

Fidelis Private Fund, LP – 4th Quarter 2024 Performance Report

Message from John Lloyd, Co-Founder, President & CEO

On behalf of the General Partner of Fidelis Private Fund, LP, I would like to thank the Limited Partners for their investment in and commitment to Fidelis.

I am delighted to inform you that Fidelis Private Fund continues to experience ongoing success, as demonstrated by the following significant performance indicators:

- 9.51