

## We provide real estate financing solutions for timely execution.

### Fund Description

The Fidelis Private Fund, LP (FPF), a California Limited Partnership, is a direct portfolio lender specializing in commercial and residential investment real estate loans in California. FPF offers accredited investors the opportunity to invest in a diversified pool of real estate secured loans generating a competitive rate of return with moderate risk and reasonable liquidity. Fidelis Private Fund offers borrowers a flexible alternative to conventional lending institutions. We specialize in fast and creative short-term bridging financing with a clear exit strategy to transition properties and add value, so at loan maturity the borrower is in a position to either sell or refinance.

We have the expertise and relationships to facilitate most real estate financing needs. We know that not every client request is a fit for Fidelis Private Fund; however, we will help our clients find the right financing to accomplish their goals, regardless if we fund the loan directly or not. So whether we facilitate the loan as a direct lender or as a mortgage broker, FPF is a one-stop destination for real estate financing needs.

### Investment Objective

Fidelis Private Fund's objective is to provide an investment opportunity that generates income and preserves capital. We have the expertise and experience to capitalize on the inefficiencies in the market using strong underwriting fundamentals and a disciplined approach to capital preservation to maximize the return to our investors.

We exist to help our clients achieve their financial goals. Forging strong client relationships built on trust is the cornerstone of our long-term strategy for success.

### Historical Quarterly Performance to Investor



The Fund Manager of Fidelis has demonstrated over the past two plus years and ten years prior to that with a similar fund, that an 8% yield is achievable based on the Fidelis Mortgage Fund business model of short-term bridge financing of investment real estate.

### Fidelis Private Fund Facts

Inception Date	July 2019
Strategy	Capital Preservation and Fixed Income
Net Annualized Return to Investors Since Inception	8.00%+
Total Assets Under Management	\$26,668,851
Loan/Loss Reserve	2.37% of Gross Notes Receivable
Ownership Structure	California Limited Partnership
SEC Offering	Reg D filing 506C - allows advertising and only accredited investors
Accredited Investors	Limited Partners

Manager - General Partner	Fidelis Private Fund, Inc.
Co-Founder, President & CEO, Fund Manager	John Lloyd
Co-Founder, Principal, Advisor	Chad Ruyle
Co-Founder, Principal, Advisor	Jon Maddux
Principal, Advisor	Sam Attisha
Auditor	CWDL, CPA's
Legal	The Weiss Group, LLC
Bank	Endeavor Bank
Loan Servicing	Del Toro Loan Servicing
Licensing	CFL #60DB0-105717   CA RE Broker License (DRE) 01376920

