



MARQUEE

FUNDING GROUP

THE PREMIER PRIVATE MORTGAGE BANKER

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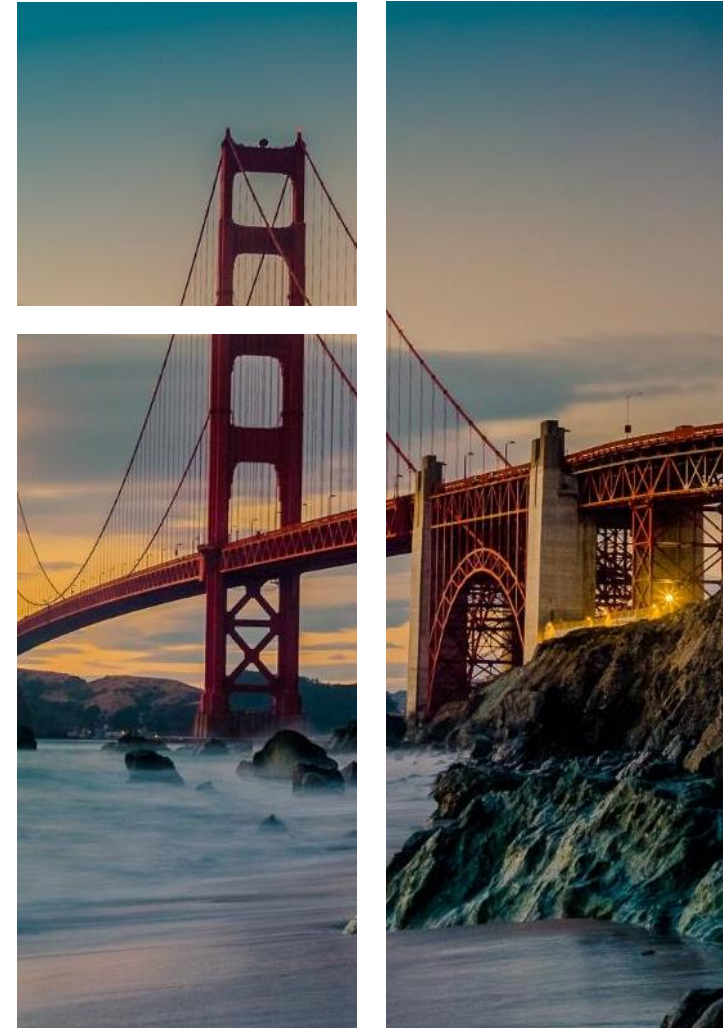
ABOUT

Marquee Funding Group, Inc. is a full-service mortgage banking firm specializing in the origination, investment sale, and servicing of privately placed real estate loans, more commonly known as “hard money” / “private capital loans”.

Marquee funds all types of loans in both the consumer and commercial marketplace by offering access to borrowers that cannot find a source of institutional financing. Marquee has the ability to arrange debt on all types of real property.

Our founders have been working together since 1994 and the dream of Marquee Funding Group came to fruition in 2009. Our firm is managed by experienced mortgage professionals dedicated to offering the highest quality products and services in the industry.

- **Minimum Investment Amount:** \$50,000
- **Maximum Offering Amount:** \$250MM
- **Fund Name:** Marquee Capital Fund 1 LLC
- **Fund Manager:** MFG Management, Inc.
- **REIT Name:** Marquee Capital Fund 1 REIT, LLC



WHY US?

Marquee, its leadership & staff are committed to perfecting our craft, and the launch of our new Fund is a natural progression designed to deliver our investors a passive vehicle as an alternative to traditional fixed income investments. The Fund provides high-yielding fixed income while protecting our investor's principal capital. Since 2009 we have successfully originated in excess of 3500 loans totaling more than \$3 billion Dollars. It is our extensive experience in the private mortgage sector that gives us an edge over our competition. Marquee Capital Fund 1 is designed to limit investor exposure through prudent underwriting, diversification via a pool of mortgage-backed securities, and by investing in a wide array of mortgage products.

3500 + Loans Closed
Aggregate Loan Volume \$3 billion +
Avg. Coupon 9% + (Unlevered)

LEADERS



Scot Fine, CEO & Chief Investment Officer at Marquee Funding Group

Scot, Founder and CEO of Marquee, began his career in 1983 working for a prominent real estate broker in Encino, California. In 1987 he transitioned into private mortgage banking through a network of contacts in the industry and worked his way up the ranks until ultimately, he opened his own company in Calabasas in 1994. It is through personal relationships, understanding the dynamics of team building, transactional experience and work ethic that he was able to build a network of business professionals, clients and investors with a level of trust to successfully arrange and service billions of dollars of private mortgage securities.

