

Confidential Private Offering Memorandum

GSP GROWTH FUND 1, LLC

Membership Interests

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Capital Contributions of up to \$25,000,000

Minimum Capital Contribution of \$50,000

Maximum Capital Contribution of \$25,000,000

The Membership Interests (the “Interests”) of GSP GROWTH FUND 1, LLC (the “Company”) offered hereby have not been registered with the Securities and Exchange Commission (the “SEC”) under the Securities Act of 1933, as amended (the “Securities Act”), or under the securities laws of any state in reliance upon exemptions under the Securities Act and those state laws. The sale or other disposition of the Interests is severely restricted as set forth in the Company’s Amended and Restated Limited Liability Company Operating Agreement (the “Operating Agreement”), attached hereto as Exhibit “C”. By execution of the Subscription Agreement attached hereto as Exhibit “A” and the acquisition of Interests in the Company, each subscriber represents that he, she or it is acquiring such Interests for investment and without a view to distribution, and that the subscriber will not sell or otherwise dispose of the Interests in violation of the terms of the Operating Agreement or without registration or other compliance with the above acts and the rules and regulations issued thereunder.

THE INTERESTS OFFERED HEREBY ARE HIGHLY SPECULATIVE, AND AN INVESTMENT IN THE SECURITIES INVOLVES A HIGH DEGREE OF RISK. THE COMPANY IS OFFERING THE INTERESTS SOLELY TO INVESTORS THAT SATISFY CERTAIN SUITABILITY STANDARDS, INCLUDING THE ABILITY TO AFFORD A COMPLETE LOSS OF THEIR INVESTMENT. SEE “CERTAIN RISK FACTORS” BEGINNING ON PAGE 6.

THE INTERESTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OR APPLICABLE STATE SECURITIES LAWS, AND ARE BEING OFFERED AND SOLD IN RELIANCE ON EXEMPTIONS FROM THE REGISTRATION REQUIREMENTS OF THESE LAWS. THE SECURITIES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SEC OR ANY STATE REGULATORY AUTHORITY NOR HAS THE SEC OR ANY STATE REGULATORY AUTHORITY PASSED UPON OR ENDORSED THE MERITS OF THE OFFERING OR THE ACCURACY OR ADEQUACY OF THIS MEMORANDUM. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL. THE INTERESTS MAY NOT BE TRANSFERRED IN THE ABSENCE OF AN EFFECTIVE REGISTRATION STATEMENT UNDER THE SECURITIES ACT AND ANY APPLICABLE STATE SECURITIES LAWS OR AN OPINION OF COUNSEL IN FORM AND SUBSTANCE

ACCEPTABLE TO THE COMPANY AND ITS COUNSEL THAT SUCH REGISTRATION IS NOT REQUIRED.

The Interests may be purchased only by persons who are qualified investors that meet certain suitability standards set forth in the Subscription Agreement.

The date of this Memorandum is April 1, 2023

THE COMPANY, PURSUANT TO THIS CONFIDENTIAL OFFERING MEMORANDUM ("MEMORANDUM"), IS OFFERING FOR SALE UP TO \$25,000,000 OF MEMBERSHIP INTERESTS, WITH A MINIMUM CAPITAL CONTRIBUTION OF \$50,000 (SUBJECT TO WAIVER BY THE MANAGER). THE MANAGER INTENDS TO ACCEPT SUBSCRIPTIONS ON A ROLLING BASIS AS HE RECEIVES THEM FROM INVESTORS HE DEEMS, IN HIS SOLE DISCRETION, TO BE QUALIFIED INVESTORS WHO HAVE MET THE SUBSCRIPTION REQUIREMENTS OF THIS OFFERING.

THE INTERESTS ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT AND APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM. THE INTERESTS ARE ALSO SUBJECT TO SEVERE RESTRICTION ON TRANSFERABILITY UNDER THE TERMS OF THE OPERATING AGREEMENT. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

THIS MEMORANDUM IS SUBMITTED ON A CONFIDENTIAL BASIS FOR USE BY A LIMITED NUMBER OF ACCREDITED INVESTORS SOLELY IN CONNECTION WITH THE PURCHASE OF THE INTERESTS AS DESCRIBED HEREIN. THE USE OF THIS MEMORANDUM FOR ANY OTHER PURPOSE IS NOT AUTHORIZED. THIS MEMORANDUM MAY NOT BE REPRODUCED OR REDISTRIBUTED, IN WHOLE OR IN PART, NOR MAY ITS CONTENTS BE DISCLOSED TO, OR RELIED UPON BY, ANY PERSON OTHER THAN THE INVESTORS TO WHOM IT IS SUBMITTED, EXCEPT AS MAY BE REQUIRED BY LAW OR BY ANY REGULATORY AUTHORITY HAVING APPROPRIATE JURISDICTION. NO PERSON IS AUTHORIZED TO GIVE ANY INFORMATION OR MAKE ANY REPRESENTATIONS (WHETHER ORAL OR WRITTEN) IN CONNECTION WITH THIS OFFERING EXCEPT SUCH INFORMATION AS IS CONTAINED IN THIS MEMORANDUM AND IN THE EXHIBITS HERETO AND DOCUMENTS SUMMARIZED HEREIN. ONLY INFORMATION OR REPRESENTATIONS CONTAINED HEREIN MAY BE RELIED UPON AS HAVING BEEN AUTHORIZED. PURCHASERS OF THE INTERESTS DESCRIBED HEREIN SHOULD NOT RELY ON INFORMATION NOT CONTAINED IN THIS MEMORANDUM.

THE SECURITIES OFFERED HEREBY WILL BE SOLD SUBJECT TO THE PROVISIONS OF THE SUBSCRIPTION AGREEMENT (THE "SUBSCRIPTION AGREEMENT"), ATTACHED HERETO AS EXHIBIT "A," CONTAINING CERTAIN REPRESENTATIONS,

WARRANTIES, COVENANTS, TERMS AND CONDITIONS. ANY INVESTMENT IN THE INTERESTS OFFERED HEREBY SHOULD BE MADE ONLY AFTER A COMPLETE AND THOROUGH REVIEW OF THE PROVISIONS OF THE SUBSCRIPTION AGREEMENT.

THIS INVESTMENT INVOLVES A HIGH DEGREE OF RISK. IT IS SPECULATIVE AND SUITABLE ONLY FOR PERSONS WHO HAVE SUBSTANTIAL FINANCIAL RESOURCES AND HAVE NO NEED FOR LIQUIDITY IN THIS INVESTMENT. FURTHER, THIS INVESTMENT SHOULD ONLY BE MADE BY THOSE WHO UNDERSTAND OR HAVE BEEN ADVISED WITH RESPECT TO THE TAX CONSEQUENCES OF AND RISK FACTORS ASSOCIATED WITH THE INVESTMENT AND WHO ARE ABLE TO BEAR THE SUBSTANTIAL ECONOMIC RISK OF THE INVESTMENT FOR AN INDEFINITE PERIOD OF TIME. SEE "INVESTOR SUITABILITY STANDARDS" AND "SUMMARY OF OPERATING AGREEMENT."

IN CONNECTION WITH THE OFFERING AND SALE OF THE INTERESTS, THE COMPANY RESERVES THE RIGHT, IN ITS DISCRETION, TO REJECT ANY SUBSCRIPTION BY SUBSCRIBERS. THIS MEMORANDUM IS NOT AN OFFER TO SELL TO OR A SOLICITATION OF AN OFFER TO BUY FROM, NOR SHALL ANY SECURITIES BE OFFERED OR SOLD TO, ANY PERSON IN A JURISDICTION IN WHICH SUCH OFFER, SOLICITATION, PURCHASE OR SALE WOULD BE UNLAWFUL UNDER THE SECURITIES LAWS OF SUCH JURISDICTION.

FOR PENNSYLVANIA INVESTORS. IT IS THE POSITION OF THE PENNSYLVANIA SECURITIES COMMISSION THAT INDEMNIFICATION IN CONNECTION WITH A VIOLATION OF THE SECURITIES LAW IS AGAINST PUBLIC POLICY AND VOID.

FOR FLORIDA RESIDENTS:

IF THE SECURITIES REFERRED TO HEREIN ARE SOLD TO, AND ACQUIRED BY, FIVE (5) OR MORE FLORIDA RESIDENTS IN A TRANSACTION DEEMED EXEMPT UNDER SECTION 517.061 OF THE FLORIDA SECURITIES ACT, EACH FLORIDA INVESTOR MAY HAVE THE RIGHT TO WITHDRAW THE INVESTMENT WITHIN THREE (3) DAYS AFTER THE FIRST TENDER OF CONSIDERATION MADE BY SUCH INVESTOR, OR WITHIN THREE (3) DAYS AFTER THE AVAILABILITY OF THIS PRIVILEGE IS COMMUNICATED TO SUCH INVESTOR, WHICHEVER OCCURS LATER. AS SUCH, PLEASE CONSIDER THIS PRIVILEGE EXTENDED AS OF THE DATE OF FIRST TENDER OF CONSIDERATION.

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EACH PROSPECTIVE INVESTOR IS HEREBY OFFERED THE OPPORTUNITY TO ASK QUESTIONS OF, AND RECEIVE ANSWERS FROM, THE COMPANY OR PERSONS ACTING ON BEHALF OF THE COMPANY CONCERNING THE TERMS AND CONDITIONS OF THE OFFERING AND THE ANTICIPATED BUSINESS AND

OPERATIONS OF THE COMPANY, AND TO OBTAIN ANY ADDITIONAL INFORMATION TO THE EXTENT THE COMPANY POSSESSES SUCH INFORMATION. INQUIRIES AND REQUESTS FOR ADDITIONAL INFORMATION SHOULD BE DIRECTED TO THE COMPANY’S MANAGER AS FOLLOWS:

GSP REI, LLC
Attention: Peter Neill
211 W. Lancaster Ave. Suite 300
Paoli, PA 19301
Phone: 610-357-2330
Email: pneill@gsprei.com

TABLE OF CONTENTS

	<u>PAGE</u>
SUMMARY.....	1
RISK FACTORS.....	6
THE BUSINESS.....	14
PROPERTIES.....	18
LITIGATION	18
USE OF PROCEEDS	19
MANAGEMENT.....	19
TERMS OF THE OFFERING.....	21
PLAN OF DISTRIBUTION FOR MEMBERSHIP INTERESTS.....	22
SUMMARY OF THE OPERATING AGREEMENT.....	23
INCOME TAX ASPECTS.....	26
INVESTOR SUITABILITY STANDARDS.....	31
ADDITIONAL INFORMATION.....	31
 EXHIBITS	
Exhibit A- Subscription Agreement	

Exhibit B- Accredited Investor Verification
Exhibit C- Limited Liability Company Agreement GSP GROWTH FUND 1, LLC
(Operating Agreement)
Exhibit D- Form W-9 Request for Taxpayer Identification Number and Certification

SUMMARY

The following summary is qualified in its entirety by the more detailed information appearing elsewhere in this Memorandum. Certain statements may relate to future events or the future performance of the Company, which involve known and unknown risks and other uncertainties or factors that may cause actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Factors that might cause such differences include, but are not limited to, those discussed under the heading “Risk Factors.”

