



**MARQUEE**  
FUNDING GROUP

MARQUEE CAPITAL FUND I

\$250MM

FEBRUARY 2025

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# LEADING REAL ESTATE LENDING PLATFORM

Marquee Funding Group is an established, Los Angeles-based real estate lender and private credit fund sponsor.

**>\$3 Billion**

**Loans Closed and Funded**

Strong record of returns and consistent cash flow

**\$625mm**

**Currently Invested Capital**

Extensive experience in the private real estate sector

## SIGNIFICANT INVESTMENT PARTNERS

Private

**LIDO ADVISORS**

**Oakhurst**

Institutional

**Fidelity INVESTMENTS**

**charles SCHWAB**

**3,500+**

**Loans Closed**

Established lender with a long and successful track record

**15 years**

**Track Record**

Large and dedicated team with executives investing together since 2009

## STABLE, SEASONED LEADERSHIP TEAM



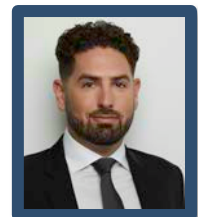
**SCOT FINE**  
CEO & CIO



**RJ SOLOVY**  
PRESIDENT



**LARRY RABINOFF**  
CO-MANAGER



**MAX STONE**  
VICE PRESIDENT

Marquee Funding Group is poised to take advantage of the \$200 billion+ market opportunity in Real Estate Private Credit



MARQUEE IS WELL-POSITIONED TO FIX TWO SUPPLY & DEMAND IMBALANCES

# REAL ESTATE PRIVATE CREDIT: \$200+ BILLION MARKET OPPORTUNITY

## BORROWERS



### SHORTAGE (\$)

LESS BANK LENDING



### SURPLUS (🤝)

SIGNIFICANT BACKLOG /  
PIPELINE OF DEALS AVAILABLE  
THAT NEED FINANCING



**MARQUEE**  
FUNDING GROUP

MARQUEE  
FUND I  
SOLVES  
FOR THESE  
IMBALANCES

## INCOME-ORIENTED INVESTORS



### SHORTAGE (🤝)

ATTRACTIVE INCOME-ORIENTED  
INVESTMENT OPPORTUNITIES



### SURPLUS (\$)

AGING POPULATION  
INCREASINGLY SEEKING CASH YIELDS



**MARQUEE**  
FUNDING GROUP



# FUND I MODELED ON 15 YEAR-LONG TRACK RECORD

FUND I PERFORMANCE HIGHLIGHTS:	<div>\$30MM</div>	<div>71.3%</div>	<div>44.3%</div>	<div>10.2%</div>	<div>8.0%</div>
	Investor Capital	Senior Secured	Average Loan-to-Value	Average Loan Rate	Annual Distributions

## FUND I TERMS



**Asset Class:**

Private Real Estate Debt



**Fund Structure:**

Evergreen Fund



**Target Fund Size:**

\$250mm



**Target Return:**

8.0% to 9.5%



**Minimum Term:**

24 Months



**Management Fee:**

1%



**Manager's Profit Participation:**

50% after 8% ARR  
Preferred Return

Real estate-backed private credit strategy with consistent historical returns

Fund statistics as of Year-End 2024.



# ABOUT US





# OUR HISTORY

Los Angeles Metro-based mortgage investing firm specializing in private real estate lending with a team that has worked together since 2009 and underwritten more than \$3bn in loans.

## About

- We specialize in the origination, investment sale, and servicing of privately placed real estate loans, more commonly known as “hard money” / “private capital loans”.
- We lend to qualified borrowers that cannot find a source of institutional financing. Marquee arranges debt on all types of real property.
- Our founders have been working together since 1994 and launched Marquee Funding Group in 2009. At Marquee, they have originated more than \$3bn of loans. We are supported by a team of ~20.

## Fund Leadership



### Scot Fine

CEO & Chief Investment Officer  
at Marquee Funding Group

**41 Years**

Private Lending Experience

**~\$4.5bn**

Loans Underwritten



### RJ Solovy

President and Broker  
at Marquee Funding Group

**16 Years**

Private Lending Experience

**~\$2bn**

Loans Underwritten



### Max Stone

Senior VP and Director of Sales  
at Marquee Funding Group

**13 Years**

Private Lending Experience

**~\$2bn**

Loans Underwritten



### Lawrence Rabinoff

Co-Manager / COO  
at Marquee Funding Group

**30 Years**

Private Lending Experience

**>\$3 bn**

Loans Under  
Leadership

# OUR CALL TO ACTION

## Growing Need for Private Real Estate Credit

....but existing capital providers are not equipped to serve middle market or complicated borrowing needs.

## High Quality Borrowers and Assets

....but they get overlooked or are underserved, and they will therefore pay more for access to capital.

## Private Credit is Attractive to Investors

...but high-quality alternatives are typically reserved for institutional investors in large cap markets.

**We roll up our sleeves and do the hard work in the middle market to find and negotiate the best opportunities in real estate private credit. We enable exposure to institutional quality deals with above market returns and no compromise.**



# OUR SUCCESS STORY

One clear takeaway: consistent historical performance and returns.

>\$3 bn

Loans Underwritten

>9%

Historical Cash Yield

99%+

Loan Payback Success

~55%

Average Loan-to-Value

15 yrs

Track Record

55+ yrs

Combined Experience



# TRUSTED BY INTERNATIONAL RIAs and FOs

## Platform Partners



## Nearly \$1.3bn in Partner Funds



## Key Takeaway

We are trusted by some of the largest RIA institutions and Family Offices in the world having partnered to invest ~\$1.3bn of their capital since 2009.