Years of experience in both cycles of turbulence and success have given Scot the foresight to predict what to expect in an ever-changing industry where preservation of capital and a balanced return on investment is paramount. In doing so Scot has become the face of this niche industry across the greater Southern California Region.



RJ Solovy, President and Broker at Marquee Funding Group

R.J. is Marquee Funding Group's President. He joined MFG in 2009, and in his tenure, he has overseen the origination, servicing, and investment sale of more than \$1 billion in real estate loans in all sectors, including but not limited to residential and commercial loans, construction, bridge, and special use. R.J. is responsible for the oversight of all aspects of the firm and its capitalized entities. R.J. will help guide MFG's origination team to ensure the delivery of assets that adhere to MFG's investment strategy, maximize profits, and protect our investors' capital. He is a Los Angeles native, graduate of The Buckley School and The University of Colorado at Boulder, married, and a proud father of two beautiful girls.



Lawrence Rabinoff, Chief Financial Officer at Marquee Funding Group

Lawrence Rabinoff is the Chief Financial Officer and directs and coordinates the firm's daily operational business aspects, including all accounting functions. He is a graduate of the University of Southern California with a Business Degree in Finance. He is a well-rounded business leader fully equipped to manage the operation to bring about stable growth and profitability to the company. Lawrence has been in the private money lending space since 1994, where his companies have originated and funded more than \$3 billion dollars in loans under his leadership.

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Portfolio Performance – Q4 2023

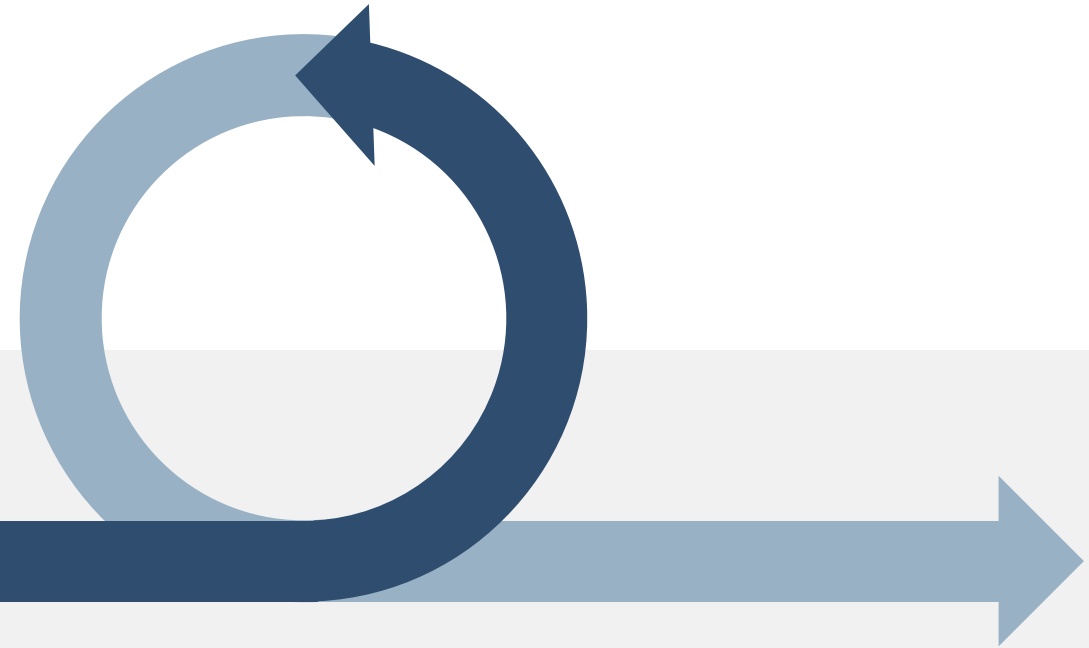
Average Note Rate: 9.77%
Average Loan to Value: 49.90%
Q4 2023 Distribution: 2% (8% Annualized)

** Delinquencies are defined as loans more than 60 days late.*

** Average Note Rate is net of servicing fees.*

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Fund Statistics – Q4 2023



Loans Funded Since Launch: \$41,927,486 (97 Loans)

Loans Repaid: \$ 22,335,823 (46 Loans)

Loans Outstanding: \$ 19,591,663 (51 Loans)