The Company

The Company is a limited liability company organized under the Delaware Limited Liability Company Act (the “LLC Act”) in March 2023 with the expectation that it will purchase and/or redevelop distressed residential, single family, multifamily, lots and/or mixed use real estate and/or distressed mortgage assets. The targeted properties will initially be residential single family and multi-family real properties.

Such activities will be, in whole or in substantial part, indirect - as it is expected that properties will be owned by various “series” of a limited liability company, GSP Growth, LLC, that is under common control with the Company, with the Company expected to generally be the sole member of applicable series of that entity. For absence of doubt, the Manager of GSP Growth, LLC is also the Manager of the Company.

Once assets are acquired, the Company will seek to maximize profits, which may sometimes require rehabbing and renovating real property or developing real property with the intent to either sell or maintain the property in a portfolio of rental properties.

The Manager

The Manager (GSP REI, LLC) has sole responsibility for the day to day management and control of the Company and all day to day aspects of its business. No Member (other than the Manager, which is also the “Managing Member”) shall take part in, or interfere in any manner with the management, conduct or control of the business and affairs of the Company and shall not have any right or authority to act for or bind the Company.

The members of GSP REI, LLC have previous fund experience, many years of relevant residential real estate experience as well as an extensive personal network of real estate professionals such as real estate attorneys, title companies, realtors, brokers, property managers and construction managers to assist in locating, valuing, managing and selling residential, commercial and mixed use real estate as well as mortgage debt assets.

For further information regarding management please consult the Operating Agreement of the Company.

The Members

The purchasers of Membership Interests in this Offering shall become Members of the Company. The Members shall have no right to participate in the management of the Company. Unless otherwise agreed with an individual Member (as to a lower or higher amount), each Member shall be entitled, assuming the Company has sufficient funds and in preference to any “carried interest” paid to the Manager as Managing Member, to receive a preferred return on their capital contributions of six percent (6%) per annum (the “IRR”). The Company may make, at any time or from time to time, voluntary discretionary Distributions (pro-rata) to the Members. IRR is only earned on contributed capital to the extent such contributed capital has not been returned to the Member (a full return will result in a cessation of earning IRR, a partial return will result in continuing to earn an IRR on only the amount of contributed capital not yet returned).

Additionally, and of importance, the Company will, starting, on or about the 3rd anniversary of the first capital call by investing Members in the Company, and at least annually thereafter, offer to Members an option to redeem some or all of their Member’s Interest. The Manager will give notice to the Members of such an event (such notice, when given by the Company or by a Member as described below, the “Redemption Notice”). The Company shall fix a date for the redemption which shall not be more than one hundred eighty (180) days after the date of the Redemption Notice (the “Redemption Date”). Members may, within 30 days of a Redemption Notice, indicate to the Manager how much of their Capital Account (by percent) they wish redeemed, and the Manager will process requests of the Members (if the total amount by all Members exceeds the amount the Company expects to be able to redeem) on a pari-passu basis calculated based on the total amount all Members wish to redeem. It is expected that the Company will cap at each Redemption Date may not exceed, and may be less than 15% of the total Capital Accounts of all Members as of any Redemption Date. Redemptions may be processed in cash, in kind, or any combination thereof, with payments to be made within 180 days after the effective Redemption Date. Any redemption will reduce applicable Members’ Capital Accounts and with payments to such Members being conducted in general as if they were Member selective Distributions under Section 4.1 and with amounts under 4.3(b)(iii) being determined in the Manager’s sole reasonable discretion based on an assessment of the value of the Company’s assets either as of the calendar quarter end immediately preceding the Redemption Date or as of the Redemption Date (and thus potentially resulting in “carried interest” being paid to the Manager and also reducing the amount such Member may later be owed by the Company in later Distributions).

Additionally, the Company may, in its sole discretion, deliver to any or all Members, a Redemption Notice that fixes a Redemption Date and requires the redemption of some or all of such Member’s Membership Interest in the Company. On such applicable Redemption Date, the Company shall pay any applicable Member an amount calculated in accordance with the immediately preceding paragraph, however, if 5% or more of the total Members Interest (measured by Percentage Interest) are being redeemed in a given month, Members will have a right to cause the Company, at Company expense, to cause the calculation of the then-current fair value of the Company, as determined in an independent appraisal performed by a certified public accountant or other qualified appraiser reasonably selected by the Manager concerning the calculation of amounts owed the Member being redeemed. Any applicable redeemed Member (who is redeemed in whole) shall cease to be a Member or be owed further obligations by the Company or the Manager.

See also “Summary of the Operating Agreement.”

The Offering

The Company is seeking to raise up to \$25,000,000 through an offering of Membership Interests (the “Offering”). In connection with the offering and sale of the Interests herein, the Company reserves the right, in its sole discretion, to reject any subscription or portion thereof by any investor and to increase the size of the Offering.

Offering	A maximum of \$25,000,000 of Membership Interests of the Company to accredited investors. A minimum capital contribution of \$50,000 is required and the Company may, in its sole discretion, accept larger or smaller capital contributions in \$1,000 increments. See “Terms of the Offering.”
Operating Preferred Return	Unless otherwise agreed to with a specific Member, each Member shall be entitled to receive preferred return equal to six percent (6%) per annum on unreturned contributed capital. Computation, as applicable, will be in accordance with the Operating Agreement and the definition of “IRR”.
Use of Proceeds	The net proceeds of the Offering will be used to fund general working capital needs of the Company, principally purchase real property. See “Use of Proceeds.”
Manager Fees	<p>The Manager is specifically authorized to charge the Company the following fees and amounts:</p> <p>(a) An acquisition fee (“Acquisition Fee”) of 2% of the price of any asset acquired (directly or indirectly) by the Company.</p> <p>(b) An annual asset management fee (“Asset Management Fee”) of 1% of the estimated value of the assets of the Company (or, if in the Manager’s sole discretion, fixing a value is believed to be difficult or uncertain), a fee based on the acquisition price of applicable Company’s assets or the amount of called capital of the Company or some combination thereof.</p> <p>(c) An “Organizational, Corporate Formation and Marketing Fee” of 0.25% of the called capital of the Company (charged when capital is called from Members) and in addition to the actual organizational and entity formation costs of the Company (that will be a Company expense).</p>

Risk Factors

AN INVESTMENT IN THE INTERESTS IS HIGHLY SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK. INVESTORS SHOULD BE ABLE TO WITHSTAND THE TOTAL LOSS OF THEIR ENTIRE INVESTMENT IN THE SECURITIES. PROSPECTIVE PURCHASERS SHOULD CAREFULLY REVIEW THE INFORMATION SET FORTH UNDER "RISK FACTORS" AS WELL AS OTHER INFORMATION CONTAINED IN THIS MEMORANDUM. THERE CAN BE NO ASSURANCE THAT THE COMPANY'S OBJECTIVES CAN BE ACHIEVED (SEE "CERTAIN RISK FACTORS" BEGINNING ON PAGE 6).

Restrictions on Transfer

Sales or other transfers of the Interests may only be made in compliance with federal and state securities laws and are subject to substantial contractual restrictions set forth in the Operating Agreement. Interests are not transferable without the prior written consent of the Manager. In the event that all restrictions have been satisfied and the Manager consents to a transfer, a Member nevertheless may be unable to dispose of his or her Interests, since it is highly unlikely that any market will exist for the Interests.

Redemption Rights

The Company will, starting, on or about the 3rd anniversary of the first capital call by investing Members in the Company, and at least annually thereafter, offer to Members an option to redeem some or all of their Member's Interest subject to annual caps the Company will establish.

Any redemption will reduce applicable Members' Capital Accounts and with payments to such Members being conducted in general as if they were Member selective "Distributions" under the Operating Agreement (and thus potentially resulting in "carried interest" to the Manager and also reducing the amount such Member may later be owed by the Company in later Distributions).

Additionally, the Company may, in its sole discretion, deliver to any Member a Redemption Notice that fixes a Redemption Date and requires the redemption of some or all of such Member's Membership Interest in the Company.

Subscription Agreement

The purchase of the Interests will be made pursuant to a Subscription Agreement and Accredited Investor Verification document that will contain, among other things, customary representations and warranties by the Company, certain covenants of the Company, investment representations of the purchasers, including representations that may be required by the Securities Act

and applicable state “blue sky” laws, and appropriate conditions to closing, including, but not limited to, qualification of the offer and sale of the Interests under applicable state “blue sky,” laws. A form of such Subscription Agreement and accompanying Accredited Investor Verification document are attached as Exhibits “A” and “B” hereto.

Suitability Standards An investment in the Interests offered by this Memorandum is suitable only for the accredited investor who has such knowledge and experience in financial and business matters that he or she is capable of evaluating the merits and risks of an investment in the Company and of protecting the investor’s interest in the transaction. Interests may be purchased only by persons who meet the suitability standards set forth herein and in the Subscription Agreement.

Subscription Procedure In order to subscribe for the Interests, a Subscriber must complete, execute and deliver to the Company (1) the Subscription Agreement and the Accredited Investor Verification document in the forms attached hereto as Exhibits “A” and “B”, (2) a joinder to the Operating Agreement in the form annexed hereto as Exhibit “C”, (3) a Form W-9 – Request For Taxpayer Identification Number and Certification and (4) a wire transfer or check made payable to GSP GROWTH FUND 1, LLC in the amount of the purchase price of your Interests.

