

July 31, 2023

FORM C

Up to \$5,000,000.00

New Way Homes, Inc.



Notes

This Form C (including the cover page and all exhibit attached hereto, the "Form C") is being filed by New Way Homes, Inc., a California public benefit corporation (the "Company" or "NYSE" as well as referred to as "we," "us," or "our"), in preparation for the filing with the SEC of a registration statement for a proposed offering of shares of the Company's common stock.

Investors in Securities are cautioned to refer to the "Risk Factors" of the Company located in Item 1A of the Form C and up to \$5,000,000.00 (the "Investment") in the offering of Securities described in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C.

The risks and obligations of the holder of Securities of the Company are set forth below in the section entitled "Offering and Investment." The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C. The offering of Securities is subject to the risk factors set forth in the Form C.

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The following table shows the price of the Securities, the aggregate net proceeds, and the aggregate offering amount for the Securities to be sold in the offering.

	Price to Investors	Net Proceeds and Commission (1)	Net Proceeds
Minimum Individual Purchase Amount	\$250.00	N/A	\$250.00
Aggregate Minimum Offering Amount	\$250,000.00	\$3,000.00	\$47,000.00
Aggregate Maximum Offering Amount	\$5,000,000.00	\$15,000.00	\$4,985,000.00

(1) The net proceeds to the Company is shown, with an agency and commission.

A resale of the Securities may involve risks. You should not invest any funds in this offering unless you are able to bear your entire investment. In making an investment decision, investors must rely on their own examination of the Form C and the offering of Securities, including the merits and risks involved. Some investors have not been recommended or suggested by any dealer in the securities. Investors in the offering of Securities should be advised that the offering of Securities is not a recommendation or solicitation to sell. Investors are advised that the offering of Securities is not a recommendation or solicitation to sell. Investors are advised that the offering of Securities is not a recommendation or solicitation to sell. Investors are advised that the offering of Securities is not a recommendation or solicitation to sell.

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The date of this Form C is July 31, 2023.

The Company has verified that all of the following statements are TRUE for the Company in connection with this offering.

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- The offering is not a recommendation or solicitation to sell.
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THESE SECURITIES INVOLVE A HIGH DEGREE OF RISK THAT MAY NOT BE APPROPRIATE FOR ALL INVESTORS.

THIS FORM C DOES NOT CONSTITUTE AN OFFER IN ANY JURISDICTION IN WHICH AN OFFER IS NOT PERMITTED.

BEFORE CONSIDERATION OF THE PURCHASE AND SALE OF ANY SECURITY, THE COMPANY WILL ADVISE PROSPECTIVE INVESTORS AN OPPORTUNITY TO ASK QUESTIONS OF AND RECEIVE ANSWERS FROM THE COMPANY AND ITS MANAGEMENT CONCERNING THE TERMS AND CONDITIONS OF THE OFFERING AND THE COMPANY. NO INVESTOR SHOULD TAKE THE INFORMATION HAS BEEN AUTHORIZED BY ANY REPRESENTATIVE OR MAKE ANY REPRESENTATIONS OTHER THAN THOSE CONTAINED IN THIS FORM C, AND NO OFFER OR SALE BY ANY OTHER SUCH PERSON OR ENTITY, SUCH INFORMATION MUST NOT BE RELIED ON AS HAVING BEEN AUTHORIZED BY THE COMPANY.

PROSPECTIVE INVESTORS ARE NOT TO CONSIDER THE CONTENTS OF THIS FORM C AS LEGAL, ACCOUNTING OR TAX ADVICE OR AS INFORMATION FINANCIALLY ADVICEABLE TO LOCAL PROSPECTIVE INVESTORS. PARTICULAR FINANCIAL SITUATIONS. EACH INVESTOR SHOULD CONSULT WITH HIS OR HER FINANCIAL ADVISER, COUNSEL AND ACCOUNTANT AS TO LEGAL, TAX AND RELATED MATTERS CONCERNING HIS OR HER INVESTMENT.

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- 1) The Company is required to file reports under Section 13(a) or Section 13(b) of the Exchange Act.
- 2) The Company has filed a last three annual reports pursuant to Regulation CF and has not received any comment from the SEC.
- 3) The Company has filed a last two annual reports pursuant to Regulation CF and has not received any comment from the SEC.
- 4) The Company is unable to provide any information about all of the securities listed on the SEC website of the last 90 days. All securities are currently in the process of being reviewed by the SEC.
- 5) The Company is unable to provide any information about all of the securities listed on the SEC website of the last 90 days.

About this Form C

You should only rely on the information contained in this Form C. We have not authorized anyone to provide you with information different from that contained in this Form C. We are not making a sale, and neither offers to buy, nor contracts to buy, securities through either of these means. You should consult your attorney, accountant, or other advisor before making any investment decision. We are not making a sale, and neither offers to buy, nor contracts to buy, securities through either of these means. You should consult your attorney, accountant, or other advisor before making any investment decision. We are not making a sale, and neither offers to buy, nor contracts to buy, securities through either of these means. You should consult your attorney, accountant, or other advisor before making any investment decision.

Statements included herein as to the accuracy of any statements or other documents are statements and, therefore, are necessarily accurate and complete and are qualified in their nature by the actual statements or other documents. The Company will provide the opportunity to ask questions of and receive answers from the Company's management concerning the terms and conditions of the offering, the Company or any other relevant company and any additional financial information to any prospective investor prior to the consummation of the sale of the securities.

This Form C does not purport to contain all of the information that may be required to evaluate the offering and any company listed herein. The information contained herein is not intended to be a substitute for the information contained in the offering memorandum. The information contained herein is not intended to be a substitute for the information contained in the offering memorandum. The information contained herein is not intended to be a substitute for the information contained in the offering memorandum. The information contained herein is not intended to be a substitute for the information contained in the offering memorandum.

SUMMARY

The following summary is qualified in its entirety by more detailed information that may appear elsewhere in this Form C and the Exhibits hereto. Each prospective investor is urged to read this Form C and the Exhibits hereto in their entirety.

New Way Biotech, Inc. (the "Company") is a California public benefit corporation, formed on April 1, 2013. The Company is currently also conducting business under the name of Fleming Biotech Corp.

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Investment Summary: 2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-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The regulatory framework for primary issues in the United States and internationally is constantly evolving and is likely to impact markets in the foreseeable future. The interpretation and application of such laws is often uncertain and such laws may be interpreted and applied in a manner inconsistent with our current practice and practices may change in the future or in any period. It is not clear that such laws provide or enable us to address our primary concerns, or if national or local regulatory authorities have and continue to conduct or will conduct such and similar, foreign law operations and business practices.

Our earnings may decrease because of changes in prevailing interest rates.

The profitability of NFW's financial products is directly affected by changes in prevailing interest rates. The following are certain material risks we face related to changes in prevailing interest rates:

- * An increase in prevailing interest rates would generate an increase in delinquency, default and foreclosure costs resulting in an increase in both operating expenses and address expenses and could cause volatility in the value of our assets;
- * An increase in prevailing interest rates would increase the cost of servicing our outstanding debt, including our ability to finance working capital needs and our operations;
- * A decrease in prevailing interest rates over long term-term payment periods causing our working loss to decline more rapidly than anticipated;
- * A decrease in prevailing interest rates may lead to higher amortizing interest expense and increased maintenance expenses as we serve distressed and mature or final expansion issues as proposed credit facilities; and a decrease in prevailing interest rates could reduce our earnings from our financial services business.

Negative public opinion could damage our operations and adversely affect our business.
 Reputational risk is the risk to our business from negative public opinion. It is inherent in our business. Negative public opinion can result from our actual or alleged conduct in any number of activities, including community relations or trading derivatives. Negative public opinion can also result from media coverage, whether accurate or not. Negative public opinion can adversely affect our ability to attract and retain customers and employees and our exposure to litigation and regulatory action.

