



GPM CAPITAL FUND

A Mortgage Pool Fund Specializing in
Short-Term Real Estate Loans

HIGH YIELD | CAPITAL PRESERVATION

Reliable income potential backed by short-term real estate lending.

10.0% PREFERRED RETURN¹

OFFERING TERMS

FUND INCEPTION	February 2024
FUND SIZE	\$3M as of 08/2026
OFFERING TYPE	506(b)
SUITABILITY	Accredited Investors
OFFERING SIZE	\$50M
MINIMUM INVESTMENT	\$25,000
LOAN ASSETS	Residential 1–4 Multi-family Small balance commercial
BORROWER	Real estate investors & Homebuyers
TYPICAL LOAN TERM	6–24 months
USE OF LEVERAGE	Limited
PREFERRED RETURN ¹	10.0%
TARGET RETURN ¹	10%+ 70–30 promote structure
DISTRIBUTIONS ¹	Monthly
REDEMPTIONS	Available after 12 months

INVESTMENT OBJECTIVES

In addition to preservation of investor capital, the Fund's objective is to provide reliable above-market yields with relative liquidity by identifying and funding short-term residential and small-balance commercial loans in California.

THE OPPORTUNITY

Private money remains the only viable financing solution for real estate entrepreneurs today as most banks no longer provide this type of financing.

WHY INVEST?

- No long-term commitment
- Fund loans are diversified across asset types
- Can be held in qualified retirement plans
- Loans primarily secured by senior deeds of trust

6–24 MONTHS

Typical loan term

MONTHLY

Distribution schedule¹

FOR MORE INFORMATION • GPMCapital.com •
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Loans originated by Gateway Private Money Inc., CA Real Estate Broker, License No. 02230924

¹ Distributions of the preferred return and promote are not a guaranteed distribution and are subject to the cash availability of the Fund. The manager and the Fund make no guarantees, assurances or commitments to the distribution of any returns. The manager will only make distributions to the extent cash is available and, in the sole and absolute discretion of the manager, and to the extent that any distributions will not impact the continuing operations of the Fund. Information in this summary is not intended to be, nor does it constitute an offer to sell or solicit the purchase of interests in the GPM Capital Fund (the "Fund"). No such offer or solicitation in the Fund will be made prior to the delivery of the Fund's Private Placement Memorandum and other corresponding materials relating to the matters herein. Before making an investment decision, potential investors are advised to read carefully the Fund's investment documents and to consult with their tax, legal and financial advisors.