CERTAIN RISK FACTORS

An investment in the Interests offered hereby involves a high degree of risk. Prospective investors should carefully consider the following risk factors, in addition to the other information set forth in this Memorandum in connection with an investment in the Interests offered hereby. The following risk factors are not meant to be an exhaustive listing of all risks associated with an investment in the Company. Each prospective investor should consult his or her own professional advisers and should not construe the contents of this Memorandum or other information furnished by the Company as investment, legal or tax advice.

As there are significant restrictions on transferability of the Interests, you may not be able to sell the Interests when you want to.

As there is no public or private market for the Interests and there can be no assurance that a market will develop at any time in the future, purchase of the Interests should be considered a long-term investment. Sales or other transfers of the Interests may only be made in compliance with federal and state securities laws and are subject to substantial contractual restrictions set forth in the Operating Agreement. See “Terms of the Offering” and “Summary of the Operating Agreement – Transfer Restrictions.” The holders of Interests will be required to agree not to transfer their Interests in violation of such laws. In addition, the Operating Agreement and the Subscription Agreement impose substantial limitations on any transfer of the Interests and the Interests are not transferable without the prior written consent of the Manager. In the event that all restrictions have been satisfied and the Manager consents to a transfer, a Member nevertheless may be unable to dispose of his or her Interests, since it is highly unlikely that any market will exist for the Interests. Consequently, any holder of the Interests may be unable to liquidate his or her investment even in the event of an emergency or though his or her personal, financial circumstances would dictate such a liquidation, and the Interests may not be acceptable as collateral for loans.

The Company has no operating history.

The Company was formed in March of 2023 and has no operating history on which subscribers can evaluate making an investment decision. There can be no assurance that the Company will be able to successfully implement its business plan or ever generate any substantial net profits.

Many investments may be made indirectly.

Many of the investments of the Company are expected be made by various “series” of GSP Growth, LLC, an entity that is under common control with the Company and that has the same Manager of the Company. It is expected that the Company will be the only Member of the various applicable series. While this level of separation is done for liability and other reasons, it does result in the Company not directly owning various underlying assets and will result in some additional organizational and operational fees (due the creation of GSP Growth, LLC and its various series and related matters).

The Members will have no right to participate in the management of the Company.

Under the Operating Agreement, Members have no right to participate in the management of the Company. Except as specifically provided in the Act, the management of the business and affairs of the Company will be vested exclusively in the Manager and a Member (other than the Manager acting as Managing Member) will have no right to participate in many decisions which may materially affect the value of his, her or its investment. Accordingly, a subscriber should not purchase any Interests unless he, she or it is willing to entrust all aspects of the management of the Company to the Manager.

The Company is an early stage venture that has limited funds and very limited ability to obtain bank financing.

The Company is an early stage venture which presently has extremely limited funds. The Company is seeking up to \$25,000,000 of equity financing in this Offering to finance its operations and to fund its direct or indirect purchase of performing and non-performing residential real estate and real estate related notes. There is no assurance that such amount of financing will be sufficient for the Company's purposes, or that, if the Company needs additional funds, debt or equity financing will be available on favorable terms or at all. We have no existing bank lines of credit and have not established any definitive sources for additional financing. Failure to obtain such additional financing on acceptable terms when needed could restrict the Company's ability to implement its business plan.

The Company has not identified any specific mortgages that it intends to purchase and may not be able to purchase a significant number of mortgages to enable it to pay the preferred returns due to Members or redeem Membership Interests.

The Company does not have a list of real properties/mortgage notes or a pipeline of properties/mortgage notes on which it can (directly or indirectly – as noted, it is expected that many of the assets of the Company are expected be directly owned by various “series” of GSP Growth, LLC, that is under common control with the Company and that has the same Manager of the Company) make bids. While the network of the Manager is well developed, the Company has not yet identified any properties/mortgage notes which it intends to purchase. In the event that the Company is unable to locate a sufficient volume of properties that it deems qualified for purchase, then it may be unable to pay the preferred returns to the Members or redeem Membership Interests upon exercise of any applicable redemption rights.

The Company may not be able to resell real property that it acquires when it wants or needs to do so.

In order to raise additional funds or to realize profits, the Company may (directly or indirectly) sell or lease various real property that it (directly or indirectly) owns. The Company may not be able to sell or lease these properties when it wants to or at a valuation that it deems desirable. If the Company is not able to resell or lease these properties when it wants to or at a valuation that it deems desirable, then it may not be able to raise the funds it needs to generate net profits or to pay any distributions to Members. In this event, the Company may deem it necessary to hold the property as a cash flowing rental property in hopes of selling to a cash flow

investor. While this strategy will extend the timeline of showing profitability, it may allow for an eventual sale of applicable properties.

The Company is extremely dependent on its vendors to provide services in a timely and cost-efficient manner in order to generate net profits.

The Company depends on contractors, subcontractors, information technology and various suppliers in order to complete projects and operate its business. The profitability of each project depends heavily on it being completed in a timely and cost-efficient manner. If a contractor delays completing a project or a subcontractor is late in providing its services, then a project can be delayed causing the Company to pay a higher amount of interest, insurance and real estate tax expenses. These additional expenses can adversely affect the Company's ability to generate net profits. In addition, when faced with this type of delay, the Company will not necessarily have the ability to replace the contractor or other vendor in a timely manner.

The Company could face significant competition in implementing its business plan.

The residential real estate industry can be highly competitive. While it serves a niche market that has many small companies, as the rehab and house flipping industry continues to grow in popularity, then the Company's present and potential competitors may be significantly larger and may have, or may be able to obtain, greater financial resources than the Company. Consequently, there can be no assurance that the Company will not encounter increased competition that could limit its ability to implement its business plan. Such increased competition could restrict the Company's ability to locate residential real property for purchase, which could materially adversely affect the Company's operating results and reduce the amount of cash that the Company has available to distribute to its Members.

Upon a default in the Company's payment of the preferred return or redemption payment to a Member, the Members will have limited access to the assets of the Company.

If the Company is unable to pay the preferred returns or redemption payments to the Members when due, the Members will have limited access to the assets of the Company. The Company (or applicable "series" of GSP Growth, LLC) documents its ownership of real property by recording a deed in the appropriate jurisdictions where the real property is located. As this lien is recorded at the direct entity ownership level, individual Members have no right to this collateral. Any proceeds received by the Company from the liquidation of these properties must be shared by the Members, as a whole as no Member has any special preference right to any collateral of the Company.

The Manager may alter the use of proceeds in this offering without notice to or approval of the Members.

From time to time, the Company will evaluate the uses of its cash to determine whether the current application should be changed. The Manager may alter the use of proceeds in this Offering without notice to or approval of the Members. Accordingly, the Manager will have significant discretion in applying the net proceeds of this Offering. The failure of the Manager to apply such

funds effectively could have a material adverse effect on the Company's business, prospects, financial condition and results of operations.

Our success will be largely dependent upon our Manager and officers.

Our success will be largely dependent upon the continued involvement of the Manager and officers of the Company. The loss of the services of this company could have a material adverse effect on the implementation of the Company's business plan. If the Company loses the services of the Manager or one or more officers or key employees, it would need to devote substantial resources to finding replacements, and until replacements were found, it would be operating without the skills or leadership of such personnel, any of which could have a significant adverse effect on the Company's business.

Manager Fees

Fees paid to the Manager (the Acquisition Fees, the Asset Management Fee, and the "Organizational, Corporate Formation and Marketing Fee") will be significant.

Notwithstanding anything to the contrary, to the extent that an equivalent "Acquisition Fee" or "Asset Management Fee" is charged by GSP Fund, LLC concerning applicable acquisitions or assets, the fee concerning such asset or amount will be offset at the Company level on a \$1 to \$1 basis. Additionally, and for absence of doubt, the Manager, in its sole discretion, may charge a lesser fee concerning any asset acquisition or for asset management in general or concerning the "Organizational, Corporate Formation and Marketing Fee" amounts, or may waive any or all of such amounts (in whole or in part) concerning any specific Member(s) (in such a case, distributions to such Member will be calculated as if the full amounts were charged unless otherwise specified to such Member).

If the properties that the Company purchases are unprofitable, and the market value of real estate in the respective geographic area where these properties are located declines, then the Company may not be able to recover all or a substantial amount of the purchase price paid for the real property and it will be more difficult for the Company to pay distributions to its Members or to redeem their Interests after the optional redemption dates.

In the event that any of these properties turn out to be unprofitable and the market value of real estate in the respective geographic area where these properties are located declines, then the Company may not be able to recover all or a substantial amount of the price paid for such real property, which may make it more difficult to pay any distributions to its Members or to redeem Its Members' Interests after the optional redemption dates.

The Manager will have significant actual and potential conflicts of interest with regards to other businesses which the Manager and/or its personnel own and operate.

The Manager is required to devote only so much of his time to the business of the Company as the Manager, in its sole judgment, determines to be reasonably necessary, and neither it nor various members of its personnel are restricted from engaging in other activities, even if they are

competitive with the Company. GSP REI, LLC and/or its key personnel or may become principals in other companies that participate in the real estate and note purchasing business and may establish or purchase additional companies that will participate in the real estate business. Accordingly, the Company will be subject to various conflicts of interest arising out of these activities. Such conflicts may involve arrangements between the Company and the Manager and/or other entities which are established by the Manager and may not be the result of arm's length negotiations.

Certain borrowing related matters.

The Company intends to borrow significant amounts of money to help fund various asset acquisitions. Borrowing may be direct (via the Company) or via series entities of GSP Growth, LLC. Repayment of any borrowed moneys will have a higher priority than repaying investors in the Company.

GSP Growth, LLC is (or will be, as the case may be) a private fund managed by the Manager and which is expected to have at least a partially overlapping investor base with the Company. It is expected that investors in the affiliate will be paid a preferred return and that loans extended by that affiliate to the Company and/or GSP Growth, LLC (or its series) will have to be at a sufficient rate of interest to pay agreed preferred returns. Lending arrangements between the affiliate and the Company are not expected to be at arms length. While the Manager will try to engage in transactions with the affiliate that are fair to both sides, there can be no assurance that arrangements would be comparable to those that might be obtained in an arms length transaction.

