



Subscription Agreement – 2nd Trust Note Offering: 1608 A St SE Condominium Conversion Project

This Subscription Agreement (“Agreement”) is entered into on _____, between:

Bridge Fund Development Group LP, a Delaware limited partnership (the “Issuer”) and:

Name/Entity: _____

Address: _____

Phone: _____ Email: _____

Subscription Amount: _____ (Minimum \$25,000-Maximum \$300,000)

Subscription Price: \$1 per \$1 principal amount

Payment Instructions: Full payment to be submitted via wire/ACH transfer within 3 (three) business days of contract acceptance and delivery of transfer instructions to Subscriber.

1. Acknowledgment & Acceptance

This subscription is for participation in a private offering of a second-position trust note to fund the 2-unit condominium conversion located at 1608 A St SE, Washington, DC, offered by Bridge Fund Development Group LP.

This subscription is subject to acceptance by the Issuer in its sole discretion. The Issuer may reject any subscription, in whole or in part, and will return any unaccepted funds without interest or deduction.

2. Representations & Warranties

By executing this Agreement, the Subscriber affirms and represents that:

- They are an “accredited investor” as defined in Rule 501(a) of Regulation D under the Securities Act of 1933.
- They have received and reviewed the Mini Private Placement Memorandum and are not relying on any other statements or representations not contained therein.
- They understand that this is a private offering of restricted securities that are illiquid and speculative, and that they may lose their entire investment.

3. Returns & Fees

Subscribers shall receive a fixed return of 18% per annum, paid upon receipt of proceeds from refinance or sale. All Sponsor compensation (including interest premiums and points) is paid by the borrower and shall not reduce investor returns. There are no fees, deductions, or commissions charged to investors.

4. Transfer Restrictions

The securities offered hereby are restricted and may not be sold, assigned, or otherwise transferred without the prior written consent of the Issuer and compliance with applicable securities laws.

5. Governing Law & Dispute Resolution

This Agreement shall be governed by the laws of the State of Delaware. All disputes arising under or related to this Agreement shall be resolved by binding arbitration under the rules of the American Arbitration Association (AAA), conducted in Delaware. Each party waives the right to a trial by jury.

Signatures

SUBSCRIBER:

Signature: _____

Name: _____

Title (if entity): _____

Date: _____

ISSUER:

Bridge Fund Development Group LP

Signature: _____

Name: Bridge Fund Management Group LLC

Title: General Partner

Date: _____