Average Active Loan Size: \$ 384,000

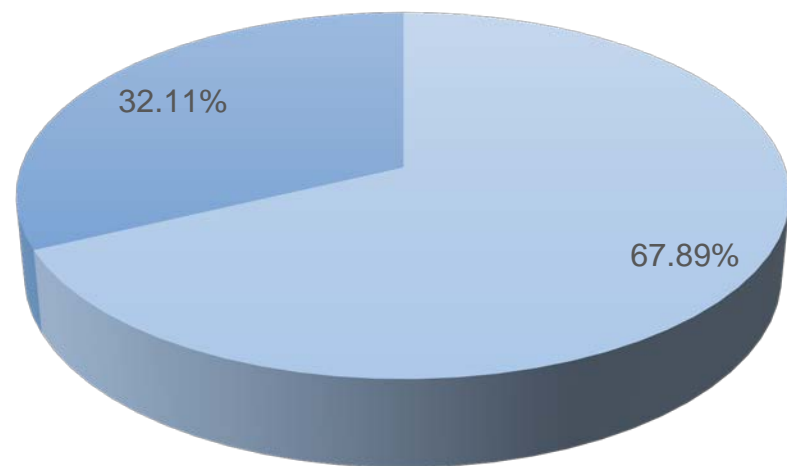
Distribution: 2% each quarter since fund inception