K-1 Matters

The Manager intends to cause the Company to be treated as a partnership for Federal income tax purposes. With the assistance of the Company's accountants, the Company will provide each Member with a Schedule K-1 indicating such Member's allocable share of income, gain, losses, deductions, credits and items of tax preference following the close of the Member's fiscal year-end. Prospective investors are urged to consult, and must depend upon, their own tax advisors to evaluate the tax consequences of an investment in the Company. It is possible and should be expected that the Company will provide Schedules K-1 to Members after April 1st and Investors should therefore be prepared to file extensions with relevant state, federal and local tax authorities.

There is a limitation on the personal liability of the Manager of the Company and indemnification for the Manager and Members for expenses or losses that they incur while providing services on behalf of the Company.

The Operating Agreement provides that the Manager Members will not be liable to the Company or the other Members for any act, omission or decision performed or omitted by them provided such act, omission or decision was in good faith and without intent to defraud the Company and did not constitute a breach of any provision of the Operating Agreement. In addition, the Operating Agreement provides for indemnification by the Company of the Manager and Members against liability resulting from any of such acts or omissions, except for those involving the Manager's or Member's willful misconduct or recklessness. As a result, purchasers

of the Interests may have a more limited right of action against the Manager or another Member (including the Manager acting as Managing Member) than they would have absent such provisions.

If the Company's joint venture partners do not cooperate in the purchase of real estate assets or, upon any sale of such assets, do not permit distribution of the net proceeds such sales of the Company, then the Company may not have access to significant amounts of capital.

From time to time, the Company may enter into joint venture agreements or vendor agreements with third parties that have access to a supply of real estate assets and non-performing residential and commercial mortgage notes. In most instances, the Company controls the joint venture entity as either manager or general partner and owns a majority of the joint venture entity. In some cases, the Company may not control the joint venture.

The loss or change in our relationship with strategic joint venture partners, Government Sponsored Entities and federal agencies would have an adverse affect on our business. As part of our business plan, the Company intends to enter into joint venture agreements and vendor relationships with third parties that have access to a supply of real estate assets. In most instances, the Company controls the joint venture entity as either manager or general partner and owns a majority of the joint venture entity. The Company attempts to include various controls and protections in the joint venture agreements that restrict the use of the Company's capital to purchase and or management of real estate assets and protect the cash flow generated by these assets. If these controls and protections are not able to be included in the joint venture agreements or, once included, fail to work as designed, then the Company can lose access to substantial amounts of capital. In addition, upon any liquidity event or in the ordinary course of owning the real estate assets, cash flow generated by such assets will be received by the joint venture. If the joint venture partner prevents the distribution of these real estate assets to the Company, then the Company may not have access to these real estate assets.

The Company has the right to make Discretionary Distributions

IRR is only paid to the extent that a Member has unreturned capital contributions. A repayment of some or all of a Member's contributed capital will reduce or eliminate the earning of IRR.

The Company has the right to repurchase the Interests.

The Company has the right to repurchase/redeem a Member's Membership Interests. Accordingly, a holder of a Membership Interests can be forced to sell his or her Interests, which could result in the Member receiving less return (if any) than they would otherwise have expected.

Further, such right (including optional annual redemption periods at the discretion of Members) could result in certain Members receiving a return of capital (and gains) at a more optimum valuations than Members who have funds returned later (and, possibly, in particular in the case of a major real estate market downturn) result in some members being redeemed with gains and others ultimately taking materially losses.

Changes in regulations can adversely affect the Company's ability to (directly or indirectly) purchase real estate by acquiring non-performing residential real estate notes.

States and local jurisdictions may implement statutes or regulations that make it more difficult or expensive for the Company to purchase residential real estate mortgage loans, to service residential real estate mortgage loans, or to foreclose on the underlying real estate properties in these jurisdictions. If these statutes or regulations are implemented, then the Company may not be able to purchase a sufficient amount of residential real estate properties at desirable prices to be able to satisfy its obligations to repay capital contributions to the Members.

There are risks to investing in the Company using a self-directed Individual Retirement Account.

In certain circumstances, a self-directed Individual Retirement Account is required to obtain a separate Tax Identification Number from their beneficial owner. If an investor is making an investment in the Company through a self-directed Individual Retirement Account, then the Company is requesting that he or she provide a separate Taxpayer Identification Number for his or her self-directed Individual Retirement Account. An investor's failure to provide such a Tax Identification Number for its self-directed Individual Retirement Account may subject the investor to legal penalties and costs for which he or she shall bear full responsibility. In addition, Members that are otherwise exempt from federal income taxation pursuant to Section 501(a) of the Code are subject to taxation with respect to any unrelated business taxable income ("UBTI"). Under Section 512(c) of the Code, when computing UBTI, a Tax-Exempt Investor must include its distributive share of income of any partnership of which it is a partner to the extent that such income would be UBTI if earned directly by the Tax-Exempt Investor.

Tax-Exempt Investors

Qualified pension and profit-sharing plans (including Keogh or HR-10 Plans), individual retirement accounts ("IRAs"), educational institutions and other Investors exempt from taxation under Code Section 501 are generally exempt from federal income tax except to the extent that they have unrelated business taxable income ("UBTI"). UBTI is income from an unrelated trade or business regularly carried on, excluding various types of permissive investment income such as dividends, interest, and capital gains (so long as not derived from debt-financed property). The Partnership expects to have a significant amount of UBTI and therefore is not intended for tax-exempt investors.

To the extent that the Company holds property that constitutes debt-financed property or property primarily for sale to customers ("dealer" property), income attributable to such property received by an exempt organization which has acquired an equity interest in the Fund may constitute UBTI. Debt-financed property generally includes securities purchased with borrowed funds.

In addition, UBTI realized by a Fund investment, indirectly through Series of the GSP Growth Fund or other pass-through entity in which the Company invests, must be taken into account by tax-exempt organizations which are investors in the Company. .

Under current law, the receipt of any amount of UBTI in a year by a charitable remainder trust will subject the trust to 100% excise tax on all of its UBTI for that year. For this reason, an investment in the Partnership may be unsuitable for such trusts.

In view of the special issues potentially presented by UBTI, a tax-exempt investor should consult its tax advisor before purchasing an Membership Interest. It will be the responsibility of any tax-exempt investor investing in the Partnership to keep its own records with respect to UBTI and file its own IRS Form 990-T with respect thereto.

Investment by benefit plans are subject to additional regulatory risks.

In considering the acquisition of Interests to be held as a portion of the assets of an “employee benefit plan” within the meaning of Section 3(3) of ERISA (“a Benefit Plan” or “Plan”), a Plan fiduciary, taking into account the facts and circumstances of such trust, should consider, among other things: (a) the effect of the “Plan Asset Regulations” (Labor Regulation Section 2510.3-101) including potential “prohibited transactions” under the Code and ERISA; (b) whether the investment satisfies the “exclusive purpose,” “prudence,” and “diversification” requirements of Sections 404(a)(1)(A),(B) and (C) of ERISA; (c) whether the investment is a permissible investment under the documents and instruments governing the plan as provided in Section 404(a)(1)(D) of ERISA; (d) the Plan may not be able to distribute Interests to participants or beneficiaries in pay status because the Manager may withhold its consent; and (e) the fact that no market will exist in which the fiduciary can sell or otherwise dispose of the Units and the Company has a limited history of operations. The prudence of a particular investment must be determined by the responsible fiduciary with respect to each employee benefit plan, taking into account the facts and circumstances of the investment. Any Investor that invests funds belonging to a qualified retirement plan or IRA should carefully review the tax risks provisions of this Memorandum as well as consult with their own tax advisers. The contents hereof are not to be construed as tax, legal, or investment advice.

PROSPECTIVE BENEFIT PLAN INVESTORS ARE URGED TO CONSULT THEIR ERISA ADVISERS WITH RESPECT TO ERISA AND RELATED TAX MATTERS, AS WELL AS OTHER MATTERS AFFECTING THE BENEFIT PLAN’S INVESTMENT IN THE COMPANY. MOREOVER, MANY OF THE TAX ASPECTS OF THE OFFERING DISCUSSED HEREIN ARE APPLICABLE TO BENEFIT PLAN INVESTORS WHICH SHOULD ALSO BE DISCUSSED WITH QUALIFIED TAX COUNSEL BEFORE INVESTING IN THE FUND.

There are federal income tax risks to an investment in the Interests.

The federal income tax consequences of an investment in the Company constitute certain risks. Each potential investor should carefully consider the risks regarding an investment in the Company discussed under “Income Tax Aspects.” The tax consequences of an investment in the

Interests may be affected by particular circumstances affecting the individual investor, and it is recommended that each investor consult his or her tax adviser before investing in the Company.

THE BUSINESS

The Company is a Delaware Limited Liability Company organized under the LLC Act in March of 2023 to purchase distressed real estate and mortgages notes. The primary focus of the business is to acquire residential real estate, non-performing debt in the form of residential mortgage notes, commercial real estate mortgage notes or distressed Real Estate Owned (REO) at discounts to market value. The Company's approach is to target specific and overlooked gaps in the mortgage trading marketplace.

GSP REI, LLC, the Company's Manager, has a combined 60 years of experience in both residential real estate as well as the distressed residential real estate note industry.

The Company is a diversified, real estate investment business based outside of Philadelphia. The Company's primary focus is but not limited to the development of workforce and affordable housing located mainly in the Mid-Atlantic Region (mostly PA, NJ and MD), as well as the Southeast and Midwest Regions. The Company's management team consists of seasoned capital, project, construction, asset and property managers.

Through relationships with Government-Sponsored Enterprises (GSE's), experienced local real estate professionals and financial institutions the Company acquires single and multi-family residential and mixed use properties in growing areas with an under supply of workforce and affordable housing. By purchasing these properties at below market value and redeveloping them through in-house, all-in-one asset management, including capital, construction and property management the Company strives to earn a higher rate of return on invested capital. Since the Company controls the full redevelopment cycle from acquisition through market ready, the Company is able to minimize risk, reduce cost and control timelines.

