

HIGHCLERE

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Fund II

High Yielding Returns with Mortgage Notes
Secured By Real Estate

OBJECTIVE

Highclere Group Fund II seeks to achieve a targeted 8 percent or higher annualized return from investing in discounted mortgage debt secured by residential and commercial real estate while fulfilling a social duty to rescue homeowners from losing their homes through foreclosure.

Investors in the fund can receive passive income from this alternative asset class that outperforms traditional investments.

THE FUND

Highclere Group (Fund II) is raising \$10 million for its next round to acquire more discounted mortgage notes.

Investors in the fund must be accredited. Subscriptions are available in US\$100,000 units. The offering is open to US and non-US investors.

THE OPPORTUNITY

Following the subprime mortgage collapse of 2008, there were an estimated 10 million delinquent loans that had been amassed by the first quarter of 2014.¹ Between 2014 and 2016, government-sponsored enterprises alone liquidated over 72,000 of these non-performing loans totaling \$14 billion in unpaid principal balance, at deep discounts.² All these loans have the potential to be brought to a re-performing status and to generate high cash flow yields.

Institutional and private lenders also liquidate good paying loans at discounts.

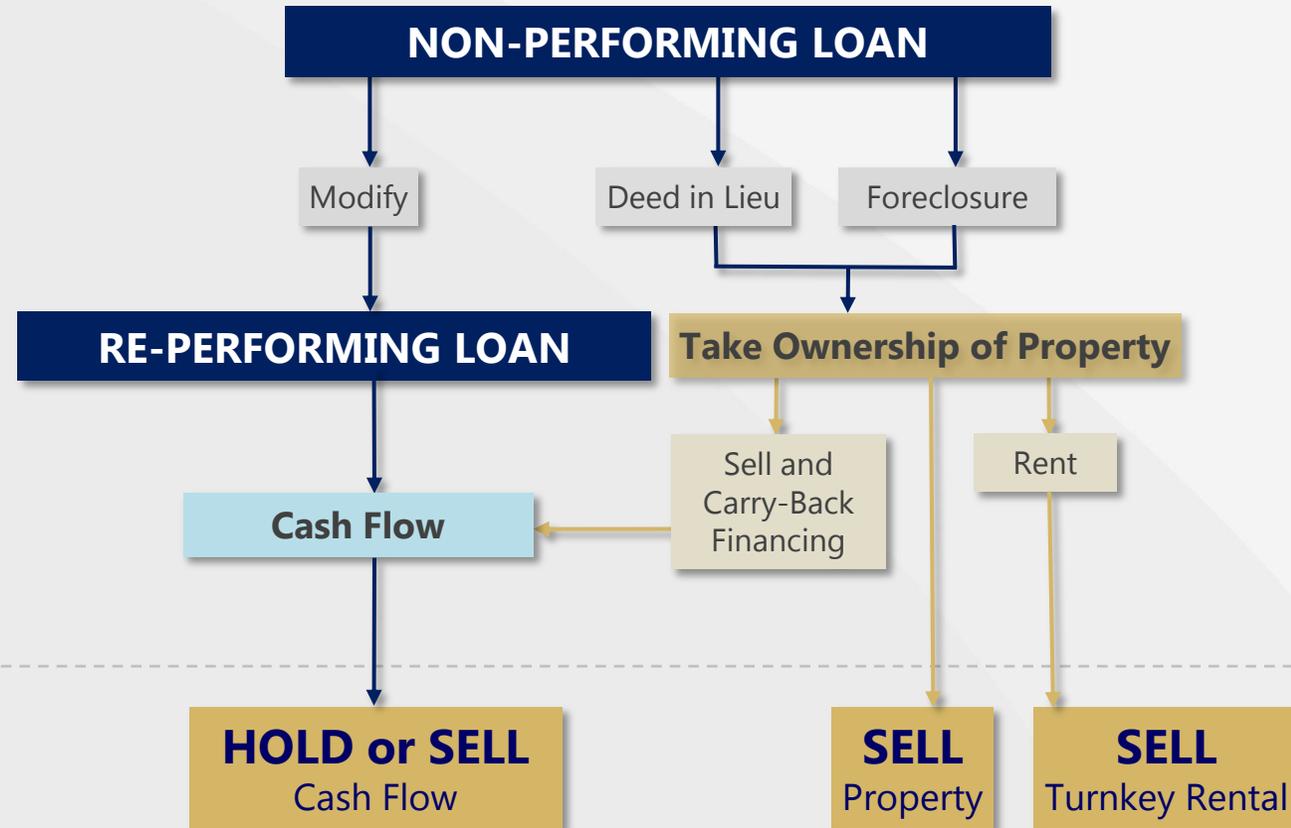
The market to buy and sell mortgage notes is vast. The discount is the "upside" that can be monetized.

Sources:

1. Based upon Fannie Mae, Freddie Mac, National Association of Realtors and Realty Trac, Q1-2014.

2. Federal Housing Finance Agency, December 2016.

HOW IT WORKS



NOTEABLE TRANSACTIONS

INVESTMENT	STATE	ACTION	FUNDS CYCLED (Days)	RETURNS
\$20,400	NC	Foreclosure	488	57% Annualized ROI
\$32,138	MS	Brokered	1	30% Margin
\$35,000	TX	Foreclosure	43	752% Annualized ROI
\$65,000	TX	Short sale	241	122% Annualized ROI
\$115,000	VA	Cash flowing	Ongoing	16% Yield
\$169,000	NY	Loan payoff	1,982	28% Annualized ROI
\$290,968	TX	Loan modification	84	28% Annualized ROI
\$400,000	VA	New loan	199	20% Annualized ROI

ROI = Return on Investment

ABOUT US

Highclere Group, LP, is a private equity group based in Dallas, Texas. The manager of the general partner entity is [Mahmood Motani](#), who has led investments in mortgage notes for more than six years. He is now heading the launch of the next fund.

For more information on Highclere Group, [click here](#), call (817) 800-8980, or write to info@HighclereGroup.com

THE OFFERING

DISCLAIMER

The purpose of this Pitch Deck is only to acquaint a prospective investor with preliminary information about *Highclere Group Fund II, LP* ("Highclere Group").

- This Pitch Deck contains forward-looking statements. Actual results could differ materially from those projected in the forward-looking statements as a result of certain risk factors, as set forth in the Private Offering Memorandum. The interests being offered involve a high degree of risk. Prospective investors should consider the risk factors inherent in and affecting the business of the Highclere Group and an investment therein.
- THIS PITCH DECK IS PART OF AND MUST BE ACCOMPANIED BY THE PRIVATE OFFERING MEMORANDUM. This Pitch Deck is presented for due diligence and analysis purposes only and does not constitute an offer of securities. An offer can only be made by presentation of a Private Offering Memorandum, after receipt of a completed Purchaser Questionnaire and pursuant to applicable securities laws.

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(For accredited investors only.)