Our business and operations could be disrupted by unforeseen events and conditions.
 General economic factors and conditions in the United States or worldwide, including the current interest rate environment, composition of our asset portfolio, loan value and other economic challenges to such loans and economic ability and desire to invest in loans, the economic crisis in 2008 through 2014, have caused increased banking activities, which increased a default in loan issuance. A similar crisis could negatively impact the willingness of investors and borrowers to participate in our underwriting. Although the U.S. and global economies have shown improvement, the recovery remains uneven and uncertain. If global U.S. and global economic uncertainties persist, some of our activities may either be subject to the investment in the loans facilitated through our underwriting. Adverse economic conditions could also increase the number of credit losses, reduce or prevent us from facilitating our own underwriting.

reduce the number of qualified borrowers seeking loans on our marketplace and result in business losses related to such positions. Identification of such conditions may also represent and transactions on our marketplace could decline and our business would be negatively impacted.

Reputational Risk *Event* *Event* may represent catastrophic events or major market value changes. Events such as natural disasters, fires, or other events may cause significant loss of value to the real estate assets of NFW's business offices or other assets of value. One issue is it possible that the multifamily residential units and other real estate in the San Francisco Bay and Monterey Bay Regions will change significantly if more projects, as if they mature more slowly than intended, be built for use, then a project may not be able to attract sufficient employment markets, operating losses, or other similar problems.

NFW's financial model and practices may not be accurate or successful.
 Misstatements, omissions, conflicts, property management, variable interest rates, or other expenses may significantly impact our capital levels. Real estate development projects carry significant risk, such as land title, approval state, construction performance risks, and other related to multifamily loans with a building site risk, pollution, parking characteristics, technological risks, and 1. A failure of one or more NFW's business to repay their loans on NFW's asset portfolio NFW's ability to repay its borrowings.

NFW's Associates might not be able to service their debt obligations.
 Finance will have debt from other lenders, and the debt on NFW will typically be subordinated to such debt in that order. No assurance can be made that these entities will be able to service their existing or future obligations or that they will be able to service their debt, including the NFW. Repayment of loans is primarily only as the borrower's ability to enhance or obtain their debt, which may be in our possession or control.

There are public market risks for the loans.
 The Securities Act of 1933, which has not been registered under the Securities Act of 1933 ("Securities Act"), is subject to the Securities Act of 1933. If the issuer of securities of the securities, the Securities Act has been offered only to institutions and individuals who are "accredited investors" pursuant to the exemption in the Securities Act. The role of the Securities and Exchange Commission and exemptions in the Securities Act of 1933. The Securities Act may be required to determine proper and not only to issue or distribute. Such securities are "restricted securities" and cannot be freely sold or registered under the Securities Act. While an exemption from registration is available, because the Securities Act not only prohibits, as borrower's ability to provide its facilities or collateral for loans may be limited and the restrictions on transfer may be limited under the terms of the Securities Act, it may not be possible to transfer the loans or securities.

Documents to be Registered May Have Different Terms than Expected.
 NFW's business model reflects its documents or agreements that are not yet final or executed, and plans that have not been implemented. In some instances, such documents or agreements are

not even in their final form. The definitive versions of these agreements, documents, plans or proposals may vary significantly from the terms and conditions described. These definitive agreements, documents, plans or proposals may not be obtained by NFW or, if obtained, may not be an enforceable basis on NFW's currently anticipated and may not be enforceable and adversely affect the ability of NFW to complete the business and/or its financial obligations.

Additional plans may be needed to service and expand NFW's operations. There may be an assumption that such funding will be available or will be provided on favorable terms.
 Although there are ongoing operations and other projects as more complete in NFW may not be available, there is no NFW liability to obtain sufficient cash flow, operations and related assets could have a material adverse effect on results of operations or financial condition.

NFW may be subject to claims based on system outages and outages.
 While NFW has not yet experienced any claims, NFW may experience them within the breadth of services, regardless of other risks based on NFW's activities. It is not uncommon for development projects to not be completed, and over time, there is some degree of business and public and local jurisdictions. NFW may be required to pay for NFW's business and operations in legal disputes or court decisions. NFW's success may not adequately cover these claims and even if such claims are successful, the cost, including a substantial portion of the claims, in terms of the nature and the time and resources of NFW's management, could have a material adverse effect on the business, results of operations or financial condition.

Partners in the offering will have no control over NFW's affairs.
 Except over the ability to have any control over NFW's affairs. The NFW Board of Directors and executive officers, a board of directors, or advisory board (NFW's development partners or other parties) is subject to the terms of the NFW's Securities Act, which may be subject to the Securities Act. It is not uncommon for NFW's affairs, including all parties should purchase some portion of the offering to result in a failure to obtain all aspects of management in the individual and respective attached loans.

NFW does not provide legal representation to prospective purchasers.
 Advisory representing NFW in any capacity, and will not be deemed to be applicable under applicable laws, if professional responsibility is not required or is represented, and in all of the services as appropriate.

Risks Related to the Securities
 You should be aware of the long-term nature of this investment. There is no law and likely will not be a public market for the Notes. Because the Notes have not been registered under the Securities Act or under the securities laws of any state or non-United States jurisdiction, the Notes have specific restrictions and cannot be traded in the United States except pursuant to Rule 144 or Regulation CF. It is not uncommon for regulations under the Securities Act of other securities laws will be affected. Compliance with the terms of the Notes may also adversely affect the price that you might be able to obtain for the Notes in a private sale.

Name
 Mia Bellini

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2017-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Independent Contractor, Strategic Advisor for SPX Corporation

Education
 BA, Southern State University MA Ed, Colorado State University

Name
 Luke Deussen

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2020-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Director, Government Affairs, at Center for Ethics, Independence, and 2023-Present Senior Counsel, Denver Field Representative for California Assembly Member Buffy Wicks, Jan 2019 - Feb 2022

Education
 MBA, Golden Gate University JD East Bay Law School & John J. Kesteven School of Law BS, Criminology & Criminal Justice, University of Maryland

Name
 Robert Magness

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director & Secretary, 2018-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Director of Special Accounts, Local Government of Adams, Feb 2022-Present Senior Government Partnership Manager, US West in Reno, Apr 2012-Jan 2022 Executive Director at Reno City County Economic Council, Jan 2011-Apr 2012

Education
 MPA, City & County Management from USC BA, Politics & Environmental Studies, UC Santa Cruz

Name
 Charles Sigel

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2018-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Group Working Consultant, Independent Consultant, Sep 2019-Present Senior Director for Impact and Partnership, Transpact Community Services Jan 2015-May 2019

Education
 MPH, International Public Health, UCLA HS Construction & Resource Studies - Public Health & Real Business, UC Berkeley

Name
 Alan Phillips

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2013-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Principal, A10 Bridge Partners

Education
 MFA, Cranbrook Academy of Art BA, Industrial Design, Cleveland Institute of Art

Name
 Owen Lewis

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2013-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

Strategy, Strategic Advisor, Strategic, as Principal at M&A Ventures, LLC, Jan 2019-Present Silver Beach Associates, LLC, 2014-Present Lewis, Lord, Inc., 2007-Present Director, Sandhill Construction, Inc., 2004-Present SC Woodcraft LLC, May 2007-May 2002

Education
 MURKED, Real Estate Development, Columbia University BS, Environmental Design, UC Santa Cruz

Name
 Michi Sibley

All positions and offices held with the Company and their exact positions/role held with start and ending date

Director, 2017-Present

Principal occupation and employment responsibilities during at least the last three (3) years with start and ending date.

VP, LEED Certification & Green Business Certification, Inc., Jan 2010-Present

Education
 MS, Hydrogeology and Geosystems Management, University of Technology, Sydney BS, Geological Engineering, University of Illinois Urbana-Champaign

Anders On

All positions and officers held with the Company and their exact position(s) are held with start and ending dates.

Director, 2015-Present

Principal acquisition and employment responsibilities during at least the last three (3) years with start and ending dates.

Concept of One Family Properties, 2014-2020

Education

BA from UCLA School of Law BA in Economics and Sociology, UCLA

Name

Jason Davis

All positions and officers held with the Company and their exact position(s) are held with start and ending dates.

Director, 2014-Present (November 2014-Now 2023)

Principal acquisition and employment responsibilities during at least the last three (3) years with start and ending dates.

Senior Vice President of Operations, BancFirst Capital Markets Division, BancFirst Bank, 2020-Present Director of Sales Leasing, BancFirst Bank, 2015-2020 CEO, BC Capital, Inc., 2009-2020

Education

BA in Business & English, Washington State University

Officers of the Company

The officers of the Company are listed below since with all positions and officers held at the Company and their principal occupations and employment responsibilities for the past three (3) years and their educational background qualifications.

