

Fidelis Private Fund, LP – 3rd Quarter 2024 Performance Report

Message from John Lloyd, Co-Founder, President & CEO

On behalf of the General Partner of Fidelis Private Fund, LP, I would like to thank the Limited Partners for their investment in and commitment to Fidelis.

I am delighted to inform you that Fidelis Private Fund continues to experience ongoing success, as demonstrated by the following significant performance indicators:

- 9.49% annualized average investor yield for the 2nd quarter of 2024.
- Increased Limited Partner capital balances by \$5,162,768 in the 3rd quarter of 2024
- Fidelis Funded \$18,307,922 in loan commitments and additional advances in the 3rd quarter of 2024
- We achieved a loan/loss reserve of \$2,378,713 or 2.25% of total loan commitments.

We are excited to deliver an average annualized 3rd quarter yield to our Limited Partners of 9.49%.

Fidelis Private Fund – Q3 2024 – Financial Performance

In this quarterly report, we provide a comprehensive summary of our financial performance, a glimpse into our future prospects, and additional details about our Fund and strategic approach. We have also included a financial performance dashboard for your reference.

Q3 2024 Investor Annualized Return & Loan/Loss Reserve

- Fidelis Private Fund generated for the 3rd quarter an average annualized return of **9.49%** for those Limited Partners invested in the Fund before the last month of the quarter.
- The annualized yield includes a Loan/Loss Reserve of \$2,378,713 or 2.25% of total loan commitments. This reserve protects our partnership against unforeseen future pitfalls in the economy.

Limited Partner Capital

- For the 3rd quarter, as of 9/30/24, the Limited Partner's ending capital balance was \$74,194,441. This increase in capital was due to a combination of earnings and new capital net of redemptions, a 7.48% increase over the last quarter.

Loan Commitments/Performance/LTV

- We closed \$18,320,100 in new loan commitments and additional advances in the 3rd quarter for a total gross notes receivable of \$105,755,973, with existing loan balances outstanding of \$86,222,269, resulting in \$19,533,704 in undisbursed loan commitments. We had \$9,079,420 in loan principal paydowns in the 3rd quarter of 2024. Out of 124 loans in the portfolio, we have one delinquent loan, \$100,000, that was in the process of paying off at quarter end. The average loan portfolio LTV ratio was approximately 59%.
- Our Fidelis line of credit with Endeavor Bank was increased from \$8 million to \$10 million, with an outstanding loan balance at quarter end of \$6,742,516.

Community Impact

- Since its inception, Fidelis Private Fund has worked with investors who see value and potential in the commercial and residential real estate investment sectors. We have been privileged to help investors from diverse backgrounds while doing business primarily in San Diego County. The results are an overall improvement in the quality of individual properties with net gains in terms of economic development and the increase of residential housing units. We feel that in addition to striving to be a valuable financial partner to entrepreneurs and developers, Fidelis Private Fund is contributing to strengthening neighborhoods, serving diverse urban communities, and improving property values and related tax bases for the city and regional government.

3rd Qtr. 2024 Real Estate Market Highlights

- The Federal Reserve lowered the federal fund's target rate by a ½ point in September, lowering the prime rate to 8.00%.
- Low inventory persists due to homeowners with low interest rates being reluctant to sell and take on new loans at higher rates.
- San Diego has experienced a migration trend, with some residents moving to other metro areas like Las Vegas, Phoenix, and Nashville.

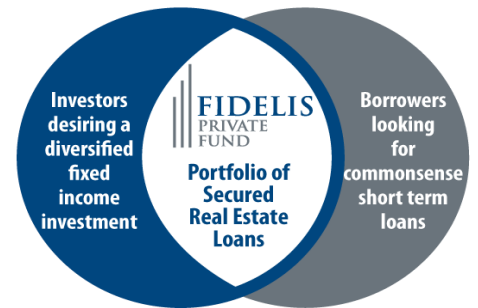
4th Qtr. 2024 Real Estate Market Outlook

- The Federal Reserve's rate cut in September is expected to lower mortgage costs, making homebuying more affordable. This should boost demand in the real estate market in San Diego and encourage construction.
- Future rate cuts are expected and will only improve the outlook on the real estate market going into 2025.

Our Model: Growing Value with Purpose

- The Fidelis business model is simple: We operate as a direct portfolio lender, focusing on providing commercial and residential investment real estate loans. Through our platform, accredited investors can invest in a pool of real estate-secured loans that offer an attractive rate of return, along with a moderate level of risk and reasonable liquidity. [Click to see an Overview of our Business Model](#) to share with prospective Fidelis investors you may know.

**"We Provide Real Estate Financing Solutions
for Timely Execution."**



Investor Insights



I am excited to share that the California Business Journal (CBJ) featured Fidelis Private Fund in June 2024, an insightful article. This piece highlights what makes Fidelis Private Fund such a successful alternative investment in the fixed-income landscape, emphasizing our unique strengths and impeccable track record of protecting investor capital. [Click to read the article.](#)

If you know of an accredited investor who would benefit from an investment in Fidelis, please pass along this information. Potential investors may contact John Lloyd at 760-258-4486. Visit our website at FidelisPF.com for more information about Fidelis Private Fund. Thank you for the opportunity to help make Fidelis a successful investment vehicle for fixed-income investors.

"With over 30 years in the real estate financing business, including 18 years managing two private mortgage funds, no investor has lost a penny of capital under my management even through the 2008-2010 financial crisis."



John P. Lloyd
President & CEO

FIDELIS PRIVATE FUND

Growing Value with Purpose

12481 High Bluff Drive, Ste 160 San Diego, CA 92130
760-258-4486 | www.FidelisPF.com