# JCAP JCAP MAGELLAN FUND LLC

## HIGH YIELD REAL ESTATE OPPORTUNITIES

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

JCAP Magellan offers exposure to Matured Loans accruing high default interest rates, NPLs, and select Real Estate to create high yield while utilizing comprehensive risk management strategies. Entry into this fund depends on deal availability.

## INVESTMENT STRATEGY

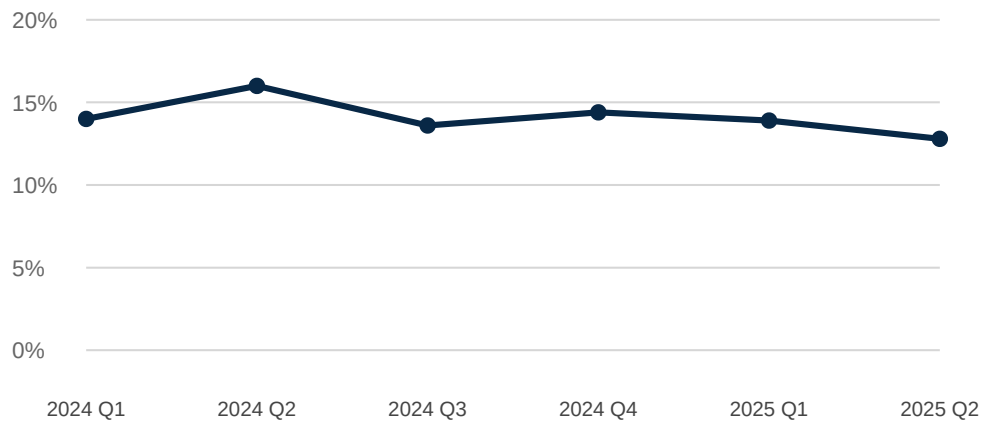
**Matured Loans**
Exposure to matured loans accruing high default interest.

**NPL Opportunities**
Selective non-performing loan exposure.

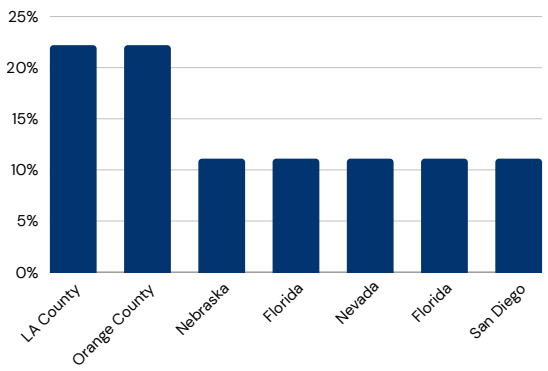
**Select Real Estate**
Real estate debt and equity opportunities.

**Risk Management**
Comprehensive risk management strategies.

## HISTORICAL RETURN




## MARKET EXPOSURE




## FUND DETAILS

**Minimum Investment**
$250,000

**Fund Term**
20 Years

**Lock Up**
2 Years

**Target Yield**
12%+

**Investor Economics**
60/40 after 10% Preferred

**Management Fee**
2%

## KEY BENEFITS

- **12%+ Target Yield**
- **Real Estate Debt + Equity**
- **Matured Loan & NPL Exposure**
- **Preferred Real Estate Assets**
- **Active Risk Management**
- **Industry Leading Project Valution Program**

## 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 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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