Name

Isabel Torres

All positions and officers held with the Company and their exact position(s) are held with start and ending dates.

Executive, 2023-Present

Principal acquisition and employment responsibilities during at least the last three (3) years with start and ending dates.

Chief Operating Principal at Worklock, since 2023. Previously was self-employed as Managing Director of American Housing, LLC.

Education

BA in Mathematics & Statistics and Physics & Astronomy from Tufts University

Name

Mia Keller

All positions and officers held with the Company and their exact position(s) are held with start and ending dates.

Treasurer, 2021-Present

Principal acquisition and employment responsibilities during at least the last three (3) years with start and ending dates.

Independent Contractor, Strategic Advisor for SPS Companies

Education

BA, Hampshire State University MA Ed, Colby State University

Name

Robert Tapscott

All positions and officers held with the Company and their exact position(s) are held with start and ending dates.

Director & Secretary, 2015-Present

Principal acquisition and employment responsibilities during at least the last three (3) years with start and ending dates.

Director of Special Activities, Local Government of Gilroy, Feb 2023-Present Senior Government Partnership Manager, US West of Red, Apr 2012-Jan 2017 Executive Director at Santa Cruz County Board of Supervisors, Jan 2017-Apr 2012

Education

MPA, City & County Management from USC BA, Politics & Environmental Studies, UC Santa Cruz

Indemnification

Indemnification is provided by the Company to directors, officers or controlling persons acting in their professional capacity pursuant to California law. Indemnification will not extend to an officer's or director's gross negligence, willful or wanton misconduct, or to any act or omission in violation of California law. Indemnification will not extend to an officer's or director's gross negligence, willful or wanton misconduct, or to any act or omission in violation of California law. Indemnification will not extend to an officer's or director's gross negligence, willful or wanton misconduct, or to any act or omission in violation of California law.

Employees

The Company currently has 2 employees in California.

CAPITALIZATION AND OWNERSHIP

Capitalization

The Company has issued the following outstanding securities:

Type of security	Issuer: Foundation State NatureBank
Common stock	0.00%
Voting Rights	None
Anti-Dilution Rights	None
How this security may limit, dilute or qualify the voting rights of the issuer's common stock	All of Base State's assets belong to the State of California and are held in trust for the benefit of the State of California.
Percentage ownership in the Company by the holder(s) of each type of the outstanding security prior to the offering, if convertible securities	0.00%

The Company has the following debt instruments (including corresponding securities described above):

Type of debt	Line
Name of issuer	Adrian Dominican Sugar Company Investment Fund
Amount outstanding	\$2,500,000
Interest rate and payment schedule	7% annual interest rate, quarterly interest-only payments
Amortization schedule	Principal due at maturity
Describe any collateral or security	All property and assets, as described in a UCC filing
Maturity date	September 1, 2023
Other material terms	The Company has applied for consent of the bank and on behavioral data access

Type of debt	Line
Name of issuer	Community Vision
Amount outstanding	\$3,613.00
Interest rate and payment schedule	0% Interest
Amortization schedule	Prepayment with penalty
Describe any collateral or security	Unsecured
Maturity date	December 1, 2023
Other material terms	The company expects to extend this loan and there shall be remaining loan amount for a rate of \$36200

Type of debt	Line
Name of issuer	Community Foundation of Haiti-Care Center
Amount outstanding	\$150,000.00
Interest rate and payment schedule	7% annual interest rate, quarterly interest-only payments
Amortization schedule	Principal due at maturity
Describe any collateral or security	Unsecured
Maturity date	July 31, 2023
Other material terms	

Type of debt	Line
Name of issuer	Community Foundation of Haiti-Care Center
Amount outstanding	\$750,000.00
Interest rate and payment schedule	7% annual interest rate, quarterly interest-only payments
Amortization schedule	Principal due at maturity
Describe any collateral or security	Unsecured
Maturity date	July 30, 2030
Other material terms	

Type of debt	18 Year Note, 500' selling
Name of issuer	25 State Bond 18 selling contract
Amount outstanding	\$622,000.00
Interest rate and payment schedule	Annual interest only payment is 0% of each year. Variable interest rate consisting of 2.17% with additional interest 2.50% interest monthly payments
Amortization schedule	Principal due at maturity
Describe any collateral or security	Unsecured
Maturity date	June 28, 2033
Other material terms	

Type of debt	18 Year Note, 500' selling
Name of issuer	25 State Bond 2 selling contract
Amount outstanding	\$180,000.00
Interest rate and payment schedule	Annual interest only payment is 0% of each year. Variable interest rate consisting of 2.17% with additional interest 2.50% interest monthly payments
Amortization schedule	Principal due at maturity
Describe any collateral or security	Unsecured
Maturity date	June 28, 2033
Other material terms	

Type of debt	10-Year Notes, 5501 offering
Name of issuer	3 Notes Bond 2 single tranches
Amount outstanding	\$21,213,500
Interest rate and payment schedule	Arises interest-only payment in Q1 of each year. Variable interest rate consisting of 3.25% + 100 additional basis points 2/2828 before interest reduction.
Amortization schedule	Principal in arrears at maturity
Describe any collateral or security	Cash/collateral
Maturity date	June 30, 2017
Other material terms	

Type of debt	10-Year Notes, 5501 offering
Name of issuer	3 Notes Bond 2 single tranches
Amount outstanding	\$103,000,000
Interest rate and payment schedule	Arises interest-only payment in Q1 of each year. The interest rate is 4.25%.
Amortization schedule	Principal in arrears at maturity
Describe any collateral or security	Unsecured
Maturity date	June 30, 2017
Other material terms	

Type of debt	10-Year Notes, 5501 offering
Name of issuer	3 Notes Bond 2 single tranches
Amount outstanding	\$1,140,000,000
Interest rate and payment schedule	Arises interest-only payment in Q1 of each year. Some tranches 3.00% (50% variable interest rate) and 3.25%, with additional interest of 200 additional basis points. Some tranches 3.00% (50% variable interest rate) and 3.25%.
Amortization schedule	Principal in arrears at maturity
Describe any collateral or security	Unsecured
Maturity date	June 30, 2017
Other material terms	

Type of debt	Notes
Name of issuer	Notes
Amount outstanding	\$0.00
Interest rate and payment schedule	Quarterly interest-only payments, 3% interest
Amortization schedule	Principal in arrears at maturity
Describe any collateral or security	All property and assets
Maturity date	August 15, 2017
Other material terms	Restricted to use within South First County. Has been assigned to us by LHM, Inc. (the "Buyer"). Buyer has agreed to purchase this debt instrument as of the date of this filing.

The Company has conducted the following price sensitive changes in the past three years:

Security Type	Number Held	Money Received	Use of Proceeds	Offices Built	Completion Date (Registration Form Public Offering)
10-Year Notes	11	\$3,130,000.00	Kidling loans for pre-development expenses including development permits covering SWF, services and professional services (including legal, printing, operational expenses, capital expenses on new building development project owned by SWF).	None on file to Present	None (0)
10-Year Notes	100	\$700,000.00	Kidling loans for pre-development expenses including development permits covering SWF, services and professional services (including legal, printing, operational expenses, capital expenses on new building development project owned by SWF).	None on file to Present	None (0)

Ownership
 The Company is a public benefit corporation with 501(c)(3) status and therefore does not have any owners. No ownership organizational chart of any title is applicable.

FINANCIAL INFORMATION
 Please see the financial information found on the cover page of this Form C and attached herein in addition to the following information. Financial statements are attached herein as Exhibit A.

