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Pick the tab at the bottom of the for the information you're interested in:

Tab 1: sites that only accept accredited investors

Tab 2: sites that accept nonaccredited investors (and all investors)

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Disclaimer: Info may be incorrect, so use at your own risk. All non-data, including rankings, summaries of investor interviews, and site impressions are my opinion. I am not a registered financial advisor, legal attorney, or accountant. When making financial decisions, be sure to consult with your own registered professional.

Warning: some data is still in the process of being gathered, and the company may have not had a chance to verify or confirm. As such it may have incorrect information.

Sites/Funds that accept nonaccredited investors

Platform name	Fund name	Fund summary	Target yield (after fees)	Historical performance (after fees)	Portfolio size (\$)	Number of assets	Minimum investment	Investor fee on top of cap	Investor fee on withdrawal	Investor fee on exit of properties	Investor fee: Asset/financing amount fee	Investor fee: management fee of current equity	Investor fee: property management	Investor fee: other	Skin in the game	Bankruptcy protection	Asset category	Transfer fees	Expected life of properties	2017 notes
Platform	Blackstone Real Estate Invest II	Blackstone Real Estate Invest II is a non-traded REIT primarily investing in stabilized commercial real estate properties diversified by sector with a focus on providing current 14.8% at 1x			\$2.7 billion		\$100,000	None	None	None	1.22% of net 1	None	None	None	44%	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	AMP Servicing Reg A Offers	AMP Servicing Reg A Offers The AMP Servicing Reg A Offering seeks to raise up to \$50 million, with dual goals of providing investors with a preferred return of up to 10% per year & 20% "The Tax one."			\$1.5 billion		\$100,000	None	None	None	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	MetLife Diversified REIT	A diversified REIT available to accredited and non-accredited investors that targets multifamily, limited service hotels, flex industrial, and anchored 1-3 to 15% to 15% to 15%			\$17 million		\$100,000	None	None	None	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Los Angeles eFund	The Los Angeles, CA eFund plans to acquire properties for the development of For Sale Housing targeted at first-time, move-up, and active adult ho			N/A		\$1,000.00	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Washington DC eFund	The Washington, DC eFund plans to acquire properties for the development of For Sale Housing targeted at first-time, move-up, and active adult ho			N/A		\$1,000.00	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	West Coast eREIT	The West Coast eREIT focuses on a balanced approach of acquiring both debt and equity investments in commercial real estate assets located specif			\$8.5 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Heartland eREIT	The Heartland eREIT focuses on a balanced approach of acquiring both debt and equity investments in commercial real estate assets located specif			\$8.5 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	East Coast eREIT	The East Coast eREIT focuses on a balanced approach of acquiring both debt and equity investments in commercial real estate assets located specif			\$8.5 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Income eREIT	The Income eREIT focuses primarily on making debt investments in commercial real estate assets that generate steady cash flow. To date, the Income			\$25 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Growth eREIT	The Growth eREIT focuses on acquiring and owning commercial real estate assets that have the potential to appreciate in value over time. This oppo			\$8.5 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Magellan II	Magellan II is an online Real Estate Investment Trust ("REIT") designed for income and diversification through investments in debt and debt and the net			\$125 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Magellan III	Magellan III is an online Real Estate Investment Trust ("REIT") designed for income and diversification through investments in debt and debt and the net			\$125 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Richlands NNN Inc	Investing in triple net leases.			\$12 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	14 eREIT Office	Office REIT seeking core plus returns by acquiring a portfolio of institutional-quality, stabilized office properties throughout the United States.			\$76 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Upside Avenue	A diversified portfolio of supposedly "recession-resistant" multifamily real estate			N/A		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Individual Notes	Lens to invest in rehabbing and flipping houses (hard money loans)			\$1.2M		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co
Platform	Money 302 CRE Inc	\$200 million			\$7.5 million		\$100,000	Up to 1% w/ Withdrawal	Up to 2%	0.85% annual	None	None	None	None	None	None	Commercial	None	10-15 years	Other (1) state law: Special co

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Name	Venture Funding	Pre-fund	Co-Invest	Minimum Investment	Diversified fund option	Investor Fees	Sponsor Fees	Bankruptcy Protection	New invest emails	Sent Email	Impression	Legal entity created	Open Investment Date	Specific properties/funds	Equity	Debt	Commercial	Residential	Cooling off period	Transparency	Issues	Notes	
AHPInvest.com	Only one irwi	In this reviewer's opinion, the design of the site is not as professional li						\$ 1.00	\$ 1.00	\$ -	\$ 1	\$ -	\$ -	\$ 10,000.00									
AssetAvenue.com	6/14/2015	Zero open investments from 6/14 through 7/15. Also zero on 7/24 and 7/30. Too bad because they have \$15 million: http://www.labu																					
equitymultiple.com	1 investment on 7/18/15																						
Crdw.com	Appears to have one real investment. However, due diligence documents are not online, and could not invest online (said I had to contact them because it's not yet available).																						
Fundrazeous.com	Almost. Has two investments available as of 7/15/2015.																						
ProHatch.com	No	n/a	No	\$50K	No	None	*Fees to the	n/a	\$ 1.00	7/28/15	No	n/a	n/a	7/28	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ -			Investing
RealtyWealth.com	7/24/2015	Triple net	Yes	Per investr LLC	Yes, althou	6/15/2015	\$ 1.00	\$ -	\$ 1.00					\$5,000	No: "We a	No: "Sam and	Varies: "C	Varies: on	Yes				
RoundVIP.com	One investment available currently.																						
Sharestates.com	No: "Not yet, self funded to date. We have no debt on the bc 2% service						2-4% origination fee to sponsors					Yes	Yes	LLC									

Disclaimer: I believe all the data in the spreadsheet is correct, but it's possible it could contain errors. If you belong to one of the companies involved and find an error, please let me know so it can be corrected. All non-data, including rankings, summaries of investor interviews, and site impressions are my opinion. I am not a registered financial advisor, legal attorney, or ac

Notes

Minimum requirements:

Functional site: site is live and operational for business (versus in beta). Site cannot look homemade or unprofessional.
Functional sign-up: site requires password and verifies email address. Can create a user account without any errors.
Focuses just on real estate crowdfunding, and isn't a "jack of all trades" site that attempts to do all types of crowdfunding in the same way (meaning that it does real estate poorly).
Real online crowdfunding versus broker. "Real" means that the site posts all available investments online, and provides all information on them necessary to invest online (including all due diligence documents, such as leases, appraisals etc.). Broker sites are missing.
Location: all investments must be U.S.-based. (Foreign real estate is more volatile and risky. It is significantly less likely to follow historical U.S. returns, and more difficult to determine proper diversification, etc.).
Availability: available to investors in all U.S. states.
Not a zombie: has at least one real/open investment, and no investments with detectably fake/sample data.
Transparency: allows investors to fully share and critique information on investments with others. Does not "lawyer up" to prevent information on investments being shared.
Minimal selection: at least three available investments in a month.

Extra Credit:

Company has venture-capital funding.
True skin in the game: not just participating in success, but will take a financial loss if investor loss occurs.
Bankruptcy protection: predefined investor protection if the site goes bankrupt.
Velocity: at least one investment closed in a month.
Does more than just post other companies' investments. Long-term sustainability of that model is questionable, due to disintermediation after an investor connects with a good sponsor. This is also probably why few companies that do this have received venture capital.