# THE ERA OF REAL ESTATE PRIVATE CREDIT

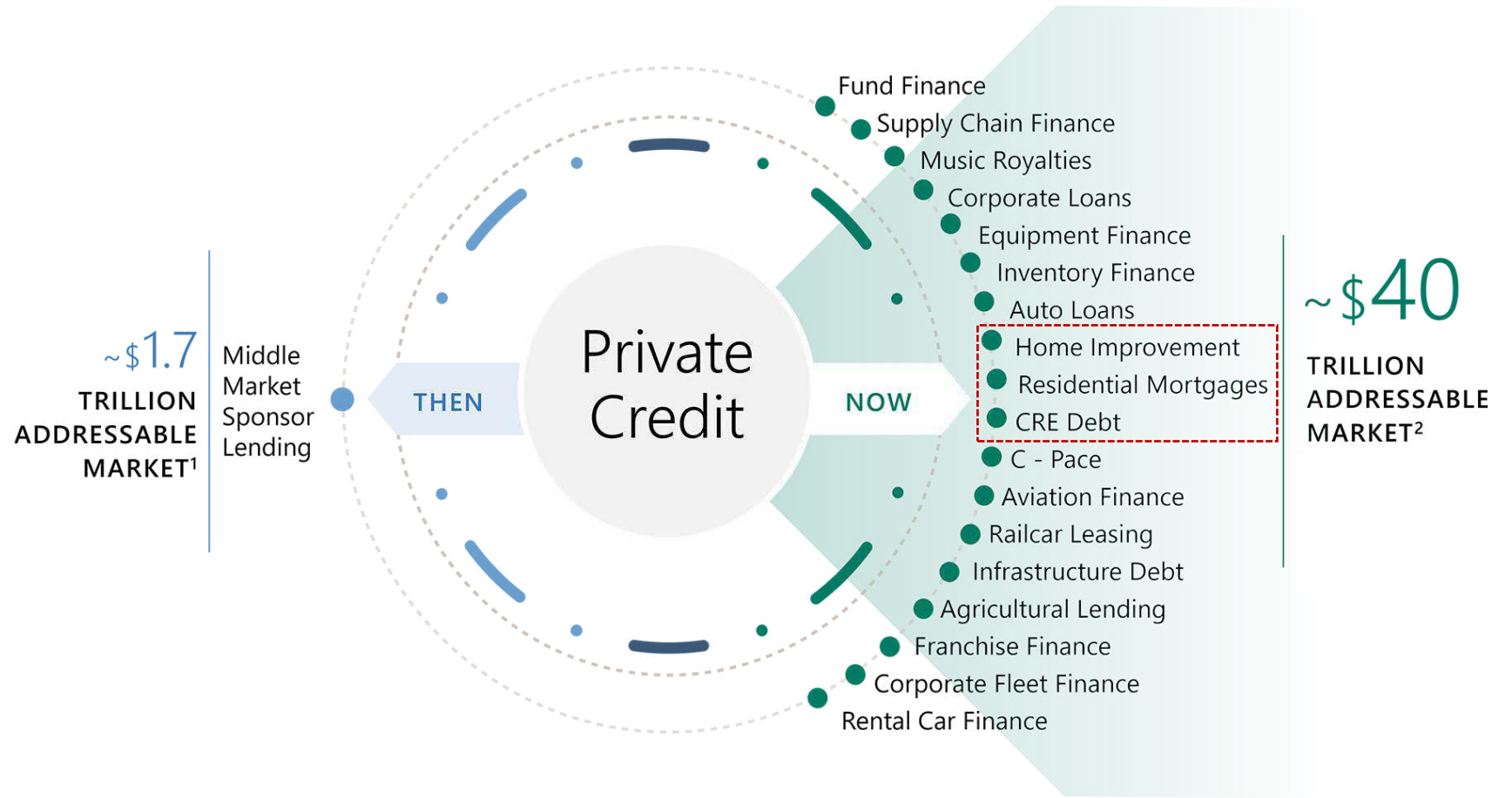




\$200bn+ MARKET OPPORTUNITY IN REAL ESTATE PRIVATE CREDIT

# PRIVATE CREDIT IS A FAST-GROWING ASSET CLASS

- Broadly defined, private credit is lending by non-bank institutions.
- Generally, the borrower lacks access to traditional bank financing and / or might prefer to work with a flexible lender.
- For the investor, private credit offers the potential for higher yield and increased protections vs. traditional fixed income,.
- This being said, private credit covers a broad range of strategies, each offering different risk-return profiles.