The real estate assets that the Company intends to (directly or indirectly) acquire include residential and mixed use assets as well as non-performing, real estate mortgage notes with a focus on but not limited to areas where there is an under supply of affordable and workforce housing. The Company also expects to purchase real estate related debt, and potentially distressed real estate debt. The company will constantly be evaluating the markets seeking opportunities to produce higher risk adjusted returns.

The mortgage note space is traditionally an industry of large institutional buyers. Typical mortgage note trades transact in \$50-\$100 million tranches. HUD and Fannie Mae schedule several auctions every year, each of which is in excess of \$2 billion. Such scale affords large institutional buyers significant advantages. First, large scale transactions attract institutional dollars which reduces capital costs and second, when buying on such scale buyers are in essence commoditizing the assets. When buying several thousand loans at a time large buyers are focusing on the bulk of the trade and discounting the margins. By doing so these buyers are not focused on the 10-15% of the loans that do not fit their model. This can equate to approximately \$200 million of loans on an annual basis.

While scale affords institutional buyers advantages, it also poses some disadvantages. First, many large institutional buyers utilize third parties to perform due diligence and ascertain Broker Price Opinions (BPO) to establish the current market of the subject assets. This allows for a margin of error when assessing values. Alternatively, GSP REI performs valuations internally. GSP REI has extensive experience in REO and distressed physical property in markets across the country. Management uses that experience to identify undervalued opportunities and target loans and areas where valuation mistakes have been made.

Second, traditional institutional buyers perceive vacant properties and mortgages deep in the foreclosure process as liabilities. Vacant properties pose certain risks that occupied units do not. Foreclosure mortgages face similar risks as occupants nearing the end of foreclosure tend to vacate the property to find other accommodations. In order to mitigate such risk, institutional buyers typically sell these loans at discounts to avoid managing the physical asset. GSP REI seeks to purchase these types of assets, taking advantage of this under-valued and under-appreciated asset class by utilizing its in-house asset management team.

Additionally, the management at GSP REI have working relationships with HUD and several non-profit organizations. GSP REI's management have helped several non-profit housing organizations lobby HUD, Fannie Mae, and Freddie Mac to set aside tranches of non-performing loans for approved non-profit bidders. In doing so they successfully piloted the first ever HUD "Non-Profit Only Pool" to be auctioned at their annual NSO Sale in 2014. Such Non-Profit Set Aside Pools have grown over the years and are now a standard addition to every HUD auction. The managers of GSP REI have participated in every Non-Profit auction since 2014 and continue to work closely with these non-profits and HUD to further grow the opportunity.

From time to time, the Company may enter into joint venture agreements or vendor agreements with third parties that have access to a supply of real estate assets and non-performing residential and commercial mortgage notes. In most instances, the Company controls the joint venture entity as either manager or general partner and owns a majority of the joint venture entity. In some cases, the Company may not control the joint venture.

The Company may extend loans to other entities, both affiliated and unaffiliated, in order to secure opportunities to purchase or otherwise acquire real estate assets or non-performing residential mortgage notes. These entities include but are not limited to Government Service Entities and financial institutions.

Non-Performing Mortgage Notes and REO

The Company intends to (directly or indirectly) purchase 1 to 4 family distressed assets in the form of both REO and non-performing first mortgages. The Company will initially focus its purchases in the markets where it has a high level of competency – Chicago, IL; NJ; Philadelphia,

PA; Long Island, NY; Baltimore, MD; and Florida. This will allow the Company to take full advantage of the Manager's expertise while maintaining the ability to actively monitor each asset.

The Company will primarily target assets under \$500,000 and greater than \$50,000. This will allow the Company to purchase a sufficient number of assets to allow for an efficient diversification of the portfolio.

Asset Acquisition Methodology:

Identification of Properties.

The Company utilizes an in-house acquisitions team to identify but is not limited to growth areas where there is a shortage of workforce and affordable housing so we can make strategic investments in real estate and real estate backed assets, which provide an opportunity for added value and superior rates of return. The Company intends to utilize but is not limited to:

- Bank owned properties (REO's)
- Government Service Entities (GSE's)
- Real Estate Agents and Brokers
- Attorneys
- Lenders/Banking Institutions
- Private Sellers
- Non-Performing Mortgage Note Sellers

The Company intends to leverage its personal networks to identify residential real estate assets in its target locations to purchase below market value. The Company will then perform its due diligence and analysis of the assets to determine a target purchase price in order to rehab and resell the property at a profit. While some acquisitions will occur in small one-off transactions the Company will focus on larger pools and portfolios from hedge funds, REITs, HUD, and Government Sponsored Entities (GSE).

- HUD
- Fannie Mae
- Freddie Mac
- Local and Regional Banks
- REITs and Hedge Funds
- Larger Institutional Mortgage Traders

In addition to the above, the company's Management through its partnerships have pioneered several non-profit/HUD opportunities to acquire loans set aside by HUD for non-profit buyers only. In doing this work the Company has carved out an acquisition space with minimal competition. To date the Company, through its partnerships, is the single largest buyer of non-profit NPLs in the country.

Analysis and Evaluation of Assets:

The first step of the due diligence process is to understand the underlying collateral. What type of property is protecting the mortgage. In what condition is that physical asset. The company begins by ordering valuations internally. Our asset management team performs inspections of each targeted asset, and estimates a repair value if necessary. This valuation and assessment is cross checked against our internal valuations. Once a value has been agreed upon it moves into the collateral file diligence process.

The due diligence of the collateral files in a mortgage note acquisition is critical. Not only must the underlying collateral, the physical structure, be underwritten, but also all the collateral and credit files, mortgage documents, deeds, pay histories, previous title policies, corporate and escrow advance balances as well as but not limited to Truth in Lending documents. The mortgage note industry is replete with regulations to protect the consumer, so it is necessary to understand not only the structure but the documents which support the legitimacy of the mortgage being acquired. Some of this diligence is performed internally, while other research, such as bankruptcy diligence, is contracted to establish relationships with law firms to examine and report back the status of the legal proceedings.

Loss Mitigation and Asset Management

Post-acquisition, the new mortgage loans are boarded onto our internal or third party Servicer Platform and notices are sent to the borrowers to inform them of their new lender. Once settled, the Company identifies which loans have the potential to re-perform and which loans are likely to result in foreclosure.

Loans with re-performance potential may be contacted in order to negotiate a modification, as well as other strategies to encourage re-performance. As applicable, the Company may work with the homeowners to restructure the mortgage in a manner that is affordable while also reflecting the true value of the asset. Re-performing loans can create a unique alignment with the best interests of both the borrower and the lender.

Loans with little potential for re-performance are expected to be presented with several alternatives to foreclosure. In an effort to streamline the process of foreclosure the Company may offer Deed in Lieu options, cash for keys, and short sales to homeowners. Additionally, such loss mitigation strategies minimize the cost of capital as it significantly reduces the time frame to gain control of the asset.

Renovation of the Property.

Post-acquisition renovation and construction of assets will be coordinated through in house construction and asset management. All aspects of the construction process will be controlled by a dedicated project manager. The Company maintains an extensive network of sub contractors, vendors and suppliers. The Company's management team has a combined 40 years of relevant single family, multi family and mixed use construction management experience.

Sale of Property.

Sale of any assets will be handled through the Company's asset management personnel. The managers of the company have built an extensive network of real estate attorneys, brokers and agents that assist in various markets to help maximize potential returns.

Property Management.

The Company maintains an in house asset manager to oversee Property Management. The asset manager will also coordinate with our in-house construction management team for repairs which can reduce cost and allows the company to maintain control of the entire property management ecosystem.

Risk Management

The Company will work to try to mitigate property risks by generally avoiding known material negative property/features like

- Flood Zones
- Title Problems
- Environmental Hazards
- Structural Defects

The Company has purchased subscription-based software that helps to manage the workflow and statuses of each property from analysis to sale or occupied rental. This can streamline communication and outline certain property needs. All costs and timelines, as well as contracts and payment schedules to contractors, are held in the software database.

PROPERTIES

The Manager presently occupies approximately 1500 square feet of office space located in Paoli, Pennsylvania. The annual lease expense for this office space is approximately \$6,000. The Manager anticipates that this office space will be sufficient to satisfy its needs for the foreseeable future.

LITIGATION

The Company is not presently involved in any legal proceedings. From time to time, the Company may become involved in various lawsuits and legal proceedings that arise in the ordinary course of business. For example, the Company's business plan may require it to commence foreclosure proceedings against homeowners whose loans the Company purchases. Many of these proceedings will settle and result in a modification of the underlying loan. However, litigation is subject to inherent uncertainties and an adverse result in these or other matters may arise from time to time that may harm the Company's business. The Company is currently not aware of any such legal proceedings or claims that it believes will have, individually or in the aggregate, a material adverse effect on its business, financial condition or operating results.

USE OF PROCEEDS

The Company intends to use all of the net proceeds of the Offering over the next twelve months for the following purposes: (1) to fund all expenses related to the completion of this Offering, including without limitation due diligence, legal fees and expenses, audit fees and expenses and other costs and expenses; and (2) to fund direct and indirect operating expenses of the Company such as the purchase of errors and omissions insurance, office rent, utilities, purchase and leasing of office equipment, the purchase real estate properties, and miscellaneous operating expenses such as utilities and office supplies, and (3) fund amounts due (directly or indirectly to the Manager).

MANAGEMENT

The Manager

The Manager has the sole right to manage the business of the Company and to make any decisions with respect thereto. No Member shall take part in, or interfere in any manner with the management, conduct or control of the business and affairs of the Company and shall not have any right or authority to act for or bind the Company.

Officers

The Manager shall have the power to appoint officers to assist him in managing the daily operations of the Company. These officers shall serve at the direction of the Manager and can be removed with or without cause. The current officers and their relevant business experience is as follows:

Ron Lockhart – Managing Partner

Ron Lockhart is the Founder of GSP REI and serves as the Company's Managing Partner. His chief responsibilities include strategic planning and oversight of the company's vision. Mr. Lockhart oversees and works to streamline the company's operations in both real property and mortgage acquisitions, as well as project and property management.

