F STREET

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

// MONTHLY INVESTOR REPORT

July 2026

// CAPITAL DEPLOYED

$14.9M

31 loans · backed by $22.2M of property value

// AVG LTV

61.8%

Median 64.2%

// AVG LOAN

$480,609

Across 31 loans

// BROKER FEES

$25,195

Paid to partners

// GEOGRAPHIC DISTRIBUTION

WI	45%
IL	16%
TN	10%
OTHER	29%

31 loans across 9 states. Wisconsin leads at 45%, with Illinois at 16% and Tennessee at 10% completing the top three.

// BORROWER COMPOSITION

17 55% NEW

14 45% REPEAT

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

// UNDERWRITING BENCHMARKS

AVG LTV	61.8%
MEDIAN LTV	64.2%
NET ASSET VALUE	$22.2M
AVG LOAN SIZE	$480,609
REPAIR ESCROW	$5,963,550

First-lien position · 65% LTV standard · verified collateral — before a dollar is deployed. Modification collateral not included in asset value.

// DEAL SPOTLIGHT — JULY 2026

Single-Family Rehab — Cudahy, WI

Purchase from a **first-time borrower**, a local owner-operator stepping into his first flip with his own cash down. **$30K repair escrow** held back and released by draw against verified work. First-lien at **60.8% LTV** — $231K deployed against $380K in approved property value. The standard file at F Street.

// LOAN AMOUNT	// ARV	// LTV	// PARCELS
$231K	$380K	60.8%	1

// EXECUTIVE SUMMARY

In July, F Street closed **31 loans**, deploying **$14.9M** — backed by **$22.2M** in property value at an average loan size of **$480,609**.

A blended LTV of **61.8%** and **$6.0M** in repair escrow provide strong downside protection across the book.

For every dollar lent in July, investors were backed by **$1.49 in assessed property value**.

// JULY 2026 — INVESTOR DISTRIBUTIONS

CASH DISTRIBUTIONS

$549,173

Paid out to investors

COMPOUNDED

$372,936

Reinvested by investors

TOTAL DISTRIBUTED

$922,109

Combined July payout

// CAPITAL RAISED — JULY 2026

$4,808,690

Raised into the Private Debt Fund

399 INDIVIDUAL INVESTORS

501 ACTIVE POSITIONS

$29,792,745 RAISED YTD 2026

// INVESTOR PAYMENT TRACK RECORD

196 / 196

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