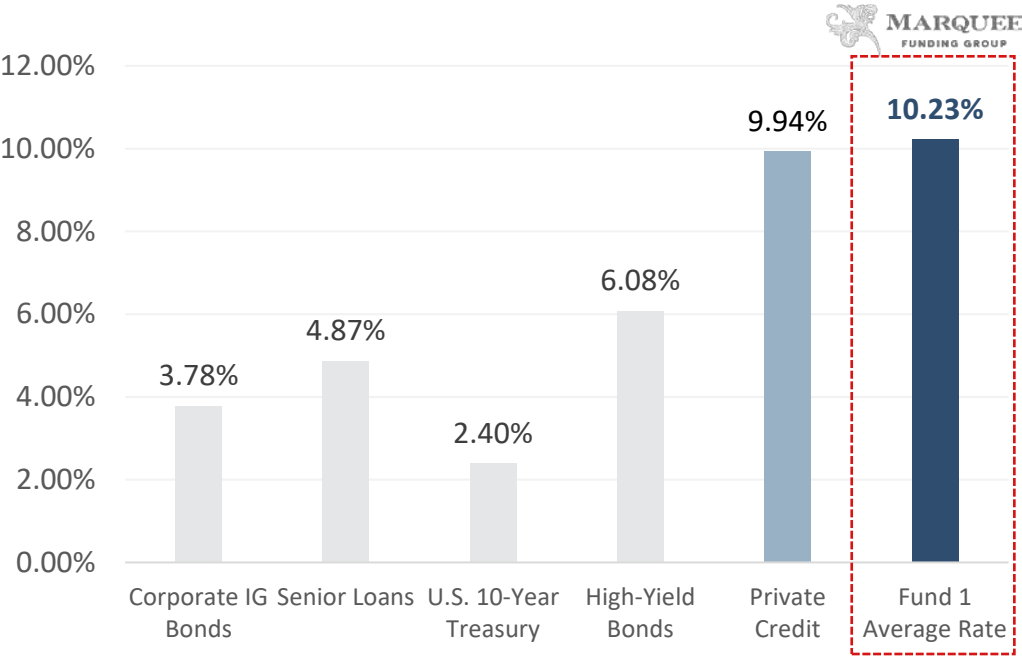


\$200bn+ MARKET OPPORTUNITY IN REAL ESTATE PRIVATE CREDIT

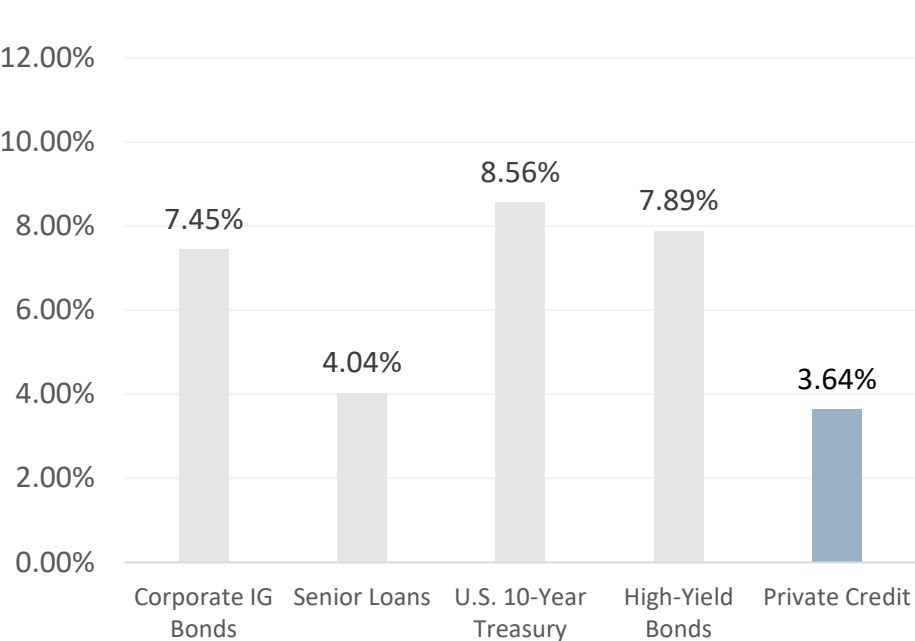
# HIGHER RETURNS WITH LOWER VOLATILITY

Private credit outperforms most other fixed income alternatives and our Fund outperforms private credit.

