F STREET.

EST. 2009 · MILWAUKEE, WI · THE HARD MONEY CO.

// MONTHLY INVESTOR REPORT

June 2026

// CAPITAL DEPLOYED

$16.8M

30 loans · backed by $29.0M of property value

// AVG LTV

60.2%

Median 64.4%

// AVG LOAN

$560,460

Across 30 originations

// BROKER FEES

$127,956

Paid to partners

// GEOGRAPHIC DISTRIBUTION

WI	30%
MI	20%
NY	10%
OTHER	40%

30 loans across 12 states. Wisconsin leads at 30%, with Michigan at 20% and New York at 10% completing the top three.

// BORROWER COMPOSITION

15 — 50% NEW

15 — 50% REPEAT

A balanced mix of new acquisition and repeat business — the foundation of long-term portfolio quality.

// UNDERWRITING BENCHMARKS

AVG LTV	60.2%
MEDIAN LTV	64.4%
NET ASSET VALUE	$29.0M
AVG LOAN SIZE	$560,460
REPAIR ESCROW	$1,559,900

First-lien position · max 65% LTV · verified collateral — before a dollar is deployed.

// DEAL SPOTLIGHT — JUNE 2026

2-Parcel Rehab — Grosse Pointe Woods, MI

Rehab acquisition from a **returning borrower**, secured by **two parcels** with **$39.5K repair escrow** held back and released by draw. First-lien on both properties at **65% LTV** — $195K deployed against $300K in verified property value. The standard file at F Street.

// LOAN AMOUNT	// ARV	// LTV	// PARCELS
$195K	$300K	65.0%	2

// EXECUTIVE SUMMARY

In June, F Street closed **30 loans**, deploying **$16.8M** — backed by **$29.0M** in property value at an average loan size of **$560,460**.

A blended LTV of **60.2%** and **$1.6M** in repair escrow provide strong downside protection across the book.

For every dollar lent in June, investors were backed by **$1.72 in assessed property value**.

// JUNE 2026 — INVESTOR DISTRIBUTIONS

CASH DISTRIBUTIONS

$565,487

Paid out to investors

COMPOUNDED

$363,562

Reinvested by investors

TOTAL DISTRIBUTED

$929,049

Combined June payout

// CAPITAL RAISED — JUNE 2026

$3,886,907

Raised into the Private Debt Fund

390

INDIVIDUAL INVESTORS

488

ACTIVE POSITIONS

// INVESTOR PAYMENT TRACK RECORD

195 / 195

Consecutive monthly distributions at **10% annual** — **without exception, since 2009.**