Operations
 Since inception, the Company has received over \$20M in loans to the Company to date and capital over \$10M of fixed assets. Capital over \$10M is granted and disbursed to the Company, of which over \$5M is equity financing. The loan agreement is more complex for what is typically considered a bank loan with various terms, conditions, and covenants. The terms of the loan are as follows: 1. Term: The Company will repay the loan over 10 years. 2. Interest: The Company will pay interest on the loan at a rate of 10% per annum. 3. Collateral: The Company will provide collateral for the loan. 4. Covenants: The Company will maintain certain financial ratios and provide regular financial statements to the lender. 5. Prepayment: The Company may prepay the loan at any time without penalty. 6. Default: The Company will be in default if it fails to make any payment or if it breaches any covenant. 7. Remedies: The lender may take action to enforce the loan agreement if the Company defaults. 8. Governing Law: The loan agreement will be governed by the laws of the State of New York. 9. Dispute Resolution: Any disputes arising from the loan agreement will be resolved through arbitration. 10. Entire Agreement: This document represents the entire agreement between the Company and the lender. The Company intends to use the loan proceeds to its core operations in the New York State area. The Company has been in 2023 and beyond. The loan will remain a significant challenge as projects funded by New York State have 10 years to reduce liabilities for health, energy, New York State is in the execution a significant part of the Company's income is derived interest to be repaid as project matures. The Company will continue to work with other sources of financing and will be able to work as is for loans of from CDFIs and foundations and grant from private and public sources.

The Company intends to achieve profitability in the next 12 months following the receipt of the offering. The company will continue to work on other projects and will be seeking additional financing through SWF's network and partners. The steps are attached to finance SWF's interest to a general ledger that can be reviewed.

Liquidity and Capital Resources
 The proceeds of the offering will provide additional capital to continue and prepare current housing development projects that are in the pre-development phase, while also increasing the operating capital resources.

The Company has the following sources of capital as additional to the proceeds from the offering:
 1. Company debt approved in 2023 from the Company in Q2, 2023 and the agreement was executed as of August 15th, 2023. The Company has not yet drawn on the loan as of the date of this filing. 2. Housing Matters in the amount of \$100,000 with funding from the Company. Approximately \$100,000 is outstanding from the project that will become available to the Company in the future. This is expected to pay future project costs for other operations that will use 30-day after construction completion. We expect the first payment to 2024 and the second in 2025. 3. Active Foundation. Loans have approved a total loan of \$250,000 to replace the initial loss of the same amount coming due on September 1, 2023.

Capital Expenditures and Other Obligations
 The Company does not intend to undertake material capital expenditures in the future.

Material Changes and Other Information
Events and Contingencies

After reviewing the above discussion of the ways the Company intends to take potential Producers should consider the risks of investment of such as the estimated time frame to realize its value proposition. Producers should also review the consequences to the Company of not being able to make these loans and whether the Company will need additional financing to accomplish them.

The financial information on an important part of this Form C and should be reviewed in their entirety. The financial statements of the Company are attached herein as Exhibit A.

THE OFFERING AND THE SECURITIES

The Offering
 The Company is offering up to \$5,000,000.00 of Notes. The Company is attempting to raise a minimum amount of \$2,000,000 as the offering the "Minimum Amount". The Company may receive commitments from investors or accept funding the Minimum Amount by December 31, 2023 (the "Offering Deadline"). In order to ensure the full amount of the minimum commitment has not been raised as stated in the Minimum Amount by the Offering Deadline, no commitment will be valid if the offering commitment commitment will be cancelled and returned funds will be returned to potential investors or other lenders or subscribers. The Company has the right to extend the offering deadline as it deems appropriate. The Company will accept investment in excess of the Minimum Amount up to \$5,000,000.00 (the "Maximum Amount") and the additional financing will be allocated and distributed as follows:

In order to purchase the Securities, you must make a commitment to purchase by completing the Subscription Agreement. Producers may, at their discretion, make commitments to purchase the Minimum Amount of securities. Producers may make an investment commitment and still have prior to the Offering Deadline as the Company, whichever comes first using the subscription confirmation provided by the Sponsorship. The Company will notify Producers when the Minimum Amount has been reached. If the Company reaches the Minimum Amount prior to the Offering Deadline, it may close the offering or have the 15 days after reaching the Minimum Amount and providing notice to the Producers.

If any material change occurs that reaching the Minimum Amount commitment to the offering prior to the offering deadline, the Company will provide notice to Producers and receive confirmation from Producers who have already made commitments. If a Producers does not confirm by the next business day after a material change is made to the terms of the offering, the Producers' investment commitment will be cancelled and the investment funds will be returned without interest or deduction. If a Producers does not meet an investment commitment under the Minimum Amount, the funds will be returned to the Company upon closing of the offering and the Producers will receive the Securities in exchange for his or her investment. Any Producers' funds received with the same closing will be returned to the Company prior to subsequent closing and the Producers will receive Securities via Electronic Confirmation of Funds Transfer or the equivalent as is practicable thereafter.

Subscription Agreements are not binding on the Company until accepted by the Company, which reserves the right to reject, in whole or in part, to accept and otherwise discontinue, any subscription. If the Company accepts all or a portion of any subscription, the applicable proportionate Producers' funds will be returned without interest or deduction.

Related Person/Entity	Jason Moore
Relationship to the Company	Director (not a director of the transaction)
Total amount of money borrowed	\$500.00
Benefits or compensation received by related person	4.7% annual interest payment
Benefits or compensation received by Company	Use of the proceeds during the term of the Note to pursue the Company's mission
Description of the transaction	The Company sold a 10-year Note in 2019 to the Company's mission
Related Person/Entity	Carl Orr
Relationship to the Company	Member of Director Andrew Orr
Total amount of money borrowed	\$3,000.00
Benefits or compensation received by related person	4.25% annual interest payment
Benefits or compensation received by Company	Use of the proceeds during the term of the Note to pursue the Company's mission
Description of the transaction	The Company sold a 10-year Note in 2019 to the Company's mission
Related Person/Entity	John Smith
Relationship to the Company	Director and Treasurer
Total amount of money borrowed	\$10,000.00
Benefits or compensation received by related person	4.25% annual interest payment to the extent which the related person is beneficial and trustee
Benefits or compensation received by Company	Use of the proceeds during the term of the Note to pursue the Company's mission
Description of the transaction	The Company sold a 10-year Note in 2019 to the Company's mission

Related Person/Entity	Key Shipy
Relationship to the Company	Member of President Shipy Shipy
Total amount of money borrowed	\$10,000.00
Benefits or compensation received by related person	4.25% annual interest payment to the extent which the related person is beneficial and trustee
Benefits or compensation received by Company	Use of the proceeds during the term of the Note to pursue the Company's mission
Description of the transaction	The Company sold a 10-year Note in 2019 to the Company's mission
Related Person/Entity	John Smith
Relationship to the Company	Member of Director Andrew Orr
Total amount of money borrowed	\$10,000.00
Benefits or compensation received by related person	4.25% annual interest payment to the extent which the related person is beneficial and trustee
Benefits or compensation received by Company	Use of the proceeds during the term of the Note to pursue the Company's mission
Description of the transaction	The Company sold a 10-year Note in 2019 to the Company's mission

Property, Goods or Services

Related Person/Entity	Shipy Shipy
Relationship to the Company	President
Total amount of money borrowed	\$10,000.00
Benefits or compensation received by related person	Shipy Shipy received a salary from the Company
Benefits or compensation received by Company	20% of net income from the Company and related to the project
Description of the transaction	The Company has used Shipy Shipy as a related person in 2019. Shipy Shipy has been used solely to the extent of the related person's contribution.

Related Person/Entity	Envision Housing, LLC
Relationship to the Company	Envision Housing, LLC, member of the company, owned by Shipy Shipy, President of the Company
Total amount of money borrowed	\$100,000.00
Benefits or compensation received by related person	Envision Housing, LLC received services to pay for construction. Shipy Shipy did not receive benefits specifically from these transactions, however throughout the term of the loan Envision Housing, LLC was not compensated for services of Envision Housing, LLC and received total payments of \$1,000,000 for construction of the project.
Benefits or compensation received by Company	Development services were performed as a related person with the use of multiple construction development projects.
Description of the transaction	From 2021, 2022, 2023, Envision Housing, LLC was not compensated for development services specifically from these transactions. However, throughout the term of the loan, Envision Housing, LLC was not compensated for services of Envision Housing, LLC and received total payments of \$1,000,000 for construction of the project. The related person's contribution was not compensated.

1. Sidney Simon, being the Director of New Way Group, Inc., a Corporation (the "Company"), hereby certifies to the following:

- (i) The accompanying consolidated financial statements of the Company, which comprise the financial statements as of December 31, 2022 and the related accounts of income statement, statement of equity and cash flows for the year ended December 31, 2022, and the related notes to said financial statements (collectively, the "Financial Statements"), are true and complete in all material aspects; and
- (ii) That the Company has not and will not engage in the year ending December 31, 2023, any activity that would be reported in the Financial Statements or that would be material to the information that would be reported in such the reports.

