



Capitol Area Regional Center JOB Funds

Managed by Global Capital Markets Advisors, LLC

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The Capitol Area Regional Center JOB Funds, LLC offers the following:

- Institutional quality real estate investments
- A diversified portfolio of investments to manage risk
- Investments in the world's second most desired real estate market
- Investment management track record providing 13-73% internal rates of returns
- Minimum \$500,000 investments for Targeted Area Employment projects
- Institutional co-investment, high job production and no conflicts of interests
- Lowest cost to participate in a Regional Center investment program

CARc sponsored JOB Funds are private companies formed specifically to invest in and generate attractive risk adjusted returns from a diverse portfolio of high quality commercial real estate projects being developed within the Washington, DC region. JOB Funds are multi-asset and multi-investor funds designed to accommodate a variety of individual investor's interests.

The Manager of the JOB Funds, Global Capital Markets Advisors, LLC ("GCMA") has targeted an exciting variety of investment opportunities that customarily would be available only to large institutional investors, such as life companies and pension funds.

The first step to invest in a CARc sponsored fund involves the submission of a free Investor Suitability Evaluation Form to CARc found on our web site www.eb5dc.com.

Upon approval of the Suitability Evaluation Form, the next step entails a review by the approved Applicant of the Subscription Agreement and Private Placement Memorandum ("PPM") relating to the current JOB Fund offering. A PPM is a disclosure document that includes a description of the fund, its terms and planned investment strategy, its management, investment risk and tax considerations, as well as the fund's operating agreement.

After making a decision to invest in the JOB Fund, the third and final step requires execution by the approved Applicant of the Subscription Agreement, transmission of at least the minimum required capital contribution to the JOB Fund Capital Account, and deposit of the applicable Expense Fee with the JOB Fund.

The minimum life of investments made by JOB Funds is expected to be 5 years. Rights of individual investors in a JOB Fund, including the right to a share in its investment performance as well as limited redemption and management rights, are summarized in the related PPM and detailed in the Fund's operating agreement.

We look forward to working with you and to our mutual investment success.

Michael Sears
Managing Principal

John Tung
Managing Principal

Michael Kolodner
Managing Principal