

PORTFOLIO | FUND

CREDIT FACILITY FOR NOBLE CAPITAL'S
REAL ESTATE OWNED PROPERTY PORTFOLIO

PASSIVE
TWO YEAR
COMMITMENT

6.75%
ANNUAL
RETURN

\$100,000
MINIMUM
INVESTMENT

MONTHLY
PAYMENT
DISTRIBUTIONS



NOBLE CAPITAL
RETIREMENT • PRIVATE LENDING • REAL ESTATE

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 Noble Capital Portfolio Fund, LLC (aka the "Portfolio Fund") is a bridge financing facility secured by Noble Capital's corporate guarantee. Noble Capital will utilize the Fund for the purpose of developing and repositioning its bank-owned / REO assets acquired through Borrower foreclosure. The Fund will allow for greater predictability of capital during development and will be the only Fund currently offered by Noble Capital backed by the Firm's corporate guarantee.



INSTITUTIONAL

Unlike any other Fund offered by Noble Capital, the Firm, not the original Borrower on the foreclosed loan, will guarantee the repayment of the debt to the Portfolio Fund.

Acquiring loans recently foreclosed by Noble Capital allows the Fund to benefit through diversification because it will invest in a wider variety of one- to four-family homes than any direct investment.



DIVERSIFIED



DEBT-ONLY

The capital in the Portfolio Fund will be used exclusively to provide secured debt to Noble Capital's redevelopment efforts giving the Fund and its Investors another layer of transparency and accountability compared with most other Funds.

Noble Capital has financed well over 1,000 residential loans across the state of Texas while managing over 50 of those (defaulted) loans through foreclosure & disposition – more than any one of its current Borrowers.



PROVEN BORROWER

INVESTMENT | Strategy

The strategy of the Portfolio Fund is to invest only in those assets acquired through foreclosure by Noble Capital during its regular course of business. After acquiring the assets, Noble Capital considers three possible disposition strategies that are made possible through the proper capitalization provided by the Portfolio Fund. The three-approach disposition strategy considers whether to sell an asset as-is, develop and sell an asset, or develop and lease the asset. Depending on the strategy, accessible and predictable capital allows Noble Capital's asset management division to quickly dispose of the asset through one of those three strategies.



This document is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities, including, without limitation, any such investments. Any such offer will be made only to qualified investors by means of a written Private Placement Memorandum or similar document. All investments involve risk. Noble Capital does not make any guarantee or other promise as to any results of the Fund that may be obtained from this or any corresponding content.