Higher average annual total return  
vs. other fixed income assets



Lower volatility in the average annual  
return vs. other fixed income assets

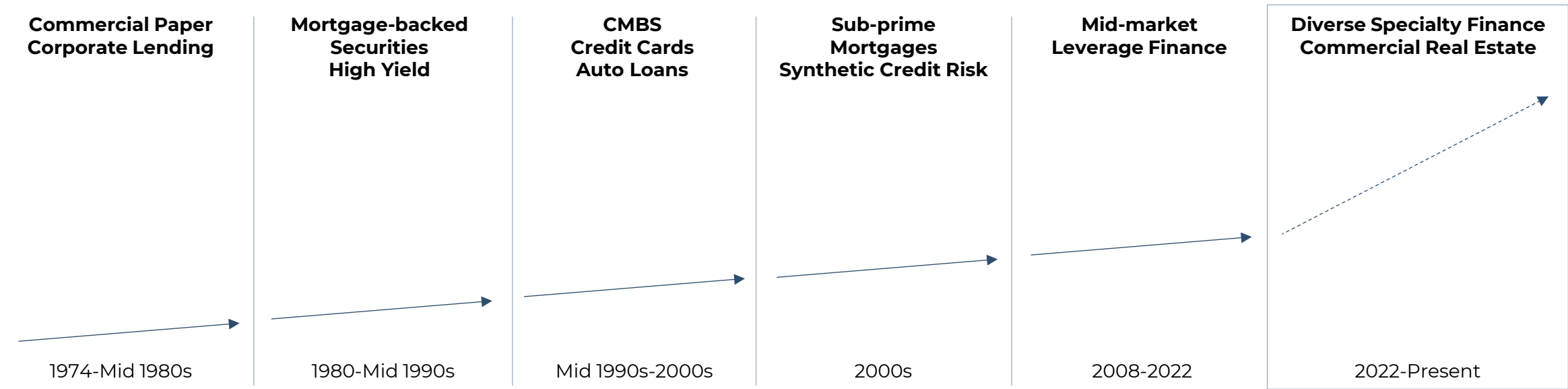


For illustrative purposes only. Total Returns and Risk: March 31, 2010 through December 31, 2023.  
Annualized Return is periodic returns rescaled to a period of one year. Volatility represents the standard deviation of the annualized returns.  
Corporate Investment-Grade Bonds represented by Bloomberg U.S. Corporate Total Return Index (LUACTRUU), Senior Loans represented by Credit Suisse Leveraged Loan Total Return Index (CSLLLTOT), U.S. 10-Year Treasury represented by S&P US Treasury Bond Current 10-Year Index (SPBDU1BT), High-Yield Bonds represented by Bloomberg US Corporate High Yield Total Return Index (LF98TRUU), Private Credit represented by Cliffwater Direct Lending Total Return Index (CDLI). Fund I Average Rate represents  
Source: Bloomberg, Cliffwater, Sagard.

\$200bn+ MARKET OPPORTUNITY IN REAL ESTATE PRIVATE CREDIT

# ENTERING THE AGE OF REAL ESTATE PRIVATE CREDIT

We've seen a 50-year downward trend of bank lending which has led to a shortage of financing available. Each wave has disintermediated bank lending and boosted private credit.



Key Takeaway

Since 1974, private investment dollars have increasingly replaced bank dollars in private credit. Now, that trend is coming to real estate and **Marquee is poised to take advantage.**



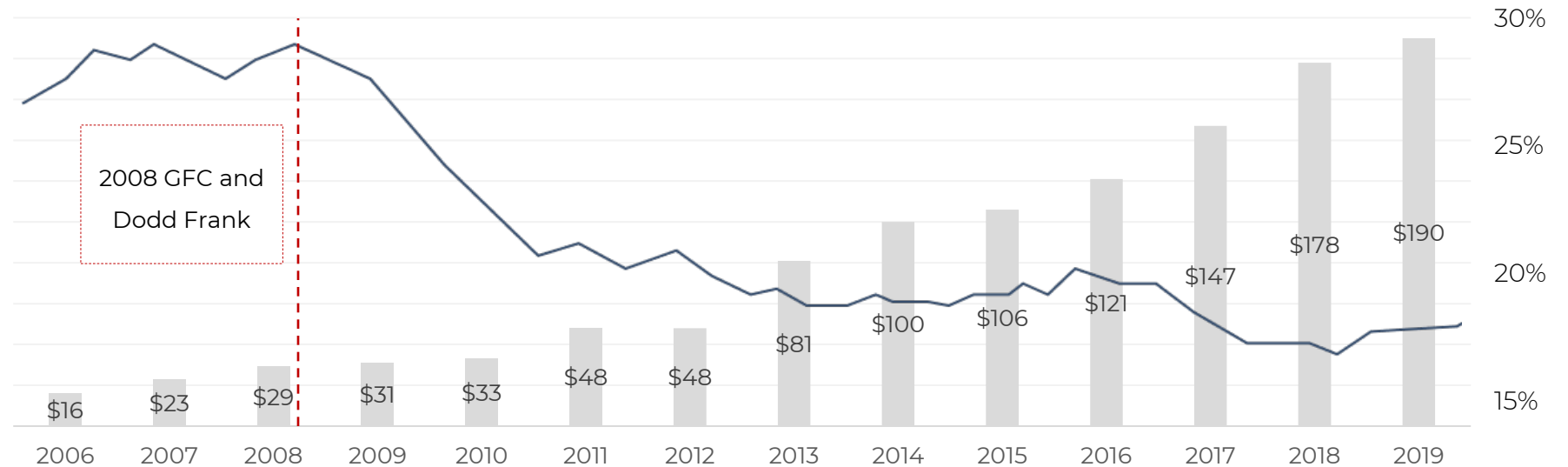
\$200bn+ MARKET OPPORTUNITY IN REAL ESTATE PRIVATE CREDIT

# WHY DO BORROWERS NEED PRIVATE DEBT?

Banks are lending less than ever, and it's creating a need for private credit experts to step in.

% of Lending from  
Banks Compared to  
Private Lenders

\$bn in Real Estate  
Private Credit  
(Commercial and  
Residential) Assets  
Under Management



## Key Takeaway

Private lenders fill the void left by banks and credit unions following the 2008 financial crisis and the establishment of Dodd Frank. This has created a **tremendous opportunity for Marquee**.



# OUR BUSINESS





# WHAT IS PRIVATE REAL ESTATE LENDING?

Connecting qualified mortgage borrowers to the capital they need secured by excellent real estate.



## Key Takeaway

Marquee provides mortgages to borrowers in the place of a traditional bank. We are more flexible and move faster, and our loans are generally: (1) shorter in duration, (2) more expensive to the borrower, and (3) protected by a stronger equity position.



# WHO NEEDS PRIVATE MONEY FINANCING?

**Qualified individuals with high quality collateral often need alternative pathways to a mortgage.**

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

*Some of these include:*

## 1 Speed

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

## 2 Accessibility

Our borrowers value responsive and personalized service that private money financing provides.

## 3 Expertise

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

## 4 Flexibility

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

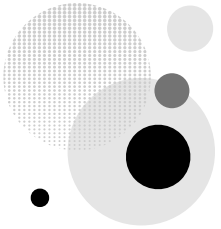
### Key Takeaway

Borrowers have diverse needs, but this does not mean that they present increased risk for private lenders. Our loans are secured by real estate and underwritten with the value of the assets and the borrower in mind. Marquee prides itself in providing conservative risk adjusted mortgages to its quality borrower base.

