



JCAP
3151 Airway Ave., Ste Q3
Costa Mesa CA 92626

Jcap Magellan Fund LLC

Investment Policy Guideline (IPG)

I.Introduction

The Jcap Magellan Fund seeks above-market returns by strategically investing in non-performing notes backed by real estate, discounted real estate-backed notes, and distressed assets.

Investment Philosophy:

We prioritize prudent risk management and rigorous due diligence to preserve capital while achieving attractive risk-adjusted returns.

II.Investment Parameters

Expertise and Experience:

Our management team boasts over 100 years of experience in real estate-backed note investments. With in-house proficiency in loan underwriting, bankruptcy protocol, and loan servicing, we stand as a competent investment management firm in this domain.

Targeted Investor Returns:

The net Investor return goal is 13%. The Fund offers a 10% preferred return with a 60/40 split on everything above 10%. 60% is returned to the investor, and 40% is returned to fund management. Preferred return is delivered and calculated quarterly.

Investment Criteria:

Our focus lies in non-performing notes backed by real estate, discounted real estate-backed notes, and distressed assets. We conduct rigorous analysis, including property valuation, borrower creditworthiness assessment, legal considerations, and exit strategy assessments.

Risk Management:

Mitigating risks is integral to our investment process. We diversify across asset types and geographies and constantly monitor and proactively manage investments to address potential risks promptly.

Exit Strategies:

Investments are strategically structured with clear exit plans. We maintain flexibility to adapt exit strategies based on market conditions and asset performance.

Reporting and Transparency:

We commit to regular and transparent reporting on fund performance, investment allocations, and market insights. We ensure accessible communication channels for investor inquiries and updates.



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Compliance and Governance:

Adherence to relevant legal and regulatory frameworks governing alternative investment funds is paramount. We maintain robust governance and compliance measures for ethical practices and investor protection.

Continual Improvement:

We continuously evaluate and enhance investment strategies based on market dynamics, industry best practices, and stakeholder feedback.

Amendment of Guidelines: These Investment Policy Guidelines may be amended occasionally, subject to the approval of the Fund's management and in compliance with applicable regulations. Investors are encouraged to read and understand these guidelines before investing in The 1st Cast Opportunity Fund. These guidelines serve as a framework to achieve the Fund's investment objectives while managing risk prudently.

Date of Adoption: 1/1/24

By: Jevon Perra, President
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