 Sidney Simon
 Director
 Date: 02/08/23
 Title:

EXHIBITS
Exhibit A Financial Statements

NEW WAY HOMES, INC.

CONSOLIDATED FINANCIAL STATEMENTS WITH
INDEPENDENT AUDITORS' REPORT

December 31, 2022 and 2021

NEW WAY HOMES, INC.

December 31, 2022 and 2021

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
New Way Homes, Inc.
Santa Cruz, California

Opinion

We have audited the accompanying consolidated financial statements of New Way Homes, Inc. and subsidiaries (collectively, the Organization), which comprise the consolidated statements of financial position as of December 31, 2022 and 2021, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for one year after the date that the consolidated financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Ronald Blue & Co. CPAs

Santa Ana, California
July 17, 2023

CONSOLIDATED STATEMENTS OF FINANCIAL
POSITION December 31, 2022 and 2021

	ASSETS	2022	2021	
Current assets:				
Cash and cash equivalents		\$ 1,466,515	\$ 2,408,954	
Cash and cash equivalents - restricted		<u>220,490</u>	<u>137,865</u>	
Total cash and cash equivalents		1,687,005	2,546,819	
Accounts receivable		726	13,937	
Notes receivable		<u>2,193,331</u>	<u>3,013,107</u>	
Prepaid expenses		8,795	6,883	
Total current assets		<u>3,889,857</u>	<u>5,580,746</u>	
Noncurrent assets:				
Property and equipment, net		-	300	
Projects in process		821,692	597,052	
Notes receivable, net		<u>2,475,480</u>	<u>582,217</u>	
Total noncurrent assets		<u>3,297,172</u>	<u>1,179,569</u>	
Total assets		<u>\$ 7,187,029</u>	<u>\$ 6,760,315</u>	
	LIABILITIES AND NET ASSETS			
Current liabilities:				
Accounts payable		\$ 24,420	\$ 21,690	
Accrued expenses		27,204	-	
Accrued interest		151,288	142,468	
Notes payable		<u>957,465</u>	<u>-</u>	
Total current liabilities		<u>1,160,377</u>	<u>164,158</u>	
Noncurrent liabilities:				
Notes payable, net		<u>5,559,400</u>	<u>6,173,666</u>	
Total noncurrent liabilities		<u>5,559,400</u>	<u>6,173,666</u>	
Total liabilities		<u>6,719,777</u>	<u>6,337,824</u>	
Net assets:				
Without donor restrictions		246,762	284,626	
With donor restrictions		<u>220,490</u>	<u>137,865</u>	
Total net assets		<u>467,252</u>	<u>422,491</u>	
Total liabilities and net assets		<u>\$ 7,187,029</u>	<u>\$ 6,760,315</u>	See accompanying notes and independent auditors' report 3

NEW WAY HOMES, INC.

CONSOLIDATED STATEMENTS OF ACTIVITIES
For the Years Ended December 31, 2022 and 2021

	2022			2021		
	Without donor restrictions	With donor restrictions	Total	Without donor restrictions	With donor restrictions	Total
Support and revenues:						
Contributions and grants	\$ 20,652	\$ 294,061	\$ 314,713	\$ 37,457	\$ 133,627	\$ 171,084
Program service fees	15,662	-	15,662	4,319	-	4,319
Interest	227,015	52	227,067	180,814	98	180,912
Gifts-in-kind	12,250	53,256	65,506	21,250	-	21,250
Loss on sale of project	-	-	-	(150,914)	-	(150,914)
Net assets released from restrictions	<u>264,744</u>	<u>(264,744)</u>	<u>-</u>	<u>91,784</u>	<u>(91,784)</u>	<u>-</u>
Total support and revenues	<u>540,323</u>	<u>82,625</u>	<u>622,948</u>	<u>184,710</u>	<u>41,941</u>	<u>226,651</u>
Expenses:						
Program activities	<u>470,352</u>	<u>-</u>	<u>470,352</u>	<u>251,857</u>	<u>-</u>	<u>251,857</u>
Supporting activities:						
General and administrative	96,817	-	96,817	51,800	-	51,800
Fundraising	<u>11,018</u>	<u>-</u>	<u>11,018</u>	<u>15,815</u>	<u>-</u>	<u>15,815</u>
Total supporting activities	<u>107,835</u>	<u>-</u>	<u>107,835</u>	<u>67,615</u>	<u>-</u>	<u>67,615</u>
Total expenses	<u>578,187</u>	<u>-</u>	<u>578,187</u>	<u>319,472</u>	<u>-</u>	<u>319,472</u>
Change in net assets	(37,864)	82,625	44,761	(134,762)	41,941	(92,821)
Net assets, beginning of year	<u>284,626</u>	<u>137,865</u>	<u>422,491</u>	<u>419,388</u>	<u>95,924</u>	<u>515,312</u>
Net assets, end of year	<u>\$ 246,762</u>	<u>\$ 220,490</u>	<u>\$ 467,252</u>	<u>\$ 284,626</u>	<u>\$ 137,865</u>	<u>\$ 422,491</u>

See accompanying notes and independent auditors' report
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NEW WAY HOMES, INC.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended December 31, 2022

	Program activities	Supporting activities		Total
		General and administrative	Fundraising	
Expenses:				
Accounting	\$ -	\$ 75,295	\$ -	\$ 75,295
Bank and merchant fees	-	668	-	668
Depreciation	300	-	-	300
Dues and subscriptions	-	2,528	-	2,528
Grants	23,000	-	-	23,000
Insurance	7,042	6,501	-	13,543
Interest	213,686	-	-	213,686
Legal fees	1,620	484	-	2,104
Marketing and promotion	-	-	3,000	3,000
Other	3,428	-	-	3,428
Outside services	143,758	-	-	143,758
Payroll taxes	4,179	-	-	4,179
Printing and postage	3,952	-	-	3,952
Projects	17,981	-	-	17,981
Salaries and wages	51,095	-	-	51,095
Supplies	311	-	-	311
Taxes and licenses	-	11,316	-	11,316
Telephone and IT	-	25	-	25
Travel and meetings	-	-	8,018	8,018
Total expenses	\$ 470,352	\$ 96,817	\$ 11,018	\$ 578,187

See accompanying notes and independent auditors' report
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NEW WAY HOMES, INC.

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES (CONTINUED)
For the Year Ended December 31, 2021

	Program activities	Supporting activities		Total
		General and administrative	Fundraising	
Expenses:				
Accounting	\$ -	\$ 28,519	\$ -	\$ 28,519
Bank and merchant fees	-	691	-	691
Depreciation	327	-	-	327
Dues and subscriptions	-	1,389	-	1,389
Insurance	5,740	5,298	-	11,038
Interest	203,045	-	-	203,045
Legal fees	884	264	-	1,148
Marketing and promotion	-	-	15,815	15,815
Outside services	33,745	-	-	33,745
Printing and postage	4,347	-	-	4,347
Projects	3,769	-	-	3,769
Taxes and licenses	-	15,639	-	15,639
Total expenses	\$ 251,857	\$ 51,800	\$ 15,815	\$ 319,472

See accompanying notes and independent auditors' report
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CONSOLIDATED STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2022 and 2021

	2022	2021
Cash flows from operating activities		
Change in net assets	\$ 44,761	\$ (92,821)
Adjustments to reconcile change in net assets		
to Depreciation from operating activities:	300	327
Loss on sale of project	-	150,914
Interest income accrual	(223,487)	(176,748)
Interest expense - loan fees	6,039	15,574
Changes in:		
Accounts receivable	13,211	45,764
Prepaid expenses	(1,912)	(770)
Projects in process	(224,640)	(545,227)
Accounts payable	2,730	(18,178)
Accrued expenses	27,204	(222)
Accrued interest	<u>8,820</u>	<u>112,827</u>
Net cash flows from operating activities	<u>(346,974)</u>	<u>(508,560)</u>
Cash flows from investing activities		
Proceeds from disposal of project	-	261,280
Proceeds from notes receivable	600,000	127,437
repayments Notes receivable issued	<u>(1,450,000)</u>	<u>(1,155,100)</u>
Net cash flows from investing	<u>(850,000)</u>	<u>(766,383)</u>
activities Cash flows from financing activities		
Acquisition of notes payable	337,160	3,587,944
Acquisition of loan fees	<u>-</u>	<u>(11,000)</u>
Net cash flows from financing activities	<u>337,160</u>	<u>3,576,944</u>
Net change in cash and cash equivalents	(859,814)	2,302,001
Total cash and cash equivalents, beginning of year	<u>2,546,819</u>	<u>244,818</u>
Total cash and cash equivalents, end of year	<u>\$ 1,687,005</u>	<u>\$ 2,546,819</u>

See accompanying notes and independent auditors' report

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NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies

The following significant accounting policies are presented to assist the reader in understanding the consolidated financial statements of New Way Homes, Inc. (the Organization). The consolidated financial statements and notes are representations of management, which is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America (US GAAP) and have been consistently applied in the preparation of the consolidated financial statements.

