# JCAP | JCAP FIXED INCOME FUND LLC

## CONSERVATIVE REAL ESTATE CREDIT STRATEGY

CONFIDENTIAL
FOR ACCREDITED INVESTORS ONLY
WWW.JCAP.NET
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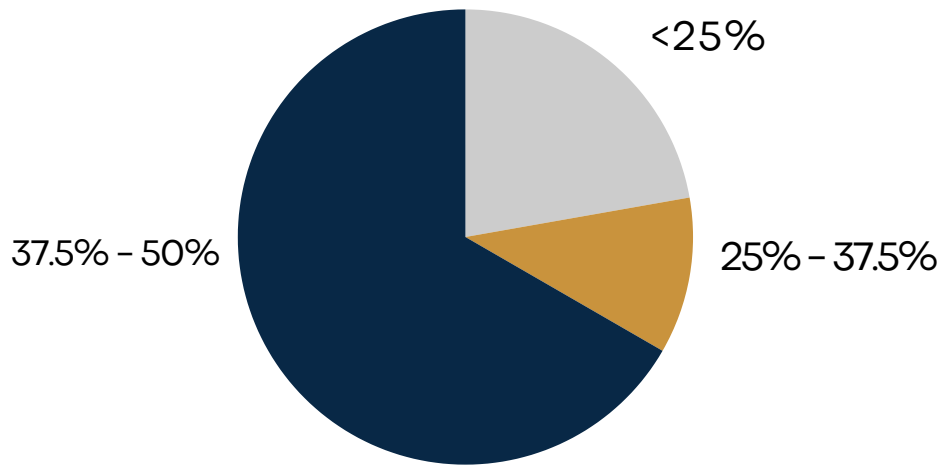
JCAP Fixed Income Fund LLC is an SEC registered investment fund that invests in short-term, first mortgage loans secured by real estate. The Fund's disciplined investment approach is designed to prioritize capital preservation.

## MARKET EXPOSURE BY LOAN-TO-VALUE




## INVESTMENT STRATEGY

**First Mortgages Only**
The Fund invests exclusively in first-position mortgages.

**Conservative LTV Parameters**
Under 50% LTV Exposure across the portfolio.

**Credit Quality Focus**
Average FICO of 687.

**Short-Duration Investments**
Targets short-term loan maturities to manage interest rate and credit risk.

## FUND DETAILS

Average FICO
**687**

Distributions
**Monthly**

Fund Structure
**SEC Registered Investment Fund**

Third-Party Oversight
**Fund Control + Servicing**

Investor Fees
**No Fees**

## KEY BENEFITS

- **Senior Secured by 1st Mortgages**
- **Predictable Return**
- **Over 100 Years of Combined Team Experience**
- **Third-Party Fund Control + Servicing**
- **Capital Preservation Strategy**

## YIELD STRUCTURE (APY)

| INVESTMENT TERM | TARGET APY |
|---|---|
| 30 Days | 4.50% |
| 90 Days | 5.00% |
| 6 Months | 5.50% |
| 9 Months | 6.00% |

## PORTFOLIO MANAGEMENT

The Fund is managed by an experienced team with deep expertise across real estate credit cycles. Our investment process emphasizes rigorous underwriting, conservative structuring, and active portfolio oversight to deliver consistent risk-adjusted returns.

**BOB EAKIN**
CEO
✉ Bob@JCAP.net
☎ (949) 622-6199

**JENNI ROBINSON**
FUND MANAGER
✉ Jenni@JCAP.net
☎ (949) 340-4758


**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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