



Targeting high yield opportunities secured by preferred Real Estate assets.

Fund Details

- Minimum Investment: \$250,000
- Fund Term: 20 Years
- Lock Up: 1 Year
- Target Yield: 13%+
- Equity Member Return:
 - 60/40 to investor after 10% Preferred Return
- Calculated Quarterly
- Management Fee: 2%
- Distributions: Quarterly
- IRA Ok

Fund Strategy

Target High Yield Opportunities in the private lending and hard money Real Estate lending ecosystem.

Collateral

Real Estate Debt and Equity

Primary Market: Coastal Southern California

Secondary Market: Greater California, Utah and Colorado

Tertiary Market: Greater United States

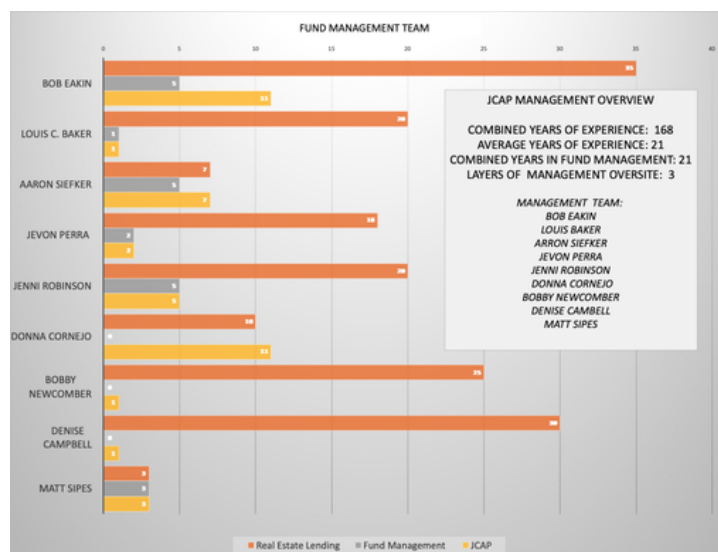
Portfolio Management

This fund is actively managed by a team of senior professionals with decades of industry experience. They regularly review the fund's results and holdings to keep it aligned with its objectives.

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Footnotes: 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 Fund are net of all fees to the investor however; performance of individual investors may vary based upon differing management fee 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 Disclaimers. 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 Jcap Magellan 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. 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.