Nature of activities

The Organization was formed to significantly increase the availability and affordability of rental housing in the Monterey Bay and San Francisco Bay regions and other areas of California to vulnerable and low income populations by making charitable loans that are used to increase the rate of development of new affordable housing, including within mixed income housing projects by assembling capital from sources that have not typically been investing in affordable housing. Established in 2015, the Organization operates an impact investment fund to finance significant housing development projects to address the region's housing crisis. The New Way Homes Impact Investment Fund enables the development of less expensive rental housing through an array of strategies that include, but are not limited to a lower cost of capital, high density modular construction, and partnerships with local government and nonprofit agencies.

The Organization is also a fiscal sponsor for two local projects, which includes processing charitable donations and exercising discretion over their use. Revenue and expenses are reported by the Organization, and any un-spent funds are presented as net assets with donor restrictions. See Note 6.

Support Teacher Housing is developing 4-unit housing complex on a site owned by the Town of Los Gatos. The project is envisioned as a mix of affordable and workforce housing with some degree of preference for professional educators.

Housing Santa Cruz County was created to ensure Santa Cruz County is an inclusive thriving, just, diverse, culturally rich and sustainable community by promoting affordable, safe, stable homes for local residents and workers.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies (continued)

Basis of consolidation

The consolidated financial statements include the accounts of New Way Homes, Inc. and wholly owned subsidiaries, 8930 MacArthur Blvd, LLC and 180 Supportive Housing, LLC. All intra-entity transactions have been eliminated.

The Organization created a single-member LLC, 180 Supportive Housing, LLC, for the purpose of transferring the supportive housing development at 119 Coral Street from Envision I, LLC to 180 Supportive Housing, LLC (see Note 7). The supportive housing project will provide 120 affordable units for people exiting chronic homelessness, and one unit for the property manager. The organization sold this LLC during the year ended December 31, 2021, which resulted in a loss of \$150,914.

The Organization created a single-member LLC, 8930 MacArthur Blvd., LLC, for the purpose of transferring the 83 unit mixed income rental housing development at 8930 MacArthur Blvd. in Oakland from Envision I, LLC to 8930 MacArthur Blvd., LLC (see Note 7).

Basis of accounting

The consolidated financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with US GAAP. Under this method of accounting, revenues are recognized when earned and expenses are recognized when incurred.

Financial statement estimates and assumptions

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

Cash and cash equivalents

All cash and highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purposes, are considered to be cash and cash equivalents. Cash and highly liquid financial instruments restricted to building projects, endowments that are perpetual in nature, or other long-term purposes are excluded from this definition.

Cash and cash equivalents – restricted

The Organization routinely receives contributions that are subject to donor-imposed restrictions. Restricted cash consists of those amounts set aside to comply with such restrictions.

NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies (continued)

Concentrations of credit risk

As of December 31, 2022 and 2021, and at various times throughout the period, the Organization maintained cash in certain bank deposit accounts in excess of Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration (NCUA) limits. The Organization has not experienced any losses in such accounts. Management does not believe that the Organization is exposed to any significant credit risk related to cash and cash equivalents. As of December 31, 2022 and 2021, total cash held in excess of insurance coverage limits was \$1,186,410 and \$2,296,796, respectively.

As of December 31, 2022 and 2021, 95% and 94% of notes receivable were due from related parties, respectively.

For the years ended December 31, 2022 and 2021, 52% and 32% of contributions and grant revenue came from four donors or grantors, respectively.

Accounts receivable

Accounts receivable are presented on the consolidated statements of financial position without an allowance. Management has determined the amount for uncollectible accounts is immaterial to the consolidated financial statements. There was no bad debt expense for the years ended December 31, 2022 and 2021.

Property and equipment

Capital expenditures over \$1,000 for property and equipment are capitalized, and presented at cost. Depreciation is computed on the straight-line method over the estimated useful lives of the assets, which range from three to thirty-nine years. Donated assets are capitalized at their approximate fair value at the date of the gift. Depreciation expense for the years ended December 31, 2022 and 2021, totaled \$300 and \$327, respectively.

Long-lived assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future net cash flows (undiscounted and without interests) expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the asset exceeds the fair value of the asset. Assets to be disposed of are reported at the lower of the carrying amount or fair value less costs to sell. During 2022 and 2021, there were no events or changes in circumstances indicating that the carrying amount of long-lived assets may not be recoverable.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies (continued)

Projects in process

Amounts spent toward projects in line with the Organization's mission are capitalized as projects in process and accumulated until such time that the project is completed or disposed of.

Net assets

The Organization reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as net assets with donor restrictions, depending on the nature of restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions. At December 31, 2022 and 2021, net assets with donor restrictions consisted of \$220,490 and \$137,865, respectively.

Revenue recognition

Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a benefit interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met. Revenue is recognized when earned.

Revenue from contracts is recognized when the Organization satisfies a performance obligation by transferring a promised good or service to a customer. The Organization considers the terms of the contract and all relevant facts and circumstances when applying the revenue recognition standard. The Organization also applies the revenue recognition standard consistently to contracts with similar characteristics and in similar circumstances.

Gifts-in-kind

Volunteers contribute amounts of time to the program, administration, and fundraising development activities carried out by the Organization. However, the consolidated financial statements do not reflect the value of these contributed services because they do not meet the recognition criteria prescribed by US GAAP. Gifts-in-kind are recorded at fair value on the date of donation.

The Organization utilizes donated professional services, including accounting and civil engineering. For the years ended December 31, 2022 and 2021, the estimated fair value of \$65,506 and \$21,250, respectively, is presented as gifts-in-kind on the consolidated statements of activities and functional expenses. The fair value is determined based on the rate that would have been paid for equivalent services.

NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies (continued)

Functional allocation of expenses

The consolidated financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Certain significant expenses are allocated on a basis of square footage, such as occupancy and depreciation, while others are allocated on a basis of time and effort estimates, such as employee compensation and benefits.

Income taxes

The Organization is a not-for-profit California corporation exempt from income taxes under Internal Revenue Code Section 501(c)3 and the California Revenue and Taxation Code Section 23701(d) and is classified as other than a private foundation. The Organization is subject, however, to Federal and California income tax on unrelated business income as stipulated in Internal Revenue Code Section 511 and Regulation Section 1.511. During the years ended December 31, 2022 and 2021, the Organization had no activities unrelated to its exempt purpose, therefore incurred no tax liability due to unrelated business income. The Organization does not believe its consolidated financial statements include (or reflect) any uncertain tax positions.

Advertising costs

Advertising costs are expensed as incurred and presented on the consolidated statements of functional expenses as marketing and promotion. For the years ended December 31, 2022 and 2021, advertising expense totaled \$3,000 and \$15,815, respectively.

