

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	\$51,185,494
Loan/Loss Reserve	2.51% 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	(2021) Olmsted & Associates, 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

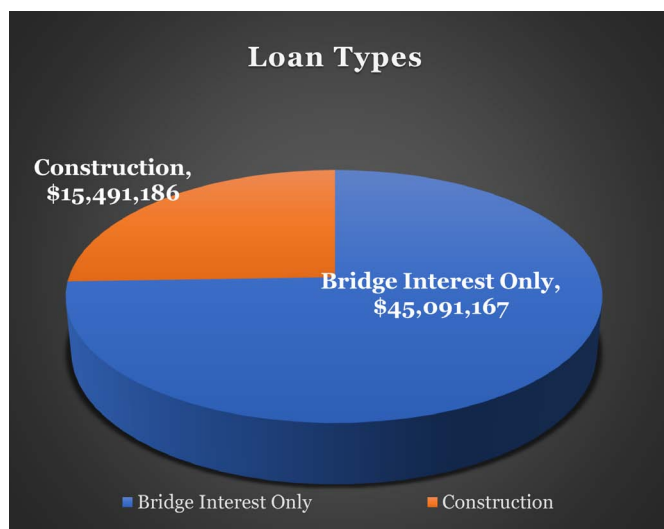
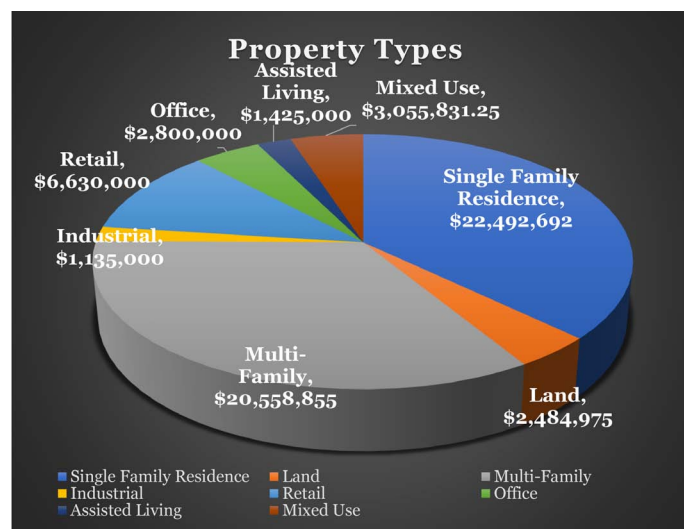
Investment Information

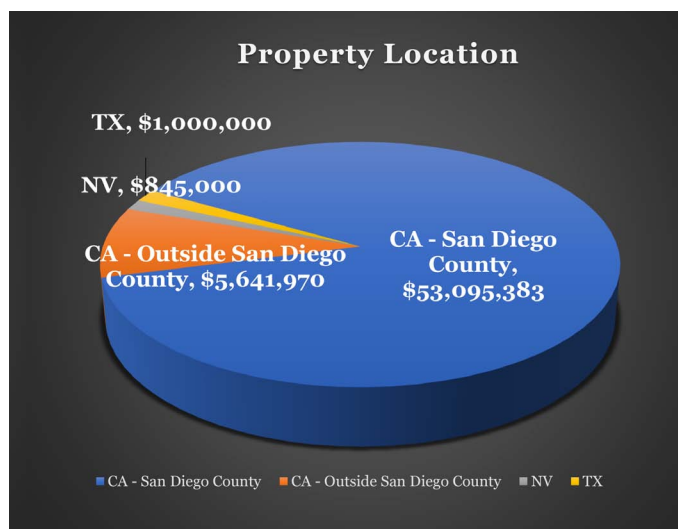
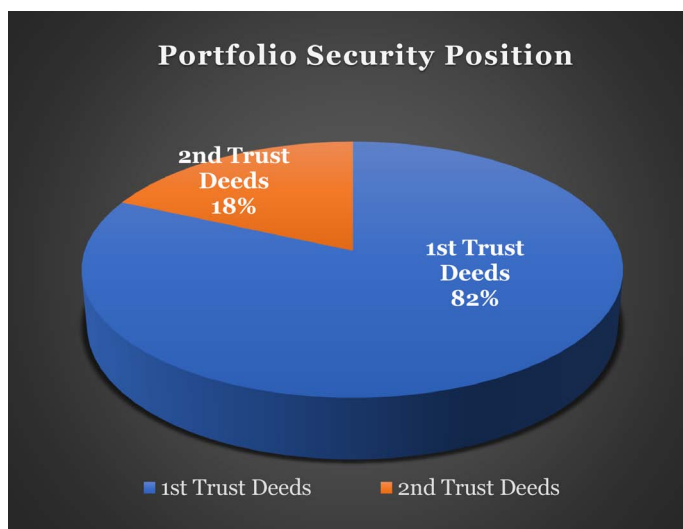
Minimum Investment	\$50,000
Subscription Date	Continuous
Lock-up-Period (10% penalty for early withdraw)	1 year
Income Distribution Choices	Compounded monthly, paid quarterly, semi-annually or yearly, or allowed to compound with no required distribution
Investor Eligibility	Accredited Investors only (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	\$60,582,353	Total Loan Commitments	\$109,094,547
Number of Loans	91	Number of Loans Funded	194
Average Loan Commitment	\$665,740	Total Loans Paid Down/Off	\$47,581,404
Average Loan Term	16 months	Avg. Maturity of Loans Paid Off	9 months
Weighted Average LTV Ratio	58%	Weighted Average LTV Ratio	60%
Weighted Average Loan Rate	9.33%	Weighted Average Loan Rate	9.20%
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	10-11%+/- 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

