NIKOLS MORTGAGE FUND, LLC

Now Open to New Investors

NMF makes 1st trust deed secured bridge loans on California real estate, providing capital for renovations and re-tenanting as well as ground-up construction of infill apartment, industrial, retail, office, medical office, self-storage, and small residential tract/ condominium properties.

Loans are $5-$40 million at a maximum of 75% loan-to-value and typically have terms of 1-2 years, limiting exposure to market risk.

The Nikols Company is the Fund Manager. Carrie & Don Nikols are institutionally trained commercial real estate finance professionals with over four decades of experience each.

Risk-adjusted returns are well in excess of publicly traded or bank interest-bearing investments (see Annualized Yields chart below).

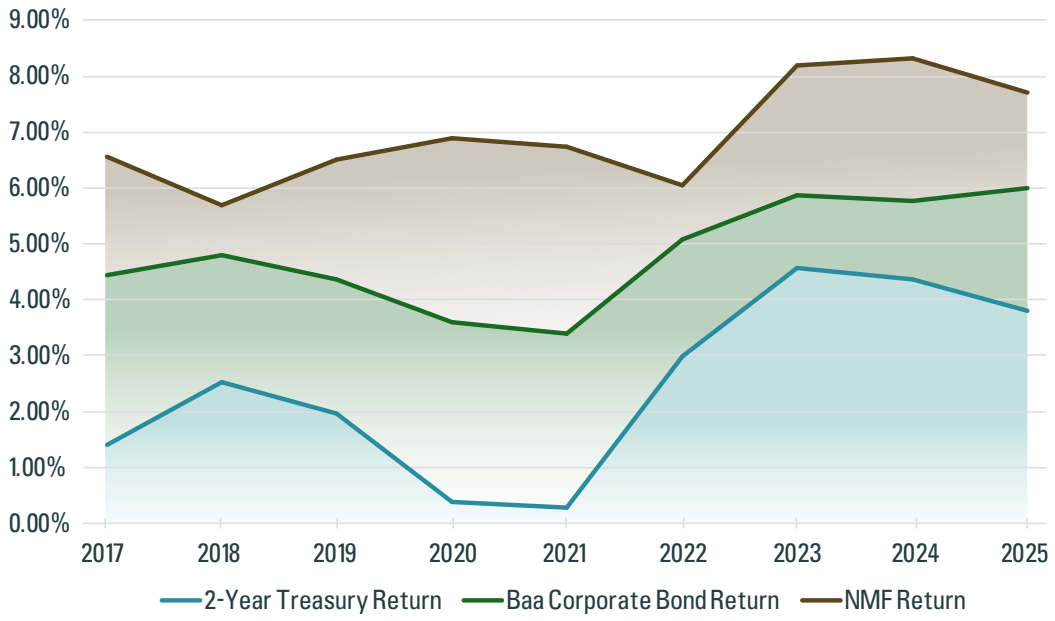
A commercial real estate loan fund, 100% owned by its investors

7.4% five-year average return

Collects and distributes interest payments monthly

BENCHMARK RETURNS

NMF Return* vs. 2-Year Treasury YTM and Baa Corporate YTM
Historical Annualized Returns Since 2017



*Assumes reinvestment

Source: Federal Reserve Bank of St. Louis

Investor Requirements

Accredited investors only with either:
- $1M net worth excluding primary residence
- $200K annual income for singles or $300K annual income for married couples

$50K minimum investment with 12-month minimum investment term.

This is not an offering of securities. Investors are required to meet suitability requirements. Investments of this type have a risk of loss, lack of liquidity and may not be suitable for all investors. Not FDIC insured.

Investor Inquiries Contact:
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