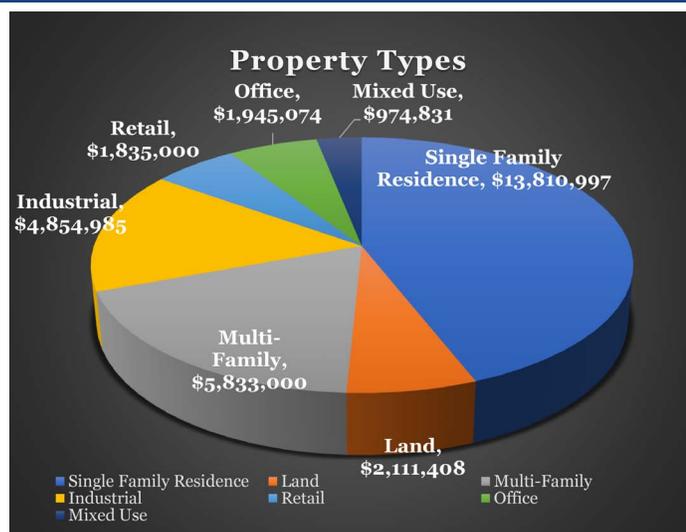
## Investment Information

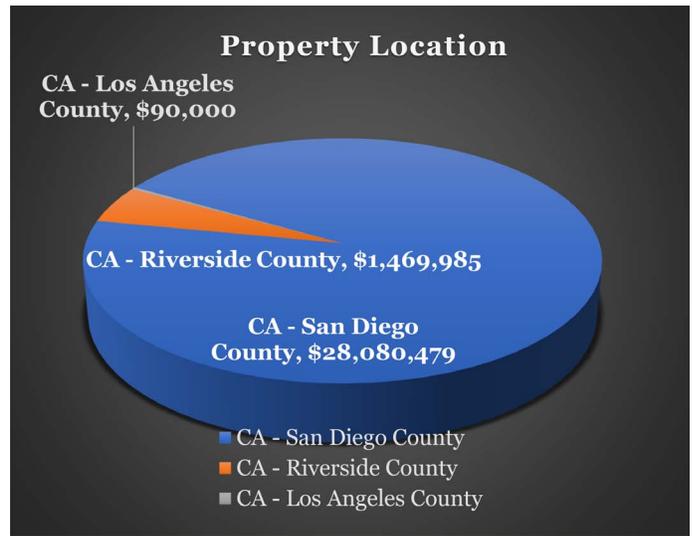
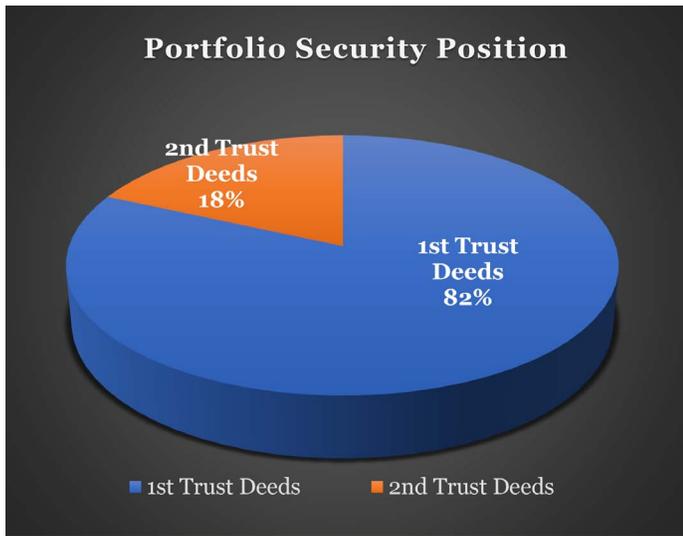
Minimum Investment	\$50,000
Subscription Date	Continuous
Lock-up-Period (10% penalty for early withdraw)	1 year
Income Distribution Choices	Compounded monthly, paid quarterly, semi-annually or yearly, or allowed to compound with no required distribution
Investor Eligibility	Accredited Investors only (see disclosure)
Compensation to General Partner	15% of Net Income (no fixed fee based on assets)
Advisory Board	General Partner and a select number of limited partners meet quarterly for accountability and advisory purposes

## Loan Portfolio

Current Portfolio		Total Aggregate Since Inception	
Total Loan Commitments	\$30,390,464	Total Loan Commitments	\$52,024,353
Number of Loans	56	Number of Loans Funded	112
Average Loan Commitment	\$542,687	Total Loans Paid Down/Off	\$19,873,654
Average Loan Term	16 months	Avg. Maturity of Loans Paid Off	7 months
Weighted Average LTV Ratio	58%	Weighted Average LTV Ratio	58%
Weighted Average Loan Rate	9.24%	Weighted Average Loan Rate	9.21%
REO (Real Estate Owned)	0	REO (Real Estate Owned)	0
Total Foreclosures	0	Total Foreclosures	0

## Current Loan Portfolio Diversification





## Lending Criteria (As a direct lender)

Loan Types	Bridge Interest-only Short-Term Loans, Construction
Security Position	1st Trust Deeds. (2nd Trust Deeds exception basis only)
Property Types	All Commercial, Multi-Family, Residential Investment Properties, and Improved Land (exception basis only)
Geographic Lending Area	Primarily California, with a concentration in San Diego County
Loan Amount	\$50,000 - \$2,000,000
Loan Term	3-24 months
Loan to Value (LTV)	Max 60-65% commercial, 65-75% residential
Interest Rate	8-9%+/- based on associated risk
Loan Fees	1- 2%+/- based on associated risk & loan term
*Repayment	Usually, interest-only with principal due at maturity. All Loans funded must have a clear exit strategy

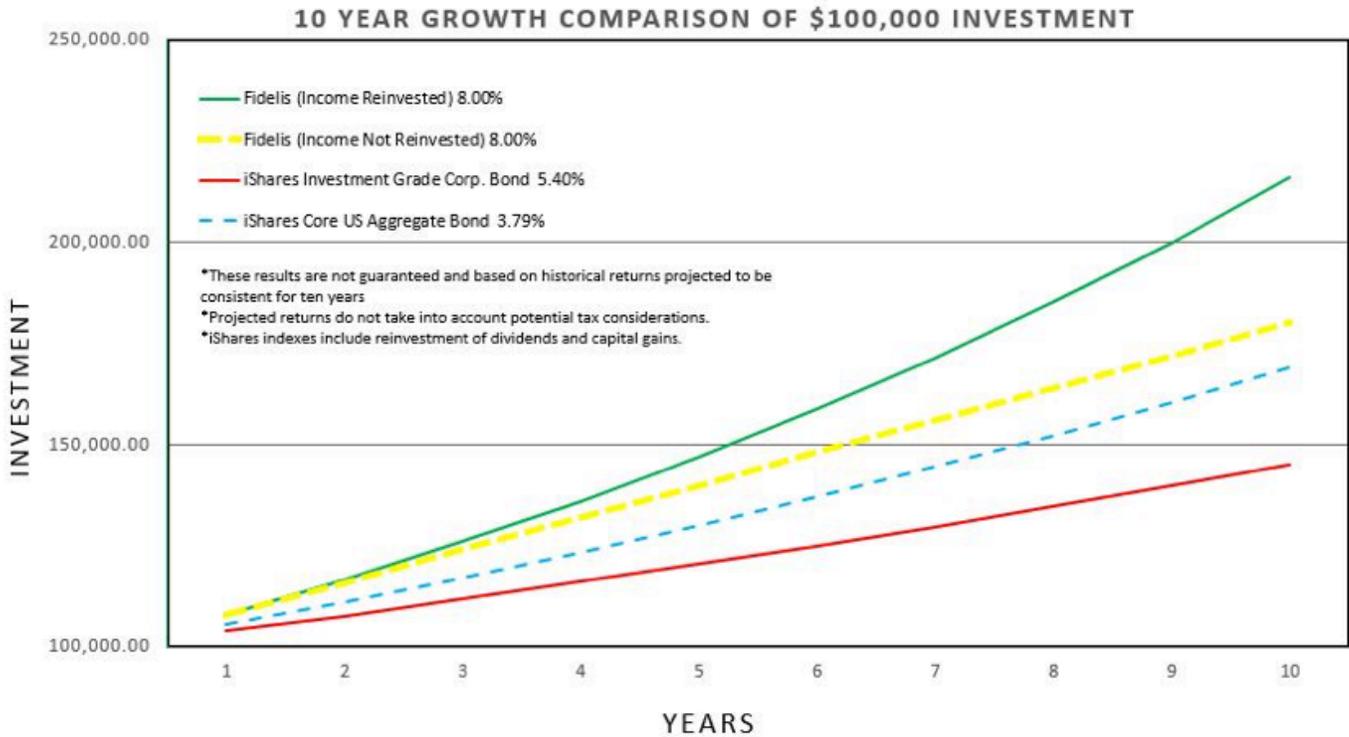
- We assist our clients with the repayment by providing a brokerage service to help find the best take-out financing available in the market.