# BENEFITS TO LENDERS

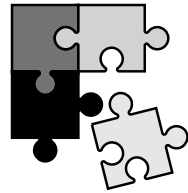
Private real estate credit offers unique benefits to the lender compared to traditional bank loans.

## 1 Shorter Duration Loans



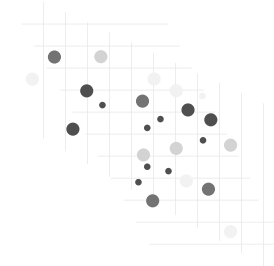
Generally, Marquee's borrowers seek loans for shorter-term purposes than traditional 30-year mortgages. Most of our loans retire in two years or less, which enables Marquee to recycle funds and invest in ripe areas of the market.

## 2 Strong Downside Protection



Marquee lends with strong downside protection. We have an average loan-to-value ("LTV") position of 44.3% in Fund I, which protects the lender and investors in the event of a default. Due to this, we've seen recovery of 99%+ of loans in our history.

## 3 Higher Interest Rates



Marquee lends to borrowers with interest rates that are generally 8% or greater compared to existing mortgage interest rates of ~6%. Our investors reap the higher rates, which average 10.2% in Fund I.

# HIGHLY ATTRACTIVE TO INVESTORS

Private lending is a highly attractive asset class to investors who want real asset-backed credit exposure, a regular cash yield, and strong downside protection.

## Income Via Quarterly Distributions



Regular periodic cash flow delivering yield on investment. Expected to be ~8% or greater annually.

## Strong Downside Protection



Borrower equity requirements and low LTV loans offer protection against market volatility. Loans fully secured by high quality collateral.

## Investment Diversification



Non-correlated to stock market or bond markets and 2-3 year recycle timeline.

## Investor / Manager Alignment



Fund managers are invested directly in the fund and only share in profits after investors receive Preferred Return.

## Passive Exposure to Real Estate



Investment exposure to real estate without the hassles of being a landlord or a developer.

## Tax Advantaged Strategies



The funds REIT status allows investors to deduct 20% of qualified REIT dividends from their income tax return.



# CASE STUDY: LUXURY NYC CONDO

**We navigate our borrower’s challenges with traditional sources of finance, secured by their attractive collateral. We do the hard work to find strong loans – and receive above market pricing and returns.**



<b>Loan Amount</b>	\$11,000,000.00
<b>Co-Invest</b>	\$1,000,000.00 (Mcap1 Portion)
<b>Interest Rate</b>	10.875%
<b>LTV</b>	36.66%
<b>Loan Term</b>	12 Months
<b>Location</b>	New York, NY

**Great Borrower, But Not Traditional**

Our borrower is a multi-millionaire Australian national who made much of his wealth through cryptocurrency. Banks balk at crypto and foreign borrowers.  
→ We saw great collateral, a clean borrower, and opportunity.

**\$11mm Loan on a \$32mm Property in 4 Weeks**


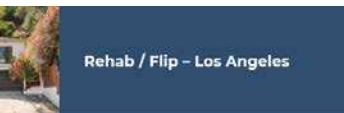



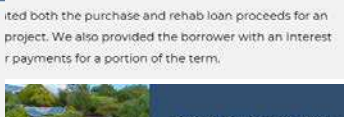
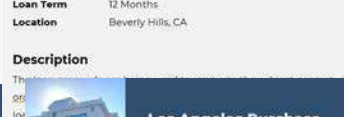
Borrower needed to free up capital to buy other real estate quickly, and we gave him a \$11mm first lien on a property recently purchased for \$32mm.  
→ Our capital is protected by low loan-to-value and first position.

**Above Market Rate and Returns**

For our speed, flexibility, and singular offering, we are being paid nearly 11% on the loan and have a 1-year default interest reserve.  
→ We consistently reap above-market rates and returns for our investors.

# 3,500+ LOANS FUNDED VIA INSTITUTIONAL VEHICLES, SPVs, DIRECT AT 99%+ SUCCESS RATE

Our strategy has been tested over various market cycles for 15 years, and has been funded by Institutional Investor vehicles, SPVs, and from HNWI's. We have a ~99%+ expected return on capital success rate.