Mr. Lockhart brings over 20 years of combined real estate investing experience to the company. Prior to founding GSP REI, Mr. Lockhart was President of LaSalle Properties One a regional real estate consulting firm that focused on assisting companies and institutions with the execution of their real estate acquisition, development, management and finance goals. While at LaSalle Properties One, Mr. Lockhart developed an end to end in house solution for clients that included planning, construction, asset and property management. One of LaSalle Properties One's key initiatives was to invest alongside its clients in growth areas where there was an under supply of rental housing. Prior to LaSalle Properties One, Mr. Lockhart founded Lockhart Building and Investment Company which specialized in the construction and redevelopment of real estate in the Mid-Atlantic region.

Mr. Lockhart has been directly involved with the investment, development and construction of single family, multifamily and mixed use real estate since graduating from Washington College in 1996.

Wade Carroll- Managing Partner

In this role, Mr. Carroll manages the entire note purchasing cycle including acquisitions, loan workouts and modifications, foreclosure and disposition and pricing. Mr. Carroll maintains key relationships with a network of Government Sponsored Enterprises, Financial Institutions, trade desk and other note and REO sellers.

Mr. Carroll is the President of Anders Capital Group, LLC - a real estate investment firm created to assist non-profit housing organizations efficiently and profitably navigate the non-profit opportunities offered through Fannie Mae, HUD/FHA, and CRA programs. Anders works side by side with non-profits, raising capital, underwriting acquisitions, and developing income producing business. The company currently has around \$60MM of institutional, family office and private money under management. Prior to Anders Capital Group, Mr. Carroll served as Executive Vice President and co-founder of BridgeBilt, a San Diego based Real Estate Company. Mr. Carroll worked with the National Community Stabilization Trust (NCST) to assist non-profit organizations acquire, renovate and sell REO assets. Through his work, BridgeBilt became the first for-profit strategic partner of the NCST, acquiring and stabilizing 700 single family homes in seven states.

Mr. Carroll helped pilot the first "Non-Profit Only" non-performing note transaction through HUD's Neighborhood Stabilization Outcome (NSO) program. The purpose of this pilot was to offer mission minded organizations a means by which they can impact local communities by acquiring and stabilizing non-performing assets. Since this initial pilot, HUD has offered multiple "Non-Profit Only" pools across the country. "Non-Profit Only" pools are now a standard feature in HUD's HECM and NSO offerings.

In 2015, Mr. Carroll co-authored a proposal to HUD to create a "Direct Buy" relationship between HUD, a non-profit, and a government entity to acquire \$50,000,000 of non-performing residential loans. The purpose of this proposal was to ensure more non-performing assets were placed in the good care of non-profit organizations (without having to compete directly with the larger hedge funds) and thereby increasing positive outcomes for underwater borrowers. In January 2016, HUD approved this "Direct Buy" proposal for the states of California and Florida.

Mr. Carroll has spent the last 15 years developing programs that not only impact local communities but are also worthwhile investments for capital. Carroll believes that a necessary element of any good and meaningful program is its ability to sustain itself.

Mr. Carroll holds a Bachelor's of Science degree from Texas A&M University.

Peter Neill - Partner

Peter Neill is the Co-Founder of GSP REI. Peter plays an active role in the acquisitions and underwriting of new investment opportunities. He is also chiefly responsible for fulfilling the company's capital raising goals by communicating and marketing the company's private offerings and maintaining key relationships with the company's investors.

Mr. Neill began his real estate career working in marketing and sales at a distressed mortgage investment company. This gave him the ability to learn all aspects of the distressed mortgage business. He quickly transitioned into Investor Relations and raising private capital for private fund offerings. He managed the process of raising over \$80MM for six fund offerings.

Peter actively maintains a real estate salesperson license in the state of Pennsylvania. His license is held with Swope Lees Commercial Real Estate. He is experienced in all aspects of Multi-Family, Industrial, Retail, Office, and Commercial Real Estate underwriting, acquisitions, leasing, and disposition.

Mr. Neill is a graduate of Temple University.

TERMS OF THE OFFERING

Pursuant to this Memorandum, the Company is offering up to \$25,000,000 in Membership Interests. The Company has set a general minimum subscription by a subscriber of a capital contribution of \$50,000 and will accept higher capital contributions in \$1,000 increments. The Company intends to offer and sell the Interests to investors pursuant to an exemption from the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), provided in Rule 506(c) of Regulation D promulgated thereunder.

Investor Qualifications.

Financial Suitability. In order to assure the Company of his or her financial suitability to purchase the Interests, a prospective investor will be required to make certain representations and warranties in the Subscription Agreement (attached as Exhibit "A"), including that he or she is capable of bearing the economic risk of the investment, including the total loss of the investment.

Knowledge and Experience. In addition to requiring the satisfaction of the financial suitability standards, each prospective investor will be required to represent in the Subscription Agreement that he or she has such knowledge and experience in financial and business matters that he or she is capable of evaluating the merits and risks of the prospective investment in the Interests.

Investment Representations. The registration exemptions upon which the Company is relying for the offer and sale of the Interests requires that the subscribers make certain representations to the Company regarding the acquisition and resale of the Interests. Accordingly, each purchaser will be required to represent in the Subscription Agreement that he or she is purchasing the Interests for his or her account only and not with a view to the resale or other disposition thereof or of any interest therein except in accordance with all applicable securities law requirements.

Subscription Agreement.

Each prospective purchaser of the Interests will be required to execute the Subscription Agreement. The Subscription Agreement contains numerous representations, warranties and covenants by the purchaser and indemnity obligations of the purchaser in the event that the representations, warranties and covenants are breached. Upon the acceptance by the Company of the Subscription Agreement with respect to each purchaser, the Company will admit the subscriber to the Company as a Member.

Restrictions on Transfer.

The Interests have not been registered under the Securities Act or the securities laws of any state. The Interests are being offered and sold in reliance upon certain exemptions from the registration requirements of such laws, which depend, in part, on the intent of the purchasers not to make a distribution of the Interests. As a result, there are restrictions imposed by applicable securities laws upon the distribution and transfer of the Interests. The Company has no obligation, and does not intend, to register the Interests under the Securities Act or under any state securities laws or to take any action which would make available to a purchaser an exemption from the registration requirements of any such laws.

In addition, there are additional restrictions on the transfer of the Interests. No Member may sell, transfer or otherwise dispose of any Membership Interest held by such Member without obtaining the prior written consent of the Manager. In addition, even if the Manager consents to a transfer, it is highly unlikely that any market will exist for the Interests. Consequently, any holder of the Interests will need to negotiate a private transaction in order to transfer his, her or its Interests.

PLAN OF DISTRIBUTION FOR MEMBERSHIP INTERESTS

The Interests are being offered on behalf of the Company through its Manager and officers. The Company may retain the services of a registered broker-dealer to assist with sales of the Interests. If the Company retains a registered broker-dealer, then it anticipates that it will pay market rate sales commission or compensation in connection with the sales of the Interests completed by the registered broker-dealer.

After reviewing this Memorandum, prospective investors who have questions or wish additional information are invited to contact Peter Neill (610-357-2330) - or arrange an appointment with representatives of the Company to answer questions or provide information.

Procedure for Subscribing for Units.

A prospective investor who, after carefully reviewing this Memorandum and accompanying Exhibits, wishes to subscribe for Interests should complete, sign and date a copy of the Subscription Agreement and Accredited Investor Representation Letter attached as Exhibits "A" and "B", to this Memorandum, a Joinder to the Operating Agreement attached as Exhibit "C" to the Memorandum and a Form W-9 Request for Taxpayer Identification Number and Certification and deliver the executed documents and payment for the subscribed Interests by wire

transfer to the account set forth in the Subscription Agreement or a check made payable to GSP GROWTH FUND 1, LLC to the Company at: 211 W. Lancaster Ave. Suite 300 Paoli, PA. 19301
Attention:

SUMMARY OF THE OPERATING AGREEMENT

All rights and obligations of the Members will be governed by the Operating Agreement, a copy of which is attached as Exhibit “C” to this Memorandum. Each prospective investor should read the Operating Agreement carefully with his, her or its advisors before making an investment in the Company. The following is a summary of certain provisions of the Operating Agreement and is intended only for general information:

Capital Accounts

A capital account will be established for each holder of Interests on the books of the Company. The initial capital account of a Member for the taxable year in which the Member was admitted to the Company will be the initial capital contribution made by the Member in the Company. Thereafter, the capital account will be adjusted to reflect allocations of profits and losses, distributions and any additional capital contributions made by the Member, as provided in the Operating Agreement.

Members

No Member shall be personally liable for any debt, obligation, or liability of the Company, whether that debt, obligation, or liability arises in contract, tort or otherwise. Except as set forth in the Operating Agreement, Members shall not have any voting rights.

No Member acting solely in the capacity of a Member is an agent of the Company, nor can any Member acting solely in the capacity of a Member bind the Company or execute any instrument on behalf of the Company.

Each Member acknowledges that the Manager or affiliated individuals own and operate the GSP REI, LLC, Valor Holdings LLC, Revive Real Estate LLC, Greenbuild LLC, RSIR LLC, HSP III, LC and Anders Asset Management businesses with a similar business plan to that of the Company that focus on acquiring real property, and that these individuals intend to form similar businesses in the future. The Manager and its affiliates shall be entitled to continue to operate and expand these businesses and such operation and expansion shall not be a violation of the Operating Agreement or a breach of any fiduciary or other duty owed to the Company or any other Member. The Manager and its affiliates shall also be permitted to participate in these and other similar businesses without offering the opportunity to participate in these businesses to the other Members.

Management of the Company

The Manager has sole responsibility for the day to day management and control of the Company and all day to day aspects of its business. In the course of this management, the Manager may, among other things, enter into such agreements and employ such persons as he deems

necessary for the operations of the Company. No Member shall take part in, or interfere in any manner with, the management, conduct or control of the business and affairs of the Company and shall not have any right or authority to act for or bind the Company. The Manager may delegate the right, power and authority to manage the day-to-day business, affairs, operations and activities of the Company to any officer, employee or agent of the Company, subject to the ultimate direction, control and supervision of the Manager. The Manager will initially designate three officers of the Company. See “Management – Officers” for a description of the recent business experience of each of the officers of the Company.

The Manager and officers of the Company at any time and from time to time may engage in and possess interests in other business ventures of any and every type and description, independently or with others, with no obligation to offer to the Company or any Member or Manager the right to participate therein.