Adoption of new accounting standards

Gifts-in-kind

Accounting Standards Update (ASU) 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*, went into effect and was adopted by the Organization for the year ended December 31, 2022. The ASU requires the Organization to present gifts-in-kind as a separate line item in the consolidated statements of activities, apart from contributions of cash and other financial assets. The standard also increases the disclosure requirements related to contributed materials and services, including a disaggregation of contributions by type. Adoption of this ASU did not have a significant impact on the consolidated financial statements, with the exception of increased disclosure.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 – Summary of significant accounting policies (continued)

Adoption of new accounting standards (continued)

Leases

In February 2016, the Financial Accounting Standards Board (FASB) established Accounting Standards Codification (ASC) Topic 842, *Leases*, by issuing Accounting Standards Update (ASU) 2016-02, which requires lessees to recognize leases on the statement of financial position, and disclose key information about leasing arrangements. The ASU went into effect for non-public entities with fiscal years beginning after December 15, 2021. Therefore, the Organization has adopted the new accounting standard on January 1, 2022.

The Organization has elected to transition using the effective method under the modified retrospective approach, by which a cumulative-effect adjustment is made on the initial date of adoption for existing leases, and comparative periods are presented under the prior lease topic ASC 840, that was superseded by ASC 842. Additionally, the Organization has elected to apply the package of practical expedients that allows opting out of re-evaluation and re-assessment of existing lease agreements under the new standard, instead relying on the historical determination and values.

The Organization had no lease agreements that met the criteria for recognition under ASC 842.

Note 2 – Liquidity and availability

As part of liquidity management, the Organization has adopted a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. Financial assets available for general expenditure within one year consisted of the following at December 31, 2022:

Total cash and cash equivalents	\$ 1,687,005
Accounts receivable	726
Total financial assets	<u>1,687,731</u>
Contractual or donor-imposed restrictions:	<u>1,687,731</u>
Donor contributions with specific purpose or time restrictions	<u>220,490</u>
Total contractual or donor-imposed restrictions	<u>220,490</u>
Financial assets available	<u>1,467,241</u>
to meet cash needs for general expenditures within one year	\$ 1,467,241

NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 3 – Notes receivable

Notes receivable consisted of the following at December 31:

	2022	2021
During 2016, Organization entered into a non-revolving line of credit loan and security agreement with Envision I, LLC (a related party, see Note 7). The purpose of the credit is for predevelopment of projects in line with the Organization's mission. The maximum amount available for draw is \$4,100,000. The loans accrue interest at 6.00%. Outstanding principal and accrued interest are due between October 14, 2022, and June 30, 2027. See Note 8.	\$ 2,890,537	\$ 2,157,744
In April 2020, Envision II, LLC (a related party, see Note 7) assumed a portion of the note receivable from Envision I, LLC. The assumed portion accrues interest 6.00%. All outstanding principal and accrued interest are due October 14, 2022.	967,224	912,475
In March 2021, the Organization made a loan of \$200,000 to Envision II, LLC (a related party, see Note 7) for the purpose of predevelopment expenses for a project in line with the Organization's mission. In July 2021, the Organization funded an additional \$150,000. Interest accrues at 6.00%. Outstanding principal and accrued interest are due March 12, 2027.	381,381	285,844

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS December
31, 2022 and 2021

Note 3 – Notes receivable (continued)	2022	2021
In March 2021, the Organization made a loan of \$150,000 to Genesis Worship Center Family Church for the purpose of predevelopment expenses for a project in line with the Organization's mission. The note accrues interest at 6.00% and matures March 15, 2024. In July 2021, the Organization funded an additional \$80,000 which accrues interest at a rate of 6.00%. One payment of \$5,000 is due on the first day of the calendar month after the initial \$150,000 loan is repaid in full. All unpaid principal and accrued interest are due July 23, 2025.		
In December 2022, the Organization entered into a non-revolving line of credit loan and security agreement with 841 Capitol, LLC (a related party, see Note 7). The purpose of the credit is for predevelopment of a project in line with the Organization's mission. The maximum amount available for draw is \$325,000. The loan accrues interest at 6.00%. Outstanding principal and accrued interest are due in December 2028.	254,151	239,261
	<u>175,518</u>	<u>-</u>
Total notes receivable Less:	4,668,811	3,595,324
current portion Notes	(2,193,331)	(3,013,107)
receivable, net	<u>\$ 2,475,480</u>	<u>\$ 582,217</u>

Future minimum principal payments consist of the following for the years ended December 31:

2023	\$ 2,193,331
2024	167,150
2025	87,001
2026	-
2027	2,045,811
2028 and thereafter	<u>175,518</u>
Total	<u>\$ 4,668,811</u>

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NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS December
31, 2022 and 2021

Note 4 – Property and equipment	2022	2021
Property and equipment consisted of the following at December 31:		
Computers	<u>\$ 1,634</u>	<u>\$ 1,634</u>
Total property and equipment Less:	1,634	1,634
accumulated depreciation Property and equipment, net	<u>(1,634)</u>	<u>(1,334)</u>
	<u>\$ -</u>	<u>\$ 300</u>

Note 5 – Notes payable

Notes payable consisted of the following at December 31:	2022	2021
The Organization acquires notes payable to accredited investors, colloquially referred to as New Way Homes Notes (NWHN), at various times for various amounts. These notes mature between June 2028 and June 2032. Interest accrues at a rate dependent on the Organization's top-line revenue, with a maximum rate of 9.00%. The typical and current rate of interest accrual is roughly 3.15%. Interest is paid annually.	\$ 4,168,314	\$ 3,873,315

The Organization launched a Crowdfunding Campaign in 2020 as an option for investors who did not qualify for NWHN. Crowdfunding loans mature on June 30, 2030. Interest is accrued at a rate of 4.50% for first \$100,000 invested, while the remainder accrues at 4.25%. Interest is paid annually.	520,162	520,162
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The Organization acquired a note payable in 2018 to CommonSpirit (formerly known as Dignity Health) in the amount of \$200,000. The note accrues interest at 3.00% and matures March 1, 2023, until which time interest is paid quarterly.	199,595	199,901
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS December
31, 2022 and 2021

Note 5 – Notes payable (continued)	2022	2021
The Organization acquired a note payable in 2018 to Religious Communities Investment Fund in the amount of \$200,000. The note accrues interest at 3.00% and matures June 1, 2023, until which time interest is paid quarterly.	200,518	200,518
The Organization acquired a note payable in 2018 to Sisters of Saint Dominic Congregation of the Most Holy Rosary of Adrian in the amount of \$250,000. The note accrues interest at 3.00% and matures September 1, 2023, until which time interest is paid quarterly.	250,632	250,632
The Organization acquired two notes payable to Community Foundation Santa Cruz County in 2018 and 2020 in the amount of \$350,000 and \$500,000, respectively. The notes accrue interest at 3.00% and mature July 31, 2025, and June 30, 2030, respectively. Interest is paid quarterly.	850,000	850,000
The Organization acquired a note payable in 2018 to Community Vision (formerly Northern California Community Loan Fund) with available maximum drawdown of \$30,000. The note bears no interest and matures December 7, 2023.	9,615	9,615
The Organization has acquired a note payable in 2019 to Local Initiatives Support Corporation (LISC) with total approved drawdown of \$495,801. The note accrues interest at 3.95% and matures January 1, 2023, until which time interest is paid monthly.	297,106	277,264
The Organization acquired a note payable in 2022 to Workbench Corp. with available maximum drawdown of \$22,300. The note accrues interest at 3.00% and matures August 19, 2028, until which time interest is paid annually. See Note 8.	<u>22,625</u>	<u>-</u>
Total notes payable	6,518,567	6,181,407
Less: current portion	(957,465)	-
Less: loan fees, net	<u>(1,702)</u>	<u>(7,741)</u>
Notes payable, net of current portion	<u>\$ 5,559,400</u>	<u>\$ 6,173,666</u>

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NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL
STATEMENTS December 31, 2022 and 2021**Note 5 – Notes payable (continued)**

Future minimum principal payments consist of the following for the years ended December 31:

2023	\$ 957,465
2024	-
2025	350,000
2026	-
2027	-
2028 and thereafter	<u>5,211,102</u>
Total	<u>\$ 6,518,567</u>

Note 6 – Net assets with donor restrictions

Net assets with donor restrictions consisted of the following at December 31:

	2022	2021
Support Teacher Housing	\$ 17,278	\$ 33,374
Housing Santa Cruz County	<u>203,212</u>	<u>104,491</u>
Total net assets with donor restrictions	<u>\$ 220,490</u>	<u>\$ 137,865</u>

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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 – Related party transactions

Envision I, LLC:

As of December 31, 2022 and 2021, the Organization had made loans totaling \$2,890,537 and \$2,157,744, respectively, to Envision I, LLC for predevelopment purposes, as part the Organization's mission. The President of the Organization, Sibley Simon, is a co-Managing Member and a co-owner of Envision I, LLC.