 <p><b>Construction Completion Loan</b></p> <p>Loan Amount: \$1,000,000.00 Interest Rate: 10.75% LTV: +0.00% Loan Term: 18 Months Location: Rancho Cucamonga, CA</p> <p><b>Description</b> This loan will help the borrower complete the build of a new primary residence. Very low loan-to-cost ratio and a strong borrower. (1<sup>st</sup> T.D.)</p>	 <p><b>Rehab / Flip - Los Angeles</b></p> <p>Loan Amount: \$1,400,000.00 Interest Rate: 9.00% LTV: 58.33% Loan Term: 24 Months Location: Santa Monica, CA</p>	 <p><b>Rehab / Flip - Los Angeles</b></p> <p>Loan Amount: \$1,125,000.00 Interest Rate: 11.00% LTV: 51.14% Loan Term: 12 Months Location: Los Angeles, CA</p>	 <p><b>Los Angeles Multi-Family</b></p> <p>Loan Amount: \$375,000.00 Interest Rate: 11.50% CLTV: 49.03% Loan Term: 12 Months Location: Beverly Hills, CA</p> <p><b>Description</b> / off a matured loan on the property. Our loan is in position (1<sup>st</sup> T.D.).</p>
 <p><b>Purchase Money Loan (1031 Exchange)</b></p> <p>Loan Amount: \$750,000.00 Interest Rate: 11.25% LTV: 57.69% Loan Term: 24 Months Location: Ventura, CA</p> <p><b>Description</b> Purchase Money Loan to facilitate the purchase of a rental property via a 1031 exchange. The borrower put down \$640,000. The loan is secured in 1<sup>st</sup> lien position (1<sup>st</sup> T.D.).</p>	 <p><b>Bridge for Rehab / Flip - Santa Barbara</b></p> <p>Loan Amount: \$1,630,000.00 Interest Rate: 8.99% CLTV: 69.80% Loan Term: 11 Months Location: Santa Barbara, CA</p> <p><b>Description</b> Borrower sought quick financing to purchase a new investment property. Marquee structured this as a bridge loan.</p>	 <p><b>Los Angeles Purchase Money Loan</b></p> <p>Loan Amount: \$1,675,000.00 Interest Rate: 9.875% LTV: 38.29% Loan Term: 36 Months Location: Los Angeles, CA</p> <p><b>Description</b> Loan to Acquire a single-family residence with the intent to remodel and flip for profit. The borrower pledged their primary residence as additional collateral for the loan lowering the Loan to Value to under 40%. We are secured in a first position on both homes. (1<sup>st</sup> T.D.)</p>	

## Consistent Performance

99%+ of the loans Marquee has underwritten have seen a return of principal and expected interest.

## Advantaged Loans No Matter the Market

Our core underwriting tenants benefit our investors and protect us in any market cycle.

## Flexible Capital Vehicles for Right Investors

To date, we've funded \$3bn of loans through institutional vehicles, SPVs, and with direct investment from our trusted investors.





# FUND I





# FUND I OBJECTIVE: SCALE EXISTING STRATEGY IN EVERGREEN FUND STRUCTURE

Objective	How We Achieve This
<p>Follow our playbook at a larger scale while targeting 8% or greater annualized net returns to our investors.</p>	<ul style="list-style-type: none"><li>Utilize strong origination team to underwrite marginally more loans annually without compromising quality.</li><li>Lend in six target opportunity areas.</li><li>Highly scrutinize investments and meticulously manage our portfolio.</li><li>Recycle capital in areas appropriate to the capital cycle.</li></ul>

Key Takeaway	<p>Marquee Fund I is a <b><u>moderate scaling up</u></b> of our proven strategy. We created this Fund to give more investors access to the asset class we’ve found so much success in.</p>
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# SEEK TARGET OPPORTUNITIES

We find loans where others aren’t looking and we do the hard work to ensure Marquee lends against high quality collateral we can confidently exit, with strong protection from low loan-to-value (“LTV”).



**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  
Properties**

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



**Commercial**

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



**Construction Loans**

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



**Raw Land**

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

**Weighted Average LTV for Fund I as of 2024: 44.3%**

# OUR FUND INVESTMENT PROCESS

Our proven process leverages our strong origination team to identify strong opportunities and underwrite loans that are advantageous to our investors, to be approved by Fund Management.

1

**Lead Generation**

Initial Loan Inquiry

2

**Engagement**

High Level Review and Loan Pricing

3

**Loan Packaging**

Application, Credit Analysis, Appraisal, Review of Title Report, Income Analysis, & Deal Specific Items Required.

4

**Loan Underwriting & Regulatory Review**

Comprehensive Analysis of Loan Product & Compliance

5

**Fund Management IC Approval**

Investment Committee Review of Loan Product for Fund Consideration.

6

**Portfolio Management**

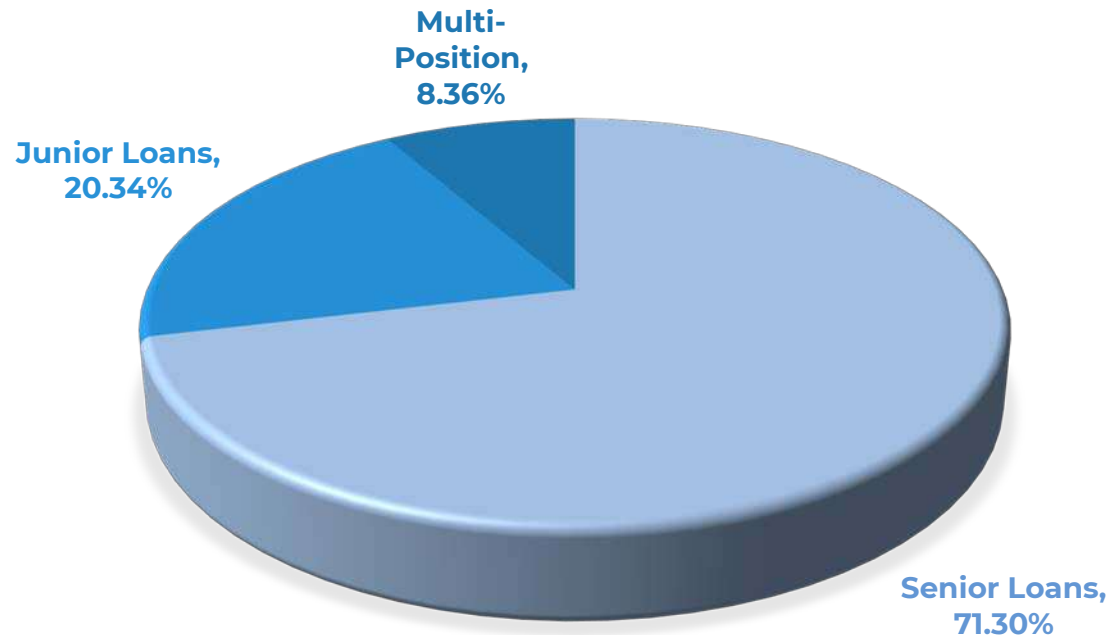
Continued Monitoring of Portfolio to Ensure Fund Performance.



