

1st Cast Opportunity Fund LLC

07/30/24

Targeting High Yield Private Loan Opportunities Secured by Real Estate

Fund Details

- Minimum Investment: \$100,000
- Fund Term: 20 Years
- Lock Up: 1 Year
- Target Yield: 8-10%+
- Equity Member Return:
- 80/20 to investor after 8% preferred
- Calculated Monthly
- Management Fee: 2% of committed capital
- Leverage: For execution efficiency
- Distributions: Monthly
- Fund is only available to Accredited Investors

Investment Criteria

High Yield, Low Leverage: Short-term Real Estate Debt
 Primary Market: Coastal/Southern California
 Secondary Market: Greater California, Utah, and Colorado
 Tertiary Market: Greater United States
 Collateral Preference: Residential

Fund Strategy

1st Cast Opportunity Fund aims to provide investors with access to high-yield short-term mortgages secured by Low Leveraged Real Estate. Bridge loans have historically offered superior risk adjusted returns. Collateralized by Real Estate: Low LTV, High Yield and Short Term (1-2 years).

Current Stats

Ave LTV: 57.8%

Ave Note Rate: 12.50%

Historical Data

2020 Return: 14.10% APY 2024 Q1: 10.53% APY
 2021 Return: 10.09% APY Q2: 10.46% APY
 2022 Return: 10.79% APY
 2023 Return: 10.05% APY

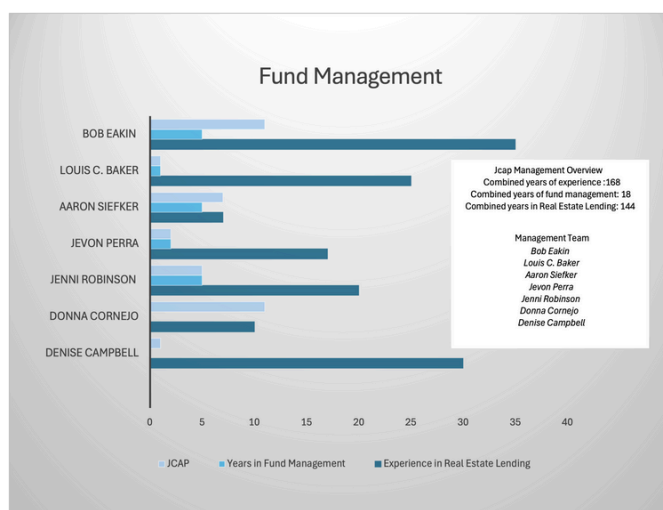
Portfolio Management

Our team of senior professionals, with decades of industry experience, actively manage these funds. They regularly review the results and holdings to ensure alignment with the fund's objectives.

Contact

Bob Eakin
 CEO
 Email: bob@jcap.net
 Office: (949) 622-6199

Louis Baker
 Partner
 Email: Louis@jcap.net
 Cell: (949) 929-4792



The performance projections/results set forth above are not the results of the Fund. Such results do not reflect the actual results of the Fund or the composition of its portfolio, and are presented for information purposes only. Quarterly returns of Funds are net of all fees to investors; however, the performance of individual investors may vary based upon differing management fees and carried interest arrangements, and the timing of contributions and withdrawals. An investment in any strategy, including the strategy described herein, involves a high degree of risk. All or a portion of your investment may be lost. There is no guarantee that the investment objective will be achieved. Pro forma performance results are for illustrative purposes only and are not necessarily indicative of performance that would have been actually achieved if an investment utilized the strategy during the relevant periods, nor are these simulations necessarily representative of the Fund's actual performance. Disclaimer: Information contained herein is confidential, and any reproduction or other distribution of this material, in whole or in part, without the prior written consent of 1st Cast Opportunity Fund LLC (the "General Partner") is prohibited. Securities of the Fund are offered to selected investors only by means of a complete offering memorandum and related subscription materials, which contain significant additional information about the terms of an investment in the Fund (such documents, the "Offering Documents"). The summary provided herein of the Fund's terms and conditions does not purport to be complete, and the Fund's Offering Documents should be read in their entirety prior to an investment in the Fund. The information in this presentation was prepared by the General Partner and is believed by the General Partner to be reliable and has been obtained from public sources believed to be reliable. The General Partner makes no representation as to the accuracy or completeness of such information. Opinions, estimates, and projections in this presentation constitute the current judgment of the General Partner and are subject to change without notice.