Risks may include, but are not limited to:

- **The Units may not be suitable for certain investors.**
- **The Units will be highly illiquid, as no trading market exists. The Units may only be suitable for investors who have no need for liquidity in this investment.**
- **This offering is a "best-efforts" offering, and if the company is unable to raise substantial capital, the Company may be limited as to the number and types of investments it is able to make, which could have a negative effect on diversification and investment results.**
- **The Company is recently formed with a limited operating history and no assurance of success.**
- **The Company will pay substantial fees and expenses to the GP, its affiliates, and broker-dealers. These fees will increase investors' risk of loss.**
- **There are substantial risks to making loans that are secured by real estate, and real estate investments may involve additional risks including the ability of a borrower to repay a loan, delinquency, foreclosure, and loss which could negatively impact investors.**
- **Economic, market and regulatory changes that impact the real estate market generally may weaken operating results.**

Securities are offered through MIT Associates, LLC. (Member FINRA/SIPC), 85 Eastview Avenue, Tiburon, CA 94920. Further, MIT reminds the recipient that alternative investment products often engage in leveraging and other speculative investment practices that may increase the risk of investment loss and the volatility of investment performance. Investments in alternative investment products can be highly illiquid. Alternative investment products are not required to provide periodic pricing or valuation information to investors; they may involve complex tax structures and delays in distributing important tax information; they are not subject to the same regulatory requirements as mutual funds; and they often charge high fees. You can obtain background information on broker-dealer firms and their registered financial professionals at https://brokercheck.finra.org/.

Invest Now