## Brokerage Services (Not as a Direct Lender)

Loan Types	Bridge, Construction, Permanent
Security Position	1st Trust Deeds. and 2nd Trust Deeds
Property Types	All property types including Commercial, Land, Multi-Family, Residential both owner-occupied and non-owner occupied
Geographic Lending Area	Nationwide, Primarily Southern California
Loan Terms/Pricing	Will Vary Based on Specific Lender Terms
Broker Fee	Typically 1 pt.

- When Fidelis can't directly fund a loan, we have the expertise as a mortgage broker with an extensive database of lender relationships to help our clients find the best financing available in the market. When Fidelis is the direct lender, if needed, we also can help our clients obtain the best take-out financing as a source of repayment. Fidelis offers a one-stop-solution for all commercial and residential real estate loans.

# Growth Comparison Chart



## Fund Manager

For over 30 years, John Lloyd has pursued his passion and life’s work in commercial real estate financing. His experience includes institutional, commercial real estate lending at two commercial banks, served as CFO for a commercial real estate developer, and in private mortgage lending as president of a California-based hard money lender.

Prior to co-founding Fidelis Private Fund, John was president of a San Diego-based private commercial real estate mortgage fund. He managed the growth of the Fund through the 2008 recession and grew the Fund over 400% with no investor capital losses, and managed a loan portfolio of over \$190 million with investors earning an annual yield in the 7-8% range over his tenure there. Also, as a mortgage broker, John has originated more billion dollars worth of commercial real estate loans over his career.

## Disclosure

This document is confidential. It cannot be forwarded, copied or otherwise distributed without the prior written consent of Fidelis Private Fund, LP, (the “Fund”). The Fund will not be held responsible if this advertisement is used or is distributed beyond its initial recipient or if it is used for any unintended or unauthorized purpose. The only purpose of this document is to provide general background information on the Fund and its manager, Fidelis Private Fund, LP Information above is deemed reliable but is not guaranteed. Investment performance of the Fund for each year has been audited. Any such offer to purchase these securities will be made only through the Private Placement Memorandum (“Memorandum”) for the Fund, which is available only to accredited investors. Generally, an accredited investor is one who has a net worth of at least \$1,000,000, excluding the value of one’s primary residence, or has an income of at least \$200,000 each year for the last two years (or \$300,000 combined income if married). An investment in the Fund involves risks, which are disclosed in the Memorandum under “Risk Factors.” Only by reading the Memorandum carefully can you determine whether the investment’s risks and conflicts of interest are acceptable to you. Past performance is not indicative of future results. Loans are made or arranged by the Fund pursuant to the CFL License #60DBO-105717. Portions of the loan described above may be sold to third party purchasers and does not necessarily reflect the amount held in the Fund’s loan portfolio. Neither the Securities and Exchange Commission nor any State Securities Commission has approved or disapproved of these securities or passed upon the adequacy or accuracy of the Fund’s Memorandum. Investing in this Fund has certain inherent risks, which could result in the loss of some or all of your principal investment. Your decision to purchase and invest should be based on your own particular financial circumstances and investment objectives. Please consult your tax adviser or financial advisor before investing in the Fund.



**John P. Lloyd**  
 President & CEO

**FIDELIS** PRIVATE FUND

*Growing Value with Purpose*

845 15th Street, Ste 103; San Diego, CA 92101  
 760-258-4486 | [www.FidelisPF.com](http://www.FidelisPF.com)