The Manager or officer shall not be personally liable for monetary damages (other than under criminal statutes and under Federal, state and local laws imposing liability on managers for the payment of taxes) for any action taken, or any failure to take any action, unless the conduct of the Manager or Officer constitutes self-dealing, willful misconduct or recklessness.

The Manager and officers are also entitled to reimbursement for out-of-pocket costs and expenses incurred on the Company’s behalf in connection with their service as a Manager or officer of the Company, including, but not limited to, costs and expenses incurred in connection with the organization and management of the Company and the offering of the Interests.

Allocations of Profits and Losses; Distributions

Allocations and Distributions will be as set forth in the Operating Agreement. Subject to voluntary redemption provisions (and payments that may be made earlier than general distributions to all Members on a *pari passu* basis), distributions will generally be made first to Members to the extent of their Capital Contributions; then to Members to the extent of the IRR “preferred return” provisions, and then, to the extent that money remains, 50% to Members and 50% to the Manager.

Please do realize that to the extent that IRR is due to any investor (at the 6% rate or some higher or lower negotiated amount), that IRR “preferred return” is generally to be paid before any 50/50 split is made.

Liquidating distributions shall be made by the end of the Company’s taxable year in which the Company is liquidated, or, if later, within ninety (90) days after the date of such liquidation.

Transfer Restrictions and Redemption Rights

No Member may sell, transfer or otherwise dispose of any Membership Interest held by such Member without obtaining the prior written consent of the Manager. In addition, the Company shall have the option to repurchase all of a Member’s Membership Interests at any time after the occurrence of any of the following events: (i) death of a Member; (ii) the transfer of any Membership Interests in violation of the Operating Agreement; (iii) an order for relief against

a Member shall be entered in an involuntary case under the Federal Bankruptcy Code, or a Member shall be adjudicated a bankrupt or insolvent, or an order shall be entered appointing a receiver or trustee for such Member's property or approving a petition seeking reorganization or other similar relief under the bankruptcy or other similar laws of the United States or any state or any other competent jurisdiction, or a Member shall file a petition, answer or other document seeking or consenting to any of the foregoing or otherwise seeking to take advantage of any debtor's act, or a Member shall make a general assignment for the benefit of his, her or its creditors; or (iv) an order of a court of competent jurisdiction ordering the transfer of any Membership Interests of a Member to any third party including, but not limited to, a Member's spouse pursuant to a divorce decree or property settlement. The purchase price for a Member's Membership Interests upon exercise of such option by the Company will be the unreturned capital contribution of the Member plus any accrued but unpaid Operating Preferred Return due to the Member.

The Company has the option by delivering written notice to the Member at any time (the "Redemption Notice") to force the redemption of his or her Membership Interests at a price equal to the Member's capital contribution plus any accrued but unpaid Operating Preferred Return on the date of redemption. The Company shall fix a date for the redemption which shall not be more than sixty days after the date of such notice (the "Redemption Date").

Indemnification

The Company shall indemnify the Manager and any and all officers of the Company and any other person designated by the Manager against any liability incurred in connection with any threatened, pending or completed action, suit, appeal or other proceeding of any nature, whether civil, criminal, administrative or investigative, whether formal or informal, and whether brought by or in the right of the Company, its Members or otherwise in which such person may be involved as a party or otherwise by reason of the fact that the person is or was serving in such capacity, including, without limitation, liabilities resulting from any actual or alleged breach or neglect of duty, error, misstatement or misleading statement, negligence or act giving rise to strict or products liability. Such indemnification will not be available if it is expressly prohibited by applicable law, where the conduct of the indemnified party has been finally determined to constitute willful misconduct or recklessness or to be based upon or attributable to the receipt by the indemnified party from the Company of a personal benefit to which the indemnified party is not legally entitled.

Financial Statements and Tax Returns

The Manager shall provide the Members with quarterly financial statements of the Company within thirty (30) days after the end of each quarter. The financial statements of the Company shall be unaudited, unless the Manager determines otherwise. The Manager shall cause to be prepared at least annually, information necessary for the preparation of the Members' federal and state income tax and information returns. The Manager shall send or cause to be sent to each Member within ninety (90) days after the end of each taxable year, or as soon as practicable thereafter, such information as is necessary to complete such Member's federal and state income tax or information returns, and a copy of the Company's federal, state, and local income tax or information returns for that year. The Manager shall cause the income tax and information returns for the Company to be timely filed with the appropriate authorities. Subject to such standards as

may be established by the Manager, Members shall have limited rights to inspect the books and record of the Company.

Termination of the Company

The Company will continue perpetually unless its existence is terminated sooner in the event of (i) a decision by the Manager; (ii) the entry of an order of judicial dissolution of the Company; or (iii) the sale of substantially all assets of the Company.

INCOME TAX ASPECTS

The following is a brief summary of some of the federal income tax consequences associated with the purchase of Interests. This summary applies only to individuals who hold their investment in the Company as a capital asset. Other investors could be subject to different rules and should consult their own tax advisers. The rules pertaining to federal income taxation are constantly under review by the Internal Revenue Service ("IRS"), the Treasury Department, Congress and the courts. This Income Tax Aspects section is based upon the law as it exists on the date of this Memorandum, and such tax consequences may be affected by future legislation, regulations, administrative rulings or court decisions. No prediction can be made as to the likelihood of passage of any new tax legislation or other provisions either directly or indirectly affecting the Company or any Member of the Company. **YOU SHOULD INDEPENDENTLY CONSULT WITH YOUR TAX COUNSEL REGARDING THE TAX CONSEQUENCES OF AN INVESTMENT IN THE COMPANY.**

The IRS has intensified its audit program for partnerships, and a limited liability company is treated as a partnership for federal income tax purposes unless it elects otherwise. As a consequence, IRS audits of partnership information returns are more likely than in the past. An audit of the Company could result in subsequent audits of the Members of the Company and possible adjustments of their individual tax returns to items not related to the Company.

The following summary does not purport to deal with federal income tax consequences applicable to all categories of investors, some of which may be subject to special rules, and is not intended as a substitute for careful tax planning. **ACCORDINGLY, IT IS RECOMMENDED THAT EACH INVESTOR INDEPENDENTLY CONSULT HIS OR HER PERSONAL TAX COUNSEL BEFORE INVESTING IN THE COMPANY.**

IN CONSIDERING THE INCOME TAX CONSEQUENCES OF AN INVESTMENT IN THE COMPANY, A PROSPECTIVE INVESTOR SHOULD KEEP IN MIND THAT THE COMPANY IS NOT INTENDED TO BE A SO-CALLED "TAX SHELTER." UNLESS OPERATIONS OF THE COMPANY RESULT IN ECONOMIC LOSSES, A RESULT NOT ANTICIPATED, THE OPERATIONS OF THE COMPANY ARE NOT EXPECTED TO GENERATE ANY MATERIAL TAX DEDUCTIONS FOR ALLOCATION TO THE MEMBERS. FURTHERMORE, THE OPERATIONS OF THE COMPANY MAY RESULT IN A MEMBER BEING TAXED ON INCOME, EVEN THOUGH THE MEMBER DID NOT RECEIVE A DISTRIBUTION OF CASH FROM THE COMPANY.

Partnership Classification

With certain limited exceptions, a limited liability company formed on or after January 1, 1997 that has two or more members will be classified as a partnership for federal income tax purposes unless it makes an election to be treated as an association. The Company will have more than two Members and will not elect to be treated as an association. Therefore, the Company should be treated as a partnership for federal income tax purposes.

Pass Through of Income

The Company itself will not be subject to federal income tax. Instead, each Member will be required to report on his, her or its own income tax return his, her or its share of the Company's taxable income or loss.

Substantially all of the Company's taxable income or loss for the foreseeable future will consist of (directly or indirectly) interest income and revenue generated via completion of a successful exit strategy for residential real estate properties and mortgage notes. Principles discussed in more detail below preclude the use of tax losses allocable to a Member until such time as each of those principles has been satisfied. See "Limitations on Availability of Losses."

The amount of a Member's share of taxable income for a year will not necessarily be identical to the amount of his or her share of cash distributions. Accordingly, in a particular year, a Member may be allocated taxable income without receiving a distribution of cash. Cash received by a Member from the Company generally will not cause recognition of taxable income by a Member, but will reduce the Member's basis in his or her Interests. A distribution of cash in excess of a Member's adjusted basis in his or her Interests immediately prior to the distribution will result in the recognition of taxable income to the extent of the excess. Any such taxable income generally will be treated as capital gain.

Taxable income allocated to a Member generally will be ordinary income, to the extent attributable to sale proceeds from real estate or interest on the mortgages or "accrued market discount," discussed below. Income attributable to sale or disposition of the real property mortgages generally will be capital gain, to the extent not attributable to "accrued market discount." Whether that capital gain is short- or long-term will depend on whether the Company holds the applicable mortgage for more than one year. In addition, we anticipate that all taxable income allocated to Members, and gain from sales of interests in the Company or distributions in excess of tax basis, may also be "net investment income" subject to an additional 3.8% federal tax, in addition to ordinary income or capital gains tax.

Market Discount

The Company intends to (directly or indirectly) buy residential real estate and non-performing residential real estate mortgages at a significant discount from their stated principal amounts. As a result, the residential real estate and mortgages will be treated as having "market discount" equal to the difference between the purchase price for the property or mortgages and their stated principal amounts owed on these properties or mortgages. This "market discount" will

accrue ratably over the remaining life of the mortgages, and any accrued market discount with respect to a mortgage will be taxed as ordinary income when that mortgage is sold. Thus, a significant portion of a Member's taxable income from the sale of mortgages, as well as from mortgage interest payments, may be taxed as ordinary income, rather than capital gains.

Limitations on Availability of Losses

Although the Company is not intended to provide material tax benefits to the Members, if the Company incurs a net taxable loss in any year, a Member will only be able to deduct a portion of the taxable loss on his or her individual tax return to the extent (a) such loss may properly be allocated to such Member (as discussed above), (b) such Member has a sufficient tax basis to deduct such loss, (c) such Member has a sufficient amount "at risk" with respect to the Company, and (d) such loss is not suspended under the passive activity rules. The "at risk" and "passive activity" rules are discussed in more detail below.

