

Nexus is a \$200 million evergreen investment fund for accredited investors with about \$110 million subscribed thus far. We use investor capital to originate loans secured with real estate within a targeted area of central Texas. We offer investors a very difficult to find combination of: **Yield (8.5%) + “Safety” + Ease of Exit.**

We are currently seeking accredited investors for our fund. The minimum investment is only \$25k and we can accept IRA Contributions. Interested parties can engage Nexus directly, or invest through an RIA affiliated with Fidelity Investments or Charles Schwab & Co.

Investors in Nexus receive membership units in a portfolio of small balance loans. Our members receive a fixed, 8.5% annual coupon with monthly distributions. There is no share price fluctuation and they can get out if they wish without penalty, at par after only 18-months.

For each \$1 that our Fund lends, we insist on \$1.40 of marketable real estate as collateral plus personal guarantees. Importantly, the Manager has \$1.3 million of our own cash invested in 1<sup>st</sup>-loss position and another \$20 million invested pari-passu with other investors because we love our Fund.

Nexus solves problems. Many investors are seeking a greater yield on cash deposits but they don’t want to take on more risk. For those investors, Nexus is an excellent option.

Regarding our borrowers, many – but, definitely not all – are residential “fix & flip” investors. You may not know it, but houses requiring work do not qualify for conventional mortgages. That and other market dislocations is what creates demand for our loans.

In terms of our value proposition, Nexus creates the connection between borrowers willing to pay high yields and investors who are seeking high yields. We source both of these parties and then wrap the connection in a professionally managed platform with audited financial statements, monthly reporting and total transparency.

Nexus has an outstanding track record. Nearly 1,00 loans and \$400 million of originations since 2017. We have never missed or curtailed a monthly distribution to our investors and we operate with exceptionally low levels of debt and a solid margin of safety.

Ours is an exceptionally experienced, truly professional management team of seven plus outsourced loan servicing, legal, construction and accounting teammates.

**For more information, please contact: Cort Chalfant Managing Member, (512) 230-9867, [cort@nexuslending.net](mailto:cort@nexuslending.net)**

### **NEXUS CODE OF CONDUCT**

- ◆ At all times, act in the best interest of our clients.
- ◆ Provide information that enables our clients to make informed decisions.
- ◆ Be fully transparent in all dealings with our clients. Readily provide all relevant documentation as may be requested and ensure the validity and accuracy of all documentation provided.
- ◆ Communicate with clients regularly. Consistently deliver reports and investment distributions on time.
- ◆ Respect client’s confidentiality and take prudent steps to protect their personal data.
- ◆ Be professional, efficient and responsive in all dealings.
- ◆ Act in the spirit of this Code and encourage others to do the same.