Fund Details

- **10% annual preferred return:**
  Investors are receiving $833.33 per month, which is $10,000 per year, on each $100,000 invested.

- **10.47% IRR from reinvestment option:**
  Those who have chosen to automatically reinvest their monthly returns are benefiting from compounding over time.

- **No debt (rare), owns debt:**
  The fund is structured as a lender. It is therefore a “debt fund” that owns debt as opposed to owing debt. The avoidance of taking on debt is generally seen as a major risk-reduction strategy.

- **Secured by first liens:**
  To protect its position, the fund’s loans are secured by first liens on the assets it lends against. This includes land and land notes (i.e., loans, mortgages). Investors are provided with paperwork showing these liens on a regular basis.

- **Returns start accruing immediately:**
  This is in contrast to many other private equity investments where returns and payouts are seen one to two years post-investment.

- **Pays out (or compounds) monthly:**
  Most funds pay out quarterly. The projected IRR rises to 10.47% because of those monthly returns that can be automatically reinvested.

- **Moderately liquid:**
  There is a simple process whereby you can request and receive a return of your capital. How quickly we’re able to return that capital depends on various factors. We do not anticipate delays for most requests. This is fully explained in the FAQs and legal paperwork.

- **Can invest long term:**
  Investor capital is tied up for three to seven years in many funds. For the most part, this fund allows you to have your capital invested for as little or as long as you would like.

- **Diversified across multiple deals:**
  Your capital is spread out across dozens of assets. That’s in contrast to syndications where your capital and risk are tied to one specific property.

- **Returns paid from cash flow:**
  We receive steady cash flow from the land buyers who make monthly mortgage payments to us. That cash flow covers much of the interest we pay to the fund and its investors by extension.

Fund Details

- **Large investments accepted:**
  We're able to take on much more capital than was previously possible because we have scaled our business operations and because we hold notes long term. Still, this must take place over time in accordance with business needs.

- **No UBIT (rare):**
  Those who invest out of an IRA, 401(k), HSA or other tax-advantaged account will not be subject to this unwelcome tax, as is the case when they invest in most funds or syndications.

- **No fees or expenses (rare):**
  The fund is a "friendly lender" for our land deals. We make profits from the deals that it enables us to do. As fund-related expenses arise, we pay for them outside of the fund, thus sparing our investors the expense.

- **Multiple investment periods:**
  Many funds have an up-front, one-time window for taking on capital. In contrast, this fund opens for new investments as needed, allowing for new or additional contributions each time it does.

- **Strong track record:**
  We have a history of meeting or exceeding expectations through various market cycles.

- **Recession and pandemic resilient:**
  Some of our strongest months were during the pandemic and resulting recession. In addition, selling on owner financing and collecting on those payments is traditionally seen as a recession strategy. Fortunately, it works equally well during an expansion.

- **Audited financials:**
  Investors can rest easier knowing that Whitley Penn, a respected CPA firm with offices throughout Texas and New Mexico, conducts a thorough audit of the fund's financials each year. It then provides a report of its findings to investors.

- **Third-party administration:**
  Cobalt Fund Services is a professional CPA firm in Dallas that keeps our dealings with investor capital at an arm's length. They handle the fund's bookkeeping, onboarding of new investors, monthly payments to those investors, quarterly account statements and annual tax statements.