

# THE ALDER GROUP

ALDER ALTERNATIVE INCOME FUND, LP





# Alder Alternative Income Fund, LP

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<b>OBJECTIVE</b>	The fund commenced June 2019 with the objective of providing current monthly income through collateralized investments.
<b>STRATEGY</b>	Income generation through transaction financing, which provides conservative LTV funding for real estate wholesalers, including 1) single day transactional loans where the wholesaler has a buyer that has already executed closing documents and funded escrow and 2) 1 to 12 month bridge loans.
<b>STRUCTURE</b>	Limited Partnership with 100% profits to the limited partners minus a 1% asset management fee to the General Partner. Fund assets include loan participations with Marque Funding Partners (a General Partner affiliate), South River Capital, and other loan originators of collateralized first position real estate loans.
<b>EXPERIENCE</b>	Fourth Alder real estate fund with first 3 funds returning 18%+ annual IRR. Over 500 previous real estate closings within the partnership.
<b>COMPETITIVE ADVANTAGE</b>	Industry wholesale relationships of Alder Alternative Income include the Halperin Lyman law firm and the Adams and Reese law firm. These and other relationships provide a pipeline of over \$500MM of ongoing lending opportunities. The fund cherry picks the best opportunities.
<b>LIQUIDITY FOR INVESTORS</b>	No penalty, with 90 days-notice (after 1 year anniversary). The fund will repurchase up to 10% of the total outstanding units per quarter.
<b>PROFIT ALLOCATION</b>	Each month, investors share of profits is calculated by taking the investors weighted average capital balance for the month, dividing by the weighted average capital from all investors for the month, and then multiplying by the total profits for the month.
<b>BORROWER PRICING</b>	Generally, 3% of the loan amount as origination and 18% as the interest rate for a 90 day loan.
<b>PERFORMANCE OVERVIEW</b>	June 2.41%; July 2019 2.99%; August 1.05%; September 2.11%; October 0.98% (net of fees).
<b>OFFERING</b>	Private Placement; Regulation D Offering for Accredited Investors Only
<b>ASSET LEVERAGE</b>	Up to 75% LTV 1st position
<b>MINIMUM INVESTMENT</b>	\$250,000
<b>CURRENT AUM</b>	\$10MM (\$15MM inclusive of sidecars that will be rolling into the fund)
<b>TARGET RAISE</b>	\$50MM
<b>TARGET DISTRIBUTION RATE</b>	12 - 18%+ annualized