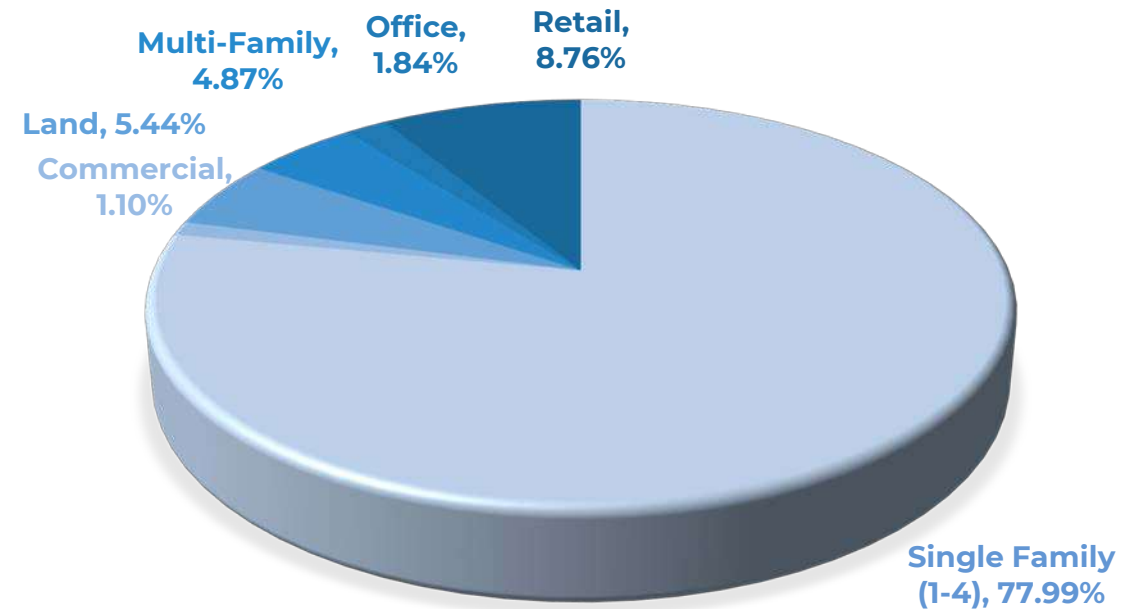
# CURRENT PORTFOLIO COMPOSITION

Our loans weigh heavily to senior positions and high-quality single-family properties. This protects our investors and has attributed to our success in recovering 99%+ of loans we've ever made.

Senior / Junior Position

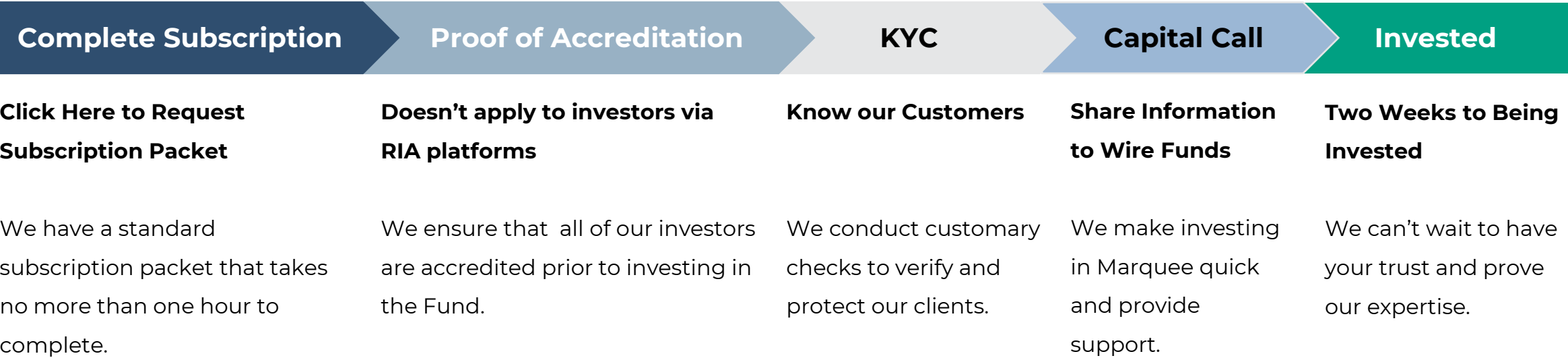


Asset Type



# HOW TO INVEST IN FUND I

Investing in Fund I is a straight-forward process that takes about two weeks.