Envision II, LLC:

As of December 31, 2022 and 2021, Envision II, LLC assumed a portion of Envision I, LLC's debt in the amount of \$967,224 and \$912,475, respectively, in exchange for predevelopment assets related to the project at 467/479 E. Market Street, Salinas, California. The President of the Organization, Sibley Simon is a managing member of Envision II, LLC.

As of December 31, 2022 and 2021, the Organization had made additional loans totaling \$381,381 and \$285,844, respectively, to Envision II, LLC.

841 Capitola, LLC:

As of December 31, 2022 and 2021, the Organization had made loans totaling \$175,518 and \$0, respectively, to 841 Capitola, LLC, for predevelopment purposes, as part of the Organization's mission. The President of the Organization, Sibley Simon, is a co-Managing Member and a co-owner of 841 Capitola, LLC.

Note 8 – Subsequent events**Notes payable**

In January 2023, the Organization adopted the ninth amendment to the Envision I, LLC note receivable, increasing the maximum drawdown amount to \$4,600,000 and increasing the period from 78 to 84 months.

In January 2023, the Organization paid in-full the note payable to LISC in the amount of \$297,952, which includes accrued interest.

In February 2023, the Organization paid in-full the note payable to CommonSpirit in the amount of \$200,417, which includes accrued interest.

In May 2023, the Organization paid in-full the note payable to Religious Communities Investment Fund in the amount of \$201,500, which includes accrued interest.

In May 2023, the Organization was approved for a new note payable to CommonSpirit in the total amount of \$1,000,000 for a 10-year term.

NEW WAY HOMES, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 8 – Subsequent events (continued)**Notes payable (continued)**

In January 2023, the terms of the Workbench note payable were amended to remove the maturity date and instead apply a contingency trigger for repayment.

Notes receivable

In January 2023, the Board approved a motion to amend the maturity for the notes receivable from Envision I, LLC. The new maturity dates range between June 30, 2024 and June 30, 2029.

In February 2023, Genesis Worship Center repaid its note to the Organization in the amount of \$255,592, which includes interest.

Management's evaluation

Management has evaluated subsequent events through July 17, 2023, the date on which the consolidated financial statements were available to be issued.

How My Home CraftMeeting Overview Script

Hilary Simon

The cost of housing in California is a disaster. The lack of any realistic housing policy alternatives is a reality of our community. It's really the driving force behind increased poverty, increasing homelessness, a lack of workers and many other essential workers, increased homelessness, and our inability to meet our climate goals.

How My Home wants to change that. We're creating new affordable and affordable housing. The way we're standing in front of Dennis Morita Center, we will fund where there's already jobs, schools, many other services. So in the places where it's needed most and where it's most environmentally sustainable.

We're doing that with less or no public subsidy because there's not enough public dollars to solve this problem. So we do the best there's a whole lot of ingredients for the big ingredients are first, we partner with churches and other nonprofits that own land or buildings and really want to work closely together to envision and create middle-income housing.

And the second major ingredient is that all of that work before construction starts is funded by repeat investors, people like you.

Sierra Collins

This project is an example of one of our church partnerships. Center of Hope Community Church is an African-American led church in East Oakland in a historically underserved neighborhood where many residents are currently being displaced due to rising housing costs. We received our permits for both these new projects but along with 20 units of lower income housing and we can't wait for new families to move in.

Just in the black way, we have completed a project that is creating affordable housing, serving the elderly and not by General Services Center. And just down the street, we have applied to build 80 units of affordable housing. These projects are serving a clear range of income levels while revitalizing the community.

Highin George Matthews

Hi, I'm Highin George Matthews of Simola Martin Center and we will be happy to partner for How My Home who assisted us in building our agreement to address the homelessness issue in the city of Oakland. And when I met them, we had commitments for four units, but they exceeded us in building 12 units with additional financing and we're forever grateful to him and his whole staff who were wonderful.

Hilary Simon

The How My Home Fund is currently creating the development of several hundred new homes in three counties in Northern California.

Graphic: Map of CA highlighting Alameda, Santa Cruz and Monterey Counties.

Hilary Simon

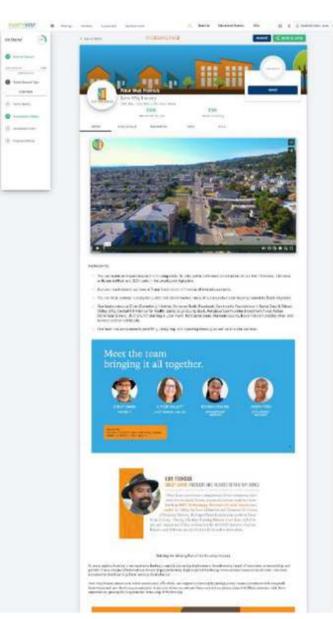
Our network of that has led quite a few additional churches and nonprofits to come in as partners to partner and create thousands more housing units. So we want to not only give you more housing but also provide that's a lot of what we've learned that a whole lot of what of the housing development industry get going and meet that water need for housing affordability.

For that end, we're asking you today to please consider making an investment in the How My Home Fund so that we can pay for the work of these partnerships and create more of this essential housing in more communities.

Graphic: End needs

HELP SOLVE THE HOUSING CRISIS. To invest in the How My Home Direct Investment Fund is to invest in partnership. Your investment will provide the funding for design and permitting for our next five projects, including more than 500 affordable, workforce, supportive, and senior-senior-care homes.

How My Home Logo



California has the largest per capita housing shortage of any state in the US.
2,000,000 housing units

Housing demand has outpaced building in California for decades, and the shortage keeps getting worse.

So, California's housing becomes more and more unaffordable for many.

The current development models aren't solving the problem.

New Way Homes provides a solution to the housing crisis. We are building a new part of the housing industry.

At New Way Homes, we're building a new part of the housing industry. We're building a new part of the housing industry.

Here's how New Way Homes builds affordable housing.

At New Way Homes, we're building a new part of the housing industry. We're building a new part of the housing industry.

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At New Way Homes, we're building a new part of the housing industry. We're building a new part of the housing industry.

Pursuing racial equity in housing.

Let's look at another completed project.

New Way Homes' repayment model starts with you.

We have more than 350 mixed-income housing units in progress.

New Way Homes combines many techniques to create less expensive housing.

Lower capital & operating costs yield higher net income, allowing extra financing to pay some extra sustainability costs, resulting in lower rents!

NEW WAY HOMES
 1000 10th Street, Suite 100, San Francisco, CA 94103
 Tel: 415.774.1100 | Fax: 415.774.1101
 www.newwayhomes.com

#Housing

Creating affordable and below-market rate housing.



The United States has a long history of public housing, but it's not working. One reason is a major shortage of housing, and it's getting worse.

California has the largest per capita housing shortage of any state in the US.

2,000,000 housing units

comparable with the amount of housing lost since 1980 in the rest of the US.

Housing demand has outpaced building in California for decades, and the shortage keeps getting worse.



The graph shows that housing demand in California has consistently outpaced building for decades, leading to a growing shortage. The gap between demand and building is widening significantly over time.

So, California housing becomes more and more unaffordable for many.



The graph illustrates that the cost of housing in California is rising much faster than income, making it increasingly unaffordable for many people. The gap between income and housing costs is widening significantly over time.

The current development models aren't solving the problem.

WASTEFUL USE OF LAND AND A LACK OF AFFORDABLE HOUSING

California's current development model is wasteful and inefficient. It uses too much land and too many resources to build too few affordable housing units. This model is not sustainable and is making the housing crisis worse.

INFLATED HOUSING COSTS AND A LACK OF AFFORDABLE HOUSING

The current development model is inflating housing costs and making it more difficult for people to afford housing. This is leading to a growing housing crisis in California.

New Way Homes Impact
Investment Fund

bit.ly/investNWH

The information on this page is not intended to be a solicitation for
investment in the fund. It is only for informational purposes and
does not constitute an offer. For more information, please contact
the fund manager.

