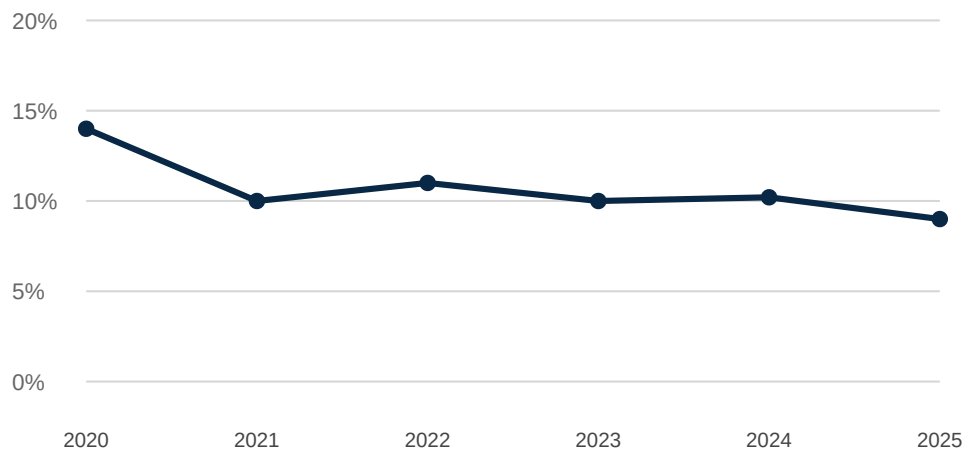
JCAP | 1ST CAST OPPORTUNITY FUND LLC

PRIVATE REAL ESTATE LOAN STRATEGY

CONFIDENTIAL
FOR ACCREDITED INVESTORS ONLY
WWW.JCAP.NET
8/27/2026

1st Cast Opportunity Fund provides investors with access to a pool of high-yield short-term mortgages secured by Low Leveraged Real Estate. This asset creates diversification with superior risk adjusted returns. Collateralized by Real Estate: Low LTV, High Yield and Short Term (Typically 1-2 years).

HISTORICAL RETURN



INVESTMENT STRATEGY

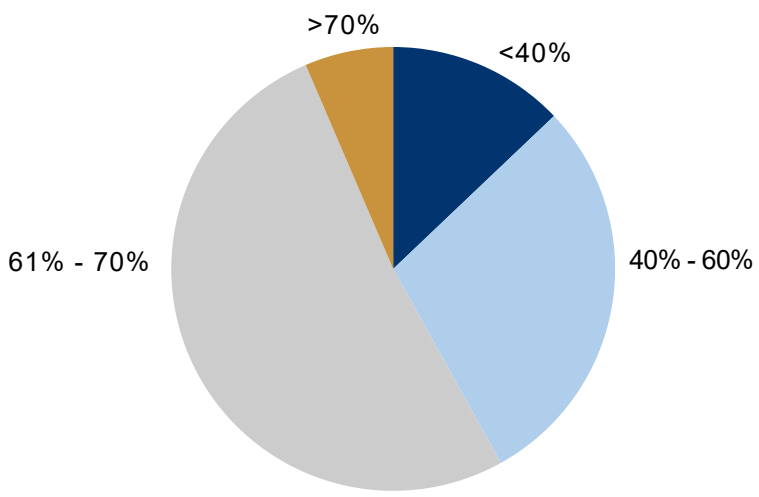
Low-Leverage Real Estate
Private loans secured by low leveraged real estate.

High Yield
Target yield of 8-10%+.

Short-Term Loans
Typically 1-2 year loan duration.

Diversified Credit
Pool of private mortgage investments.

LOAN-TO-VALUE



FUND DETAILS

UPB of Holdings
$46,775,366

Fund Debt Liabilities
$0.00

Average LTV
54.83%

Average FICO
693

Minimum Investment
$100,000

Fund Term / Lock Up
20 Years / 1 Year

KEY BENEFITS

- ✓ **Accredited Investors Only**
- ✓ **High-Yield Short-Term Mortgages**
- ✓ **Low LTV Real Estate Collateral**
- ✓ **Target Yield 8-10%+**
- ✓ **Diversified Private Loan Pool**
- ✓ **Investor Economics 80/20 After 8% Preferred**

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.

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OVER 100 YEARS
OF COMBINED TEAM EXPERIENCE

DISCLAIMER: This is not an offer to sell or a solicitation to buy securities. Investments are offered only via the Fund's Private Placement Memorandum (PPM), where applicable. All investments involve risk, including loss of principal.
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