

# PLNI

PRIVATE LENDER NETWORK

VARIABLE  
SHORT-TERM  
LOANS

6 - 9%\*  
ANNUAL  
RETURN

\$100,000  
MINIMUM  
INVESTMENT

PASSIVE  
MONTHLY  
INCOME

 NOBLE CAPITAL

\* Rate to Lender pursuant to stated note rate.

## ABOUT | The Fund

Noble Capital, founded in 2002 with a focus on capital preservation and predictable income, provides Investors with premier real estate investment opportunities in Texas. The Private Lender Network (aka the “PLN”) was created in 2010 as an alternative investment vehicle for high net-worth individuals seeking predictable and high-yielding returns. Capital provided by the PLN is used to finance value-added real estate investment projects across the state of Texas. The program allows Investors to select a specific transaction that their funds will be allocated to.

## FEATURES | Benefits



### ACTIVE INVESTMENTS

Unlike other program options, the PLN allows Investors to actively participate in choosing their loans. Members are presented information on the different loan opportunities and can decide which loans to fund individually.

Loans offered to the PLN come in a variety of terms. Typically, a loan will have a term of 12 months. However, loans range from six to 24 months depending on the size and scope of the project.



### SHORT LOAN TERM



### FIRST LIEN OWNERSHIP

While all of Noble Capital's investment opportunities are secured by the first position on the deed of trust, loans made available to the PLN are personally owned by the lender, creating security in the event of a foreclosure.

Formalized in 2010, the PLN product offering was created exclusively for Noble Capital Lenders. This program gives the Lender the flexibility to choose investments based on various criteria such as geography, term, borrower profile, and rate.



### PROVEN APPROACH

## INVESTMENT | Strategy

The investment strategy of the Private Lender Network is to write loans secured by Texas real estate for Investors seeking alternative or private capital for their projects through Noble Capital's subsidiary loan origination company, Streamline Funding. The loans made by the PLN will be comprised mostly of “fix-and-flip” loans and “new construction” loans for active Investors seeking to add value to distressed properties and value-added transactions. The company utilizes its proven “Five C's Underwriting Philosophy” when considering loans for the PLN. The “Five C's” are: Collateral, Credit, Credentials, Character and Cash.



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