A Member's tax basis for his or her Interests generally will be equal to the amount of cash and the adjusted basis of other property contributed by him, her or it to the Company, increased by the Member's share of any Company liabilities and by taxable income allocated to the Member, and decreased by the amount of losses allocated to him and cash distributed to him. Subject to the limitations discussed below, each Member may deduct on his, her or its federal income tax return his, her or its share of the Company's taxable losses, if any, to the extent that he, she or it has basis in his, her or its Interests. Any tax loss in excess of a Member's tax basis may be carried over indefinitely and may be deducted in future years to the extent that the Member's basis has increased above zero.

A Member who is an individual, an S Corporation, or a closely-held C Corporation (*i.e.*, in which five or fewer shareholders directly or indirectly own more than 50% of the stock) must be "at risk" with respect to its investment in the Company in order to deduct the losses and deductions generated by the Company. A Member generally will be considered "at risk" to the extent of the cash and adjusted basis of other property contributed to the Company, as well as any borrowed amounts contributed to the Company with respect to which such Member has personal liability for payment from his or her own assets.

The passive activity rules are designed to prevent taxpayers from using losses from "passive" activities to offset income from certain other sources, including "active" business income. Whether a particular Member's share of the income or loss of the Company will be characterized as "passive" will depend on his or her personal circumstances. Assuming a Member's interest in the Company is treated as an interest in a passive activity, that Member's allocable share of losses from the Company would only be deductible against the Members' passive income from other investments, and would not be deductible against such Member's income from other non-passive sources, including salary income, income from an active trade or business and income from a portfolio of individual assets. Losses suspended under the passive activity rules may be carried forward indefinitely, and used to offset passive income earned in future years or deducted when such Member disposes of his or her interest in the Company. It is expected that an investment in the Company by a Member will be subject to the passive activity loss limitations.

Organization and Offering Expenses

The Company will incur expenses in connection with its organization and this Offering. The Code requires that certain of these organization expenses be capitalized. The Company intends to elect to amortize over one hundred and eighty months as much of these expenditures as qualify as “organizational expenses” as defined in the Code. Offering expenses, including attorneys’ fees allocable to the preparation of this Memorandum, and any expenses incurred in connection with the Offering of Interests to the Members, will be capitalized permanently, and no deduction will be obtained by the Company with respect to such expenses. The IRS may challenge the amount of expenses that the Company treats as “organizational expenses,” and/or attempt to re-characterize other payments as non-deductible offering or syndication expenses.

Profit Motive

Certain expenses (other than real estate taxes and interest) from activities not engaged in for profit are disallowed as deductions from other income. Although one of the objectives of the Company is to provide investors with cash distributions, there can be no assurance that the Company will be deemed to be engaged in an activity for profit, since the applicable test is based on all the facts and circumstances from time to time. Furthermore, the applicable rules also may require a profit motive to be present at the Member (as opposed to the Company) level, regardless of any “profit objective” which the Company may be deemed to have.

No IRS Ruling

The Company has not received, nor does it intend to seek, any rulings from the IRS with respect to any tax issue.

Alternative Minimum Tax

Non-corporate taxpayers are subject to an alternative minimum tax to the extent the tentative minimum tax (“TMT”) exceeds the regular income tax otherwise payable. The rate of tax imposed on alternative minimum taxable income (“AMTI”) in computing TMT is 26% and 28%. AMTI consists of the taxpayer’s taxable income, as adjusted under Sections 56 and 58 of the Code, plus the taxpayer’s items of tax preference, reduced by the applicable exemption amount for such taxpayer. The Company will not be subject to the alternative minimum tax, but each Member is required to take into account on that Member’s own tax return his or her share of the Company’s tax preference items and adjustments in order to compute alternative minimum taxable income. Since the impact of this tax depends on each Member’s particular situation, Members are urged to consult their own tax advisors as to the applicability of the alternative minimum tax with respect to an investment in the Company.

THE AMOUNT OF ANY ALTERNATIVE MINIMUM TAX DEPENDS UPON THE TOTAL INCOME LIABILITY OF THE TAXPAYER. EACH MEMBER SHOULD CONSULT

HIS OR HER OWN TAX ADVISOR TO DETERMINE THE EFFECT OF THE ALTERNATIVE MINIMUM TAX ON HIS OR HER INVESTMENT IN THE COMPANY.

Company Tax Audits

There is a possibility that, either in the normal course or pursuant to its audit guidelines, the IRS will audit the information returns filed by the Company. An audit could result in the disallowance of certain deductions taken by the investors. In addition, an audit of the Company could lead to an audit of an investor's personal tax return with respect to non-Company items.

The expense of any audit of the Company by the IRS (and by any other taxing authority) will be borne by the Company and not by the Members. All costs of any audit of any Member's return, including any subsequent administrative or court proceedings as well as the costs of any Member's participation in an audit of the Company's information returns, will be borne by the Member individually. If a tax deficiency is determined with respect to the return of a Member for any year, the Member will be liable for interest on such deficiency from the due date of the return at the rate set by the IRS on a quarterly basis in accordance with Section 6621 of the Code.

The Code imposes detailed procedures for the auditing of partnerships for federal income tax purposes. These provisions require that the proper tax treatment of partnership items of income, gain, loss, deduction, preference item, and credit must be determined at the partnership level in unified administrative and judicial partnership proceedings rather than in separate proceedings conducted by each partner. Under these rules, each Member is generally required to report partnership items consistently with the partnership's return.

GSP REI, LLC is designated as the "Partnership Representative" of the Company. In this capacity, the Partnership Representative shall represent the Company in any disputes, controversies or proceedings with the IRS or with any state or local taxing authority and is authorized to take any and all actions that it is permitted to take when acting in that capacity, including making the election under Section 6226 of the Code to have the Members take tax adjustments into account on their own tax returns. The Company shall reimburse the Partnership Representative for all costs and expenses incurred by it in performing its duties as the Partnership Representative (including legal and accounting fees and expenses). The Company may engage an accounting firm or a law firm to assist the Partnership Representative in discharging its duties hereunder. The Manager may replace the Partnership Representative at any time without the approval or consent of the Members of the Company. The Partnership Representative may make special allocations of income, gain, loss, or deduction in order to correct for distortions arising from an audit under the Partnership Audit Rules. Any such allocations shall preserve, to the greatest extent permitted by law, the after-tax economic arrangement of the Members.

State and Local Taxes

In addition to the federal income tax aspects described above, Members should consider potential state and local tax consequences of an investment in the Company. Each potential Member is advised to consult with his or her own tax advisor to determine if the state or locality

in which he or she is a resident imposes a tax upon his or her share of the income or loss of the Company. To the extent that a non-resident investor pays tax to a state or locality by virtue of operations within that state or locality, the investor may be entitled to a deduction or credit against tax owed to the investor's state or locality of residence with respect to the same income, and should consult with his or her tax advisor in this regard. The Company may be required to withhold state taxes from distributions to the Members in some instances.

INVESTOR SUITABILITY STANDARDS

A purchase of Interests in the Offering involves a high degree of risk and is not a suitable investment for all potential accredited investors. See "Risk Factors." The offer and sale of Interests are exempt from registration under the Securities Act and applicable state securities laws pursuant to exemptions therein. Accordingly, the Interests are being offered by the Company to accredited investors who meet the suitability standards set forth below and in the Subscription Agreement. An investment in the Interests is suitable only for persons who have adequate means of providing for their current needs and personal contingencies and have no need for liquidity in an investment of this type. In order to satisfy the suitability standards, each prospective purchaser will be required to represent to the Company, among other things, that he or she meets each of the following requirements: (a) he, she or it is an accredited investor as that term is defined in Rule 501 of Regulation D promulgated under the Securities Act, and he, she or it has the requisite knowledge or has relied upon the advice of his or her own professional adviser with regard to the financial, business, tax and other considerations involved in making such an investment, and (b) he, she or it is acquiring the Interests for investment only and not with a view to resale or distribution thereof. Sales of Interests will be made only to persons who the Company has reasonable grounds to believe immediately prior to sale, and upon making reasonable inquiry, by reason of their business or financial experience, have the capacity to protect their own interest in connection with the Offering. The Company has the unconditional right to reject any subscription.

IF THE COMPANY IS INCORRECT IN ITS ASSUMPTION AS TO THE CIRCUMSTANCES OF A PARTICULAR PROSPECTIVE INVESTOR, THEN THE DELIVERY OF THIS MEMORANDUM TO THAT PROSPECTIVE INVESTOR SHALL NOT BE DEEMED TO BE AN OFFER, AND THIS MEMORANDUM SHALL BE RETURNED TO THE COMPANY IMMEDIATELY.

THE SUITABILITY STANDARDS DISCUSSED ABOVE REPRESENT MINIMUM SUITABILITY STANDARDS FOR PROSPECTIVE INVESTORS. EACH PROSPECTIVE INVESTOR SHOULD DETERMINE WHETHER AN INVESTMENT IN THE COMPANY IS APPROPRIATE IN THAT INVESTOR'S PARTICULAR CIRCUMSTANCES.

ADDITIONAL INFORMATION

The summaries of, and references to, various documents in this Memorandum do not purport to be complete and in each instance reference should be made to the copy of such document which is either an Exhibit to this Memorandum or which will be made available to potential investors and their professional advisers on request. During the course of the Offering, the Company will answer questions from prospective investors and their professional advisers

concerning the Company and the terms and conditions of the Offering and will, on request, make available to such persons, any additional information, to the extent the Company possesses such information and it can be provided without substantial expense, which is necessary to verify the accuracy of the information contained in this Memorandum or otherwise furnished by the Company or which a prospective investor or his or her professional advisers desire in evaluating the merits and risks of an investment in the Interests.

Prospective investors should retain their own professional advisers to review and evaluate the economic, tax and other consequences of ownership of the Interests and are not to construe the contents of this Memorandum or any other information furnished by the Company, as investment, legal, accounting or tax advice.

EXHIBIT A

SUBSCRIPTION AGREEMENT

EXHIBIT B

ACCREDITED REPRESENTATION VERIFICATION

EXHIBIT C

LIMITED LIABILITY COMPANY AGREEMENT OF GSP GROWTH FUND 1, LLC

EXHIBIT D

FORM W-9

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION