

Where Can You Consistently Earn
8 1/2 % On Your Money?



NEXUS
PRIVATE CAPITAL

For Accredited Investors
\$110 Million Under Management

Our Offering: Yield (8.5%) + “Safety” + Ease of Exit

Investors Participate in a Diversified Portfolio of Secured Loans

- ◆ Tangible Assets (Residential Real Estate)
- ◆ 1st Deeds of Trust, Only (70% LTV)
- ◆ Skilled, Balance Sheet Lender w/Low-Leverage (<15%)

Flawless Track Record Since Inception (April, 2017)

- ◆ 100% On-Target Monthly Distributions (Always from Profits)

No Fees - Investors Paid 1st

- ◆ Manager Compensation = Profits Distribution
- ◆ Investor/Manager Interest Fully Aligned

Available Thru:

- ◆ *Fidelity Investments*
- ◆ *Charles Schwab & Co.*
- ◆ *Directly:*

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Austin, TX 78702



Before



After



EXECUTIVE SUMMARY

- WHAT:** We use investor capital to originate loans secured with real estate. We lend money at 11%+, pay investors 8 1/2% and use the difference to cover bills and turn a profit.
- INVESTMENT:** Investors receive membership units in a portfolio of small balance loans. We operate much like a mutual fund except our Members receive a fixed, 8 1/2% annual coupon payable monthly. With \$110 million under management and 190 investors, the average investment is about \$580,000. However, the minimum investment is only \$25k. Interested parties can invest through Fidelity Investments, Charles Schwab & Co. or directly. Direct investments are commission-free. Retirement funds can be accepted.
- NO VOLATILITY:** With Nexus, the share-price is fixed. Investors subscribe at \$25k per unit and eventually redeem at \$25k per unit. In the interim, their only motivation is *Yield + "Safety"*.
- SECURITY:** For each \$1 that our fund lends, we insist on \$1.40 of marketable real estate as collateral. All loans are secured with a 1st deed of trust + personal guarantees.
- MGR. VESTED:** The Manager has invested \$1.3 million and subordinated its capital to Member capital.
- SOLUTIONS:** Nexus solves problems.
- For Investors:** Investments offering the combination of a high *YIELD + SAFETY + EASE OF EXIT* are hard to find. For investors seeking this kind of profile, Nexus is a solid choice.
- For Borrowers:** Many of our borrowers 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.
- PROFESSIONAL MANAGEMENT:** 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.
- TRACK RECORD:** Nexus has a flawless track record. We have completed nearly 1,000 loans and \$400 million of originations from 2017 thru 2024. We have never missed or curtailed a monthly distribution to our investors and 100% of our payouts are from profits - not from investment corpus or "funny money".
- NO FEES:** No "loads". No Asset Management Fees. Zero. Each month, the Manager's compensation consists solely of a profits distribution after "everyone else has been paid first". Accordingly, management is motivated to originate only *good loans*.
- OUR TEAM:** Eight members, Austin-based, stacked with experience & talent. The Manager and Chief Operating Officer especially have decades of experience in commercial and residential asset management.