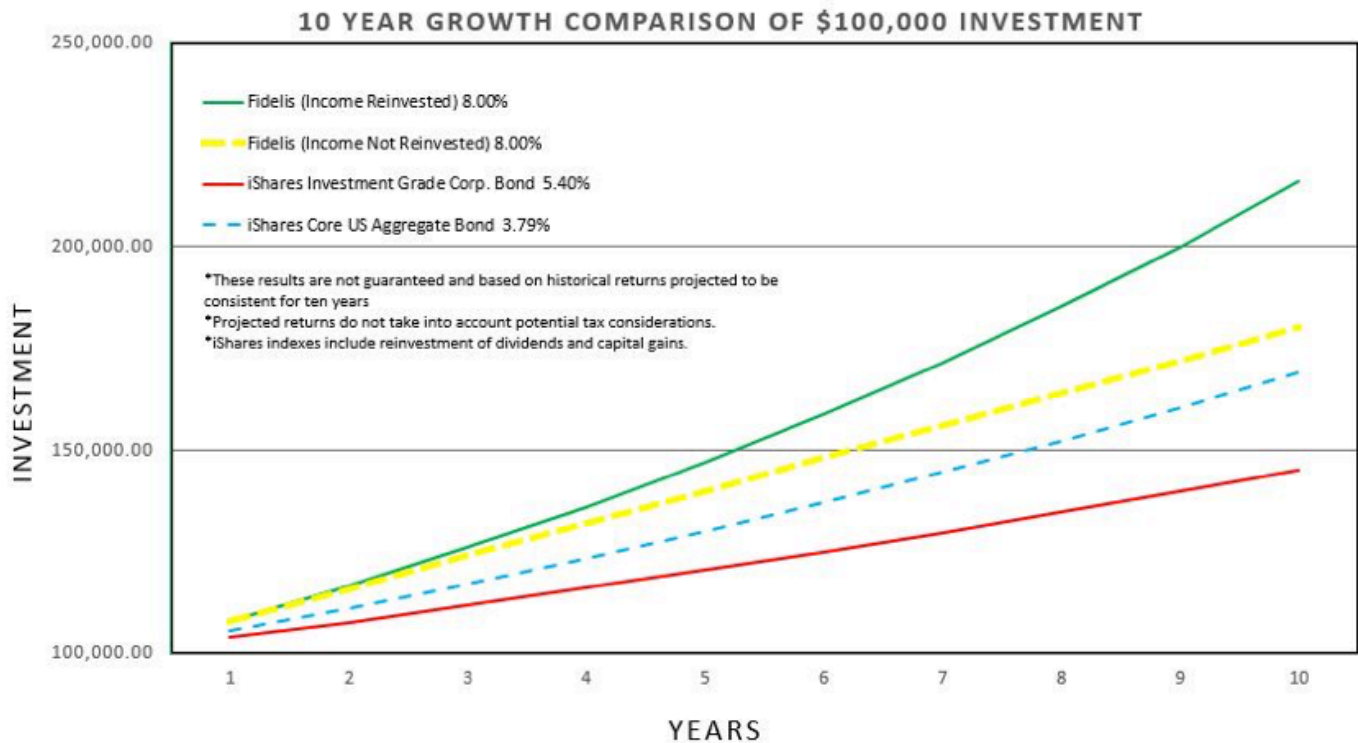
- We assist our clients with the repayment by providing a brokerage service to help find the best take-out financing available in the market.

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

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John P. Lloyd
President & CEO

FIDELIS PRIVATE FUND
Growing Value with Purpose

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