Fund Liquidity: \$ 1,566,945

No Loan Loss Since Inception

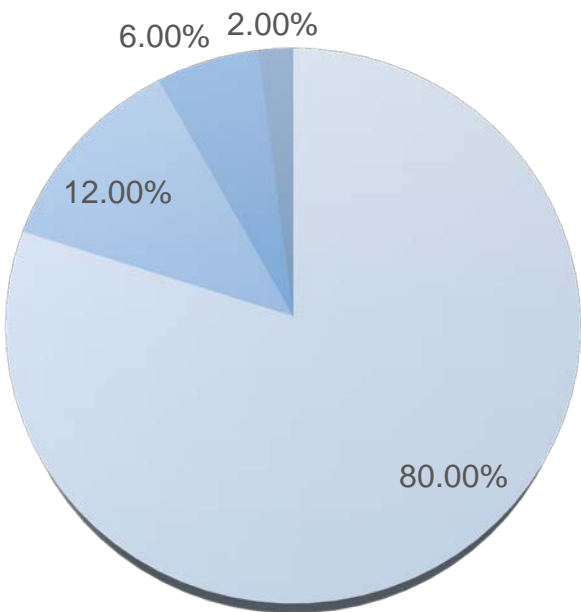
Portfolio Composition

Senior / Junior Position



■ Senior Loans ■ Junior Loans

Asset Type



■ Single Family (1-4) ■ Commercial ■ Land ■ Multi-Family

TARGETED OPPORTUNITIES



Non-Owner-Occupied Single Family Residential

Target LTV: 60% to 65% (or less) **Maximum:** 70%



Owner-Occupied Single-Family Residence

Target LTV: 60% to 65% (or less) **Maximum:** 70%



Multi-Family Properties¹

Target LTV: 60% to 65% (or less) **Maximum:** 70%



Commercial²

Target LTV: 60% to 65% (or less) **Maximum:** 70%



Construction Loans³

Target LTV: 60% to 65% (or less) **Maximum:** 70%

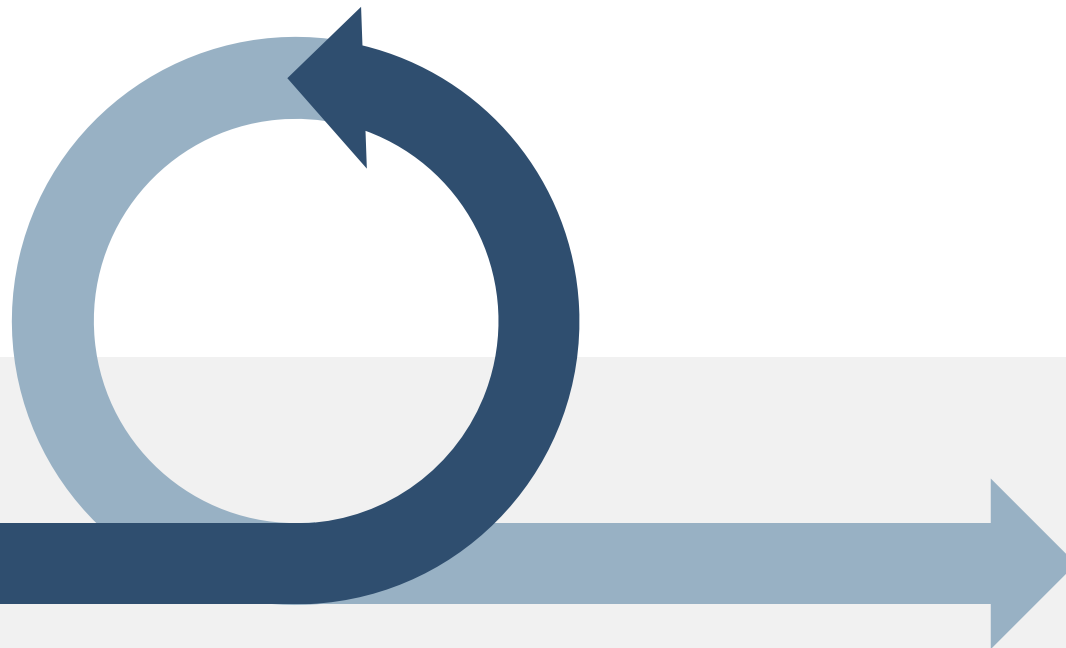


Raw Land

Target LTV: 50% (or less) **Maximum:** 60%

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STRUCTURE



Fund Name: Marquee Capital Fund 1 LLC

Exemption: 506(c)

Target Return: 8% to 9.5%

Preferred Return: 8% annualized rate of return

Cash Distribution in Excess of Preferred Return: 50% to the Manager,
and 50% to the Members

Asset Management Fee: 1% of assets under management

Withdrawal: 2 year lock up, subject to Memorandum

Loan Terms: 12 months – 360 months

WHY PRIVATE REAL ESTATE LENDING?

There are many reasons to invest in private money funds.

Some of these include:

Cash Flow	<p>Regular periodic cash flow delivering yield on investment</p> <p>Increased transparency as compared to financial institutions through portfolio reporting tools</p>
Downside Protection	<p>Borrower equity requirements offer protection against market volatility</p> <p>Capital structure seniority</p> <p>Loans fully secured by high quality collateral</p>
Investment Diversification	<p>Non-correlated to stock market or bond markets</p> <p>Provides exposure to an alternative investment category</p>
Investor / Fund Manager Alignment	<p>Fund managers are invested directly in the fund</p> <p>Fund manager only shares in profits after investors receive Preferred Return</p>
Passive for Investors	<p>Investment exposure to real estate, a traditionally operationally intensive industry, without the hassles of being a landlord</p> <p>No management responsibility or complexity</p> <p>Great efficiency as compared to banks and other financial institutions</p>
Tax Advantaged Strategies	<p>The funds REIT status allows investors to deduct 20% of qualified REIT dividends from their income tax return</p>

**Please consult your tax professional for further information*

WHO NEEDS PRIVATE MONEY FINANCING?

Private lending has become a staple of the financial services industry. Projected to be over \$1 Trillion Dollars in volume, private lenders fill the void left by banks and credit unions following the 2008 financial crisis. This does not mean that private lending presents increased risk. Loans made by private lenders are secured by real estate and underwritten with the value of the assets and the borrower in mind. Marquee Funding Group prides itself in providing conservative risk adjusted mortgages to its quality borrower base.

There are many reasons borrowers prefer short-term private financing over traditional bank loans.

Some of these include:

Speed

Borrowers typically need to close quickly and cannot afford to wait for banks to complete their slow internal processes.

Accessibility

Borrowers value responsive and personalized service that private money financing provides.

Expertise

Borrowers want lenders with market expertise and deep origination experience many banks do not possess.

Flexibility

Private real estate lenders evaluate borrowers on a wide variety of criteria, not a narrow list of factors.

CLOSED TRANSACTIONS

San Diego Vacation Rental

Loan Amount	\$600,000
Interest Rate	9.750%
LTV	37.50%
Loan Term	2 Years Interest Only
Location	San Diego, CA



Description

Cash out refinance in order to make upgrades to optimize short term rental revenue. This loan is secured in a 1st lien position.

90 % Completed Spec Home – Beverly Hills

Loan Amount	\$4,300,000
Interest Rate	9.99%
LTV	36.20%
Loan Term	2 Years
Location	Beverly Hills, CA



Description

Consolidate a matured construction loan and provide liquidity to carry through a sale. Mcap 1 contributed 1.5MM of the 4.3MM loan. This loan is secured in a 1st position.

CLOSED TRANSACTIONS (CONT)

Vacation Rental – Palm Springs

Loan Amount	\$200,000
Interest Rate	9.99%
LTV	15.09%
Loan Term	24 Months
Location	Palm Springs, CA



Description

Cash out refinance to make improvements to the subject property. The loan is secured in a 1st lien position.

