

The Evergreen Advantage

1424 4th Street, Suite 220A
Santa Monica, California 90401

theevergreenadvantage@gmail.com
(310) 587-3500

June 5, 2011

Dear Fellow Investor,

May 2011 proved to be another strong month for The Evergreen Advantage. During the month, we funded 10 new loans, received 2 payoffs and 1 paydown. Our fund stands today at \$17,623,035 and our average loan-to-value ratio (LTV) remains unchanged at 46.01% based on conservative valuations.

For May, we are distributing to investors 0.850% (or 10.20% annualized) net of all fees, resulting in the 21st consecutive month of double-digit annualized distributions. With the reinvestment of monthly distributions, the compounded annualized 2011 year-to-date return to investors is 10.82% net of all fees.

We see nothing on the horizon to alter our conviction that Evergreen will continue to offer a superior return that is safe and immune from the volatility plaguing today's financial markets. Our mortgage broker network and our pipeline of new loan opportunities continue to grow.

Your referrals of friends, family and colleagues have resulted in the continued growth of the Fund and increased safety through diversification in a larger loan portfolio; please keep them coming. We appreciate your continued trust and support. Please contact us if you have any questions or comments.

Sincerely,

Dan, Jesse, Maurice and Steve

Note: This letter constitutes part of an investor kit and must be read in conjunction with the Private Placement Memorandum and related documents in order to fully understand all of the implications and risks of the securities offering to which it relates. This material is not authorized for distribution unless accompanied by The Evergreen Advantage, LLC Private Placement Memorandum dated January 1, 2011.

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Overview

The Evergreen Advantage, LLC is a real estate trust deed investment fund. Each Evergreen investor holds an undivided interest in all loans held in Evergreen's portfolio. By investing in a large pool of loans as opposed to an individual loan, risk is reduced while a high yield is maintained. Each loan in Evergreen's portfolio is secured by income-producing real estate. Thus, Evergreen offers the benefits of trust deed investing without the barriers to entry associated with this type of asset such as real estate experience and personal time commitment.

Evergreen requires that each borrower has substantial equity in his or her real property to provide extraordinary safety for Evergreen's loan. On average, Evergreen lends not more than 50% of the value of the real estate, based on professional and conservative appraisals and other tools.

Objective

The primary objective of The Evergreen Advantage is to achieve a safe but high investment return. Evergreen achieves these objectives by investing in a diversified portfolio of short-term, high interest rate loans which are secured by equity-rich real estate. The Fund offers investors the following advantages:

- Preservation of capital without volatility
- Stable monthly distributions
- Investment transparency
- Diversification
- A high investment return

Quick Portfolio Facts at June 1, 2011

Total Fund	Number of Loans in Portfolio	Average Loan Size	Total of 5 Largest Loans Outstanding	Average Loan Term (months)	Weighted Average Interest Rate	Weighted Average Loan-to-Value Ratio
\$17,623,035	69	\$249,959	\$5,150,000	18	12.31%	46.01%

Historical Returns to Investors of The Evergreen Advantage, LLC - - NET of all fees*

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Annual
2011	10.3	10.4	10.5	10.2	10.2	-	-	-	-	-	-	-	10.82%
2010	10.6	10.5	10.4	10.5	10.9	10.4	10.4	10.4	10.3	10.2	10.4	10.4	10.97%
2009	-	-	-	-	-	-	-	-	-	11.3	10.4	10.3	11.20%

Key Business Relationships

Accounting: Olmsted & Associates Banking: Wells Fargo Bank
Loan Servicing: FCI Lender Services, Inc.

* Monthly figures are annualized. The annual return for 2011 is annualized based upon actual year-to-date results assuming reinvestment of all monthly distributions. The annual return for 2010 is based on actual results assuming reinvestment of all monthly distributions. The annual return for 2009 is annualized based upon actual results for October 2009 through December 2009 assuming reinvestment of all monthly distributions.

Note: This is not an offer of interests in the Fund. Such an offer can be made only through the Fund's confidential Private Placement Memorandum and related documents. There are numerous risks associated with an investment in the Fund and there is no assurance the Fund will achieve, or will continue to achieve, its objectives.