

The Evergreen Advantage

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January 2, 2013

Dear Investor,

Evergreen's performance continued unabated in December. Today, we are distributing to our investors 0.833% net of all fees (or 10.0% on an annual basis), marking the 39th consecutive monthly distribution to investors. Investors who have elected to reinvest their monthly distributions received 10.51% for 2012, net of all fees.

We funded five new loans in December totaling \$1,805,000 and four payoffs adding up to \$1,380,000. Also in December, Evergreen took title to three properties that went to foreclosure sale. On December 31, 2012, the Fund stood at \$32,946,427 including \$964,662 in real estate owned. Our key metrics remain conservative: the average loan term is 20.48 months and the average loan-to-value ratio is 52.18%.

As mentioned above, the Fund acquired title to three properties last month. These properties, which include two single family residences and one office building, were collateral for two separate loans that went to foreclosure sale on December 28. Because there were no bidders at these sales, title automatically vested in Evergreen – the first time this has happened after making 226 loans since our founding. We are now focused on securing possession, collecting January rents and positioning the properties for sale. Based on our research, we're confident that Evergreen will make a full recovery of its investment when these properties are sold.

Looking back at 2012, we remain as certain as ever in the validity of our business plan: that an attractive yield can be safely obtained from investing in a pooled portfolio of short-term loans secured by non-owner occupied income-producing real estate at conservative loan-to-value ratios based on post-2008 real estate valuations. No better evidence of this exists than the 34.849% cumulative return our investors have received since our first distribution in October 2009 versus 35.58% for the Dow Jones Industrial Average and 36.56% for the S&P 500. Evidently, our investors agree as can be seen in the steady growth of our Fund, up today more than 37% in the last 12 months.

Thank you for your continued support.

Sincerely,

Dan, Jesse, Maurice and Steve

Notes: Past performance is no guarantee of future results. 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 in which each investor holds an undivided interest in all loans held in Evergreen's portfolio. By investing in a large pool of loans as opposed to individual loans, risk is reduced while a high yield is maintained. Each loan in Evergreen's portfolio is secured by income-producing non-owner occupied 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, knowledge of real estate law and personal time requirements.

Evergreen requires that each borrower has substantial equity in his or her real property to provide extraordinary safety for Evergreen's loan. By charter, Evergreen may lend up to, but not more than, 60% of the current value of the real estate.

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 the following advantages:

Preservation of capital	Diversification
Stable and consistent monthly distributions	Investment transparency
Absence of volatility	High investment return
Compounded return through reinvestment	

Quick Portfolio Facts at December 31, 2012

Total Fund (inc. REO)	Number of Loans	Average Loan Size	Total of 5 Largest Loans	Average Term (months)	Average Interest Rate	Average Loan-to- Value
\$32,946,427	102	\$306,998	\$5,171,000	20.53	12.21%	52.20%

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	Annualized
2012	10.0	10.2	10.1	10.1	10.0	10.0	10.1	10.0	10.0	9.90	10.0	10.0	10.51%
2011	10.3	10.4	10.5	10.2	10.2	10.1	10.2	10.2	10.1	10.1	10.1	10.2	10.71%
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%

Financial Benchmark Comparisons				
	Month of Dec. 2012	2012 through December 31	12 Months Ending Dec 31, 2012	Since Evergreen's Founding (10/1/2009)
Dow Jones Ind. Average (before fees)	0.60%	7.26%	7.26%	35.58%
S&P 500 (before fees)	0.71%	13.41%	13.41%	36.56%
US Bond Index (FBIDX) (before fees)	-0.25%	1.10%	1.10%	7.01%
The Evergreen Advantage, LLC (assumes reinvestment, after all fees)	0.833%	10.51%	10.51%	34.85%

Key Business Relationships

Olmsted & Associates, Accountants

Wells Fargo Bank

FCI Lender Services, Inc.

* Monthly figures are annualized. The annual returns for 2010 and 2011 are based upon 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.

Notes: Past performance is no guarantee of future results. 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.