Luxury Single Family Residence – Calabasas

Loan Amount	\$1,000,000
Interest Rate	12.00%
LTV	54.00%
Loan Term	12 Months IO
Location	Calabasas, CA



Description

Cash-out refinance to meet liquidity demands for the borrower's business. The subject property is located in the prestigious gated community known as "The Oaks." The loan is secured in a 2nd lien position

OUR PROCESS



Origination Leadership

**Max Stone, Vice President and Director of Sales**

Max Stone is Marquee Funding Group's Vice President and Director of Sales. Max oversees and manages Marquee's origination team along with the underwriting and packaging of loans eventually placed for investment sale. Since joining Marquee Funding Group in 2012 Max has facilitated hundreds of loan transactions with total originations and investment oversight exceeding \$500 million. Max has developed a depth of knowledge of the industry giving him the expertise needed to write "make-sense" loans that benefit our borrowers and investors mutually. Max is a 4th generation real-estate professional and comes from a family of prominent Los Angeles developers and property owners. Max holds a bachelors degree in Business Management Economics from the University of California in Santa Cruz and he completed an intensive economics program at one of the most prestigious business schools in Europe, Bocconi University in Milan, Italy.

**Stephen Sutton, Senior Vice President**

DRE: 01159511 **NMLS:** 321866

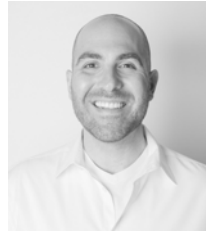
Steve began his career in private mortgage banking in 1993 after a career as a purchasing manager. Steve has been with Marquee Funding Group since its inception, subsequently acquiring his brokers license where he served as the company's broker of record from 2009 - 2017. Steve has been instrumental in building Marquees foundation and its vision. He has originated and funded several hundred million dollars of loans.

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ORINATION TEAM

**Steven Simantob**

Origination

**Sammy Stein**

Origination

DRE: 01941893 **NMLS:** 1108708**Alexandra Gadi**

Origination

DRE: 02028926 **NMLS:** 1489946**Ellis Yi**

Origination

DRE: 02045743 **NMLS:** 1693520**Vahe Sevani**

Origination

DRE: 02073344 **NMLS:** 1758375**Eric Baehr**

Origination

DRE: 02062889 **NMLS:** 1727891**Robert Anton**

Origination

DRE: 01852403 **NMLS:** 329415**Brian Ghiglia**

Origination

DRE: 00574915 **NMLS:** 890346**John Prevas**

Origination

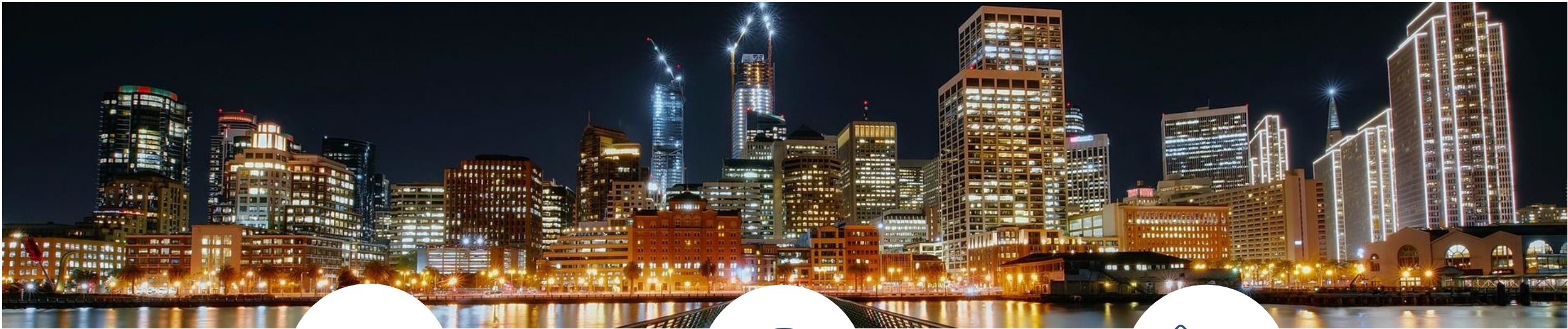
DRE: 01963598 **NMLS:** 2052796**Jackie Astman**

Origination

DRE: 01847719 **NMLS:** 2148892

MARQUEE FUNDING GROUP

CONNECT WITH US



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