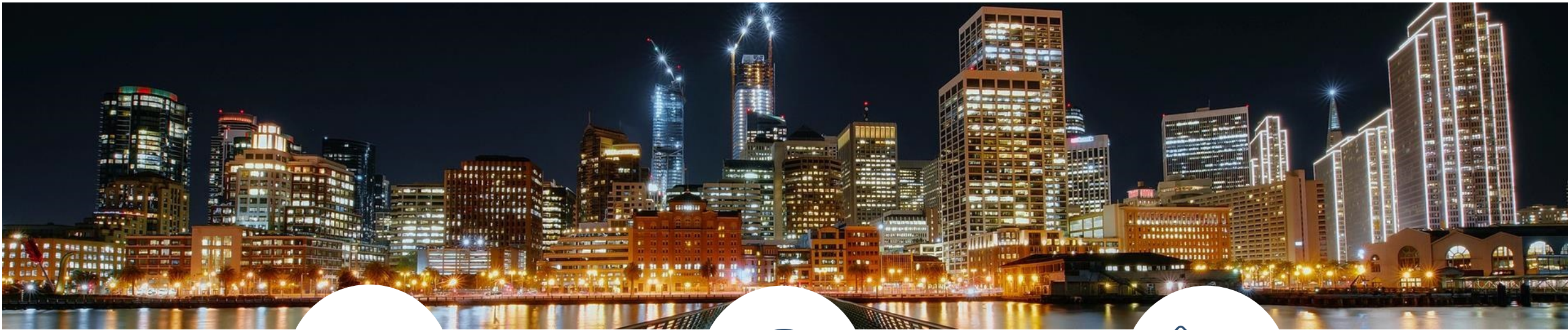


**Key Takeaway**

We look forward to welcoming you to the Marquee Fund I family, and we are here to help make that process as clear and easy as possible. Email us at [capfund1@marqueefg.com](mailto:capfund1@marqueefg.com) to get started.

MARQUEE FUNDING GROUP

# CONNECT WITH US



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# APPENDIX: FUND I TRANSACTIONS



# FUND PORTFOLIO: REALIZED TRANSACTIONS



## Rehab / Flip – Los Angeles

<b>Loan Amount</b>	\$1,400,000.00
<b>Interest Rate</b>	9.00%
<b>LTV</b>	58.33%
<b>Loan Term</b>	24 Months
<b>Location</b>	Santa Monica, CA

### Description

Marquee facilitated both the purchase and rehab loan proceeds for an investment flip project. We also provided the borrower with an Interest Reserve to cover payments for a portion of the term.



## Bridge for Rehab / Flip – Santa Barbara

<b>Loan Amount</b>	\$1,630,000.00
<b>Interest Rate</b>	8.99%
<b>CLTV</b>	69.80%
<b>Loan Term</b>	11 Months
<b>Location</b>	Santa Barbara, CA

### Description

Borrower sought quick financing to purchase a new investment property. Marquee structured this as a bridge loan.

# FUND PORTFOLIO: OUTSTANDING TRANSACTIONS



## Business Purpose Loan – Luxury Condo NYC

<b>Loan Amount</b>	\$11,000,000.00
<b>Co-Invest</b>	\$1,000,000.00 (Mcap1 Portion)
<b>Interest Rate</b>	10.875%
<b>LTV</b>	36.66%
<b>Loan Term</b>	12 Months
<b>Location</b>	New York, NY

### Description

Co-Invest Opportunity with two other Trust Deed Funds. The proceeds from this loan were used to support the borrower’s business initiatives. The borrower is a high net-worth individual. (1<sup>st</sup> trust deed)



## Los Angeles Purchase Money Loan

<b>Loan Amount</b>	\$1,675,000.00
<b>Interest Rate</b>	9.875%
<b>LTV</b>	38.29%
<b>Loan Term</b>	36 Months
<b>Location</b>	Los Angeles, CA

### Description

Loan to Acquire a single-family residence with the intent to remodel and flip for profit. The borrower pledged their primary residence as additional collateral for the loan lowering the Loan to Value to under 40%. We are secured in a first position on both homes. (1<sup>st</sup> T.D.’s)

# FUND PORTFOLIO: OUTSTANDING TRANSACTIONS



## Construction Completion Loan

<b>Loan Amount</b>	\$1,000,000.00
<b>Interest Rate</b>	10.75%
<b>LTV</b>	40.00%
<b>Loan Term</b>	18 Months
<b>Location</b>	Rancho Cucamonga, CA

### Description

This loan will help the borrower complete the build of a new primary residence. Very low loan-to-cost ratio and a strong borrower. (1<sup>st</sup> T.D.)



## Los Angeles Multi-Family

<b>Loan Amount</b>	\$1,125,000.00
<b>Interest Rate</b>	11.00%
<b>LTV</b>	51.14%
<b>Loan Term</b>	12 Months
<b>Location</b>	Los Angeles, CA

### Description

This loan was to pay off a matured loan on the property. Our loan is secured by a first lien position (1<sup>st</sup> T.D.).



# FUND PORTFOLIO: OUTSTANDING TRANSACTIONS



## Purchase Money Loan (1031 Exchange)

<b>Loan Amount</b>	\$750,000.00
<b>Interest Rate</b>	11.25%
<b>LTV</b>	57.69%
<b>Loan Term</b>	24 Months
<b>Location</b>	Ventura, CA

### Description

Purchase Money Loan to facilitate the purchase of a rental property via a 1031 exchange. The borrower put down \$640,000. The loan is secured in 1<sup>st</sup> lien position (1<sup>st</sup> T.D.).



## Rehab / Flip – Los Angeles

<b>Loan Amount</b>	\$375,000.00
<b>Interest Rate</b>	11.50%
<b>CLTV</b>	49.03%
<b>Loan Term</b>	12 Months
<b>Location</b>	Beverly Hills, CA

### Description

The loan proceeds are being used to renovate the subject property in order to market the property for sale and maximize the sale proceeds. The loan is secured in a 2<sup>nd</sup> lien position (2<sup>nd</sup> T.D.).