

# NEW, 2-YEAR BOND DELIVERS 18% YIELD, WITH 1.5% PER MONTH CURRENT INCOME!

**Elevator Pitch:** Harbor City Capital via HCCF-I, LLC provides funding for digital media campaigns, secured by real assets, including accounts receivables and purchase orders.

**Market Size:** \$200 Billion

**Industry:** Internet Advertising / Digital Marketing Assets

**Investment Opportunity:** \$1M

**Use Of Proceeds:** Loans to fund digital advertising campaigns in the lead generation industry.

## Notable Traction

- \$164 Million demand-side customer order pipeline
- Large, growing and accessible market opportunity
- 20+ growth sectors penetrated
- 20-45% margins
- 4x+ per year turn of capital

## Management Team

### JP Maroney, CEO

American entrepreneur with 27-years experience starting, buying, building, and selling companies in advertising, technology, publishing, and marketing.

### Michael Swackhamer, CFO

Over 15 years of financial services, asset management, investment banking, and executive level company operating experience. Held positions with leading firms including Merrill Lynch, The Blackstone Group, and Ernst & Young LLP. MBA from Cornell University and B.S. in Accounting from Fairfield University.

### John McLean, Jr., SVP Operations

Seasoned manager, engineer, and six-sigma black belt with decades of operational excellence, systems development, and process improvement. BBA in Finance from Baylor University and BS in Civil Engineering from Texas A&M University.

Harbor City discovered a high-yield, niche investment opportunity hidden in the \$200 Billion internet advertising sector — providing bridge funding for high-ROI online lead generation campaigns.

These campaigns consistently generate 20%-45% ROI in 90-days or less. We provide the funding to cover the 30-90 day gap between when the campaigns generate the leads and when they get paid for the leads.

The funding is provided as a line of credit that is guaranteed by a UCC-I filed lien against accounts receivables and purchase orders as collateral. This mitigates our risk of capital loss by providing us a secure position with guaranteed repayment, and allows us to safely earn 2-3% every 30 days for providing the

campaign funding.

Harbor City Capital is scaling its campaign funding capacity via HCCF-I LLC by issuing \$1 Million in secured 2-year bonds that pay 1.5% each month in current interest income to bond holders with full return of principal at maturity. Our collateralized guarantee when funding the campaigns provides investors a safe way to earn 18% annual yield with monthly cashflow.

The par value of each bond is \$1,000 with a minimum investment of \$50,000, and is available only to accredited investors. The bonds are issued via HCCF-I LLC, a special funding vehicle managed by Harbor City Capital Corp, and the campaigns are executed by Harbor City Digital Ventures, Inc.

***“When it comes to helping advertisers reach consumers and get new customers, Harbor City may have come up with the perfect formula that gets growing companies the buyer leads they want while also generating healthy gains for HC’s investors.” -- Entrepreneur Magazine***

## INVESTMENT HIGHLIGHTS

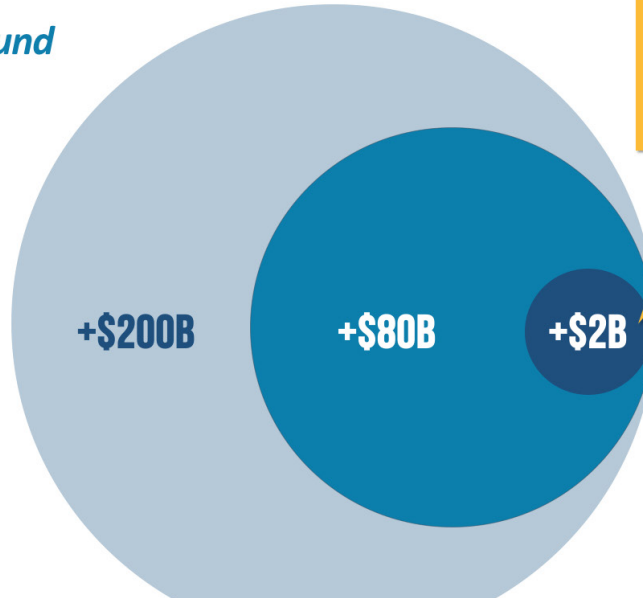
- Safe, passive investment with 1.5% monthly income
- Healthy 18% per year fixed rate of return
- Short, 2-year investment period
- Investment principal and interest secured by collateralized real assets with UCC-I filing
- Top performing growth sector
- Demand far exceeds supply and is growing
- Recession resistant market
- Diversification across multiple verticals

# LARGE & GROWING MARKET OPPORTUNITY

*“HC is uniquely executing in the Internet advertising market which is growing at a compound annual growth rate of 40%”*

## Internet Advertising

- Worldwide: +\$200B
- US Market: +\$80B
- US Lead Generation: +\$2B



### “A NICHE GOLDMINE”

HC currently executes its business strategy in the highly inefficient +\$2B U.S. lead generation market

## Our Clients Say It Best...

“I was investing with the stock market and losing sleep with the up and down market. We’re glad we made the decision to invest. The money shows up every month and it’s gaining. We have some peace of mind that WOW we can start building a nest egg again.”

– Dale & Marsha G.

“I had previously lost a lot of money in other programs. Once I connected with you it just felt right. The money just shows up like clockwork, and that eased my anxiety. This is an investment opportunity where you get to control your destiny.”

– Vincent M.

“Investors are facing a very challenging future. If you’re really, really lucky you might earn 3.5%. People are desperate for something better. This is brilliant. I knew it was the right thing to do. I love that you guys are really accessible and transparent. I say try it!”

– Mary S.

“We have been receiving above average monthly returns on our investment with Harbor City Capital. If it wasn’t for having this opportunity our financial situation would be very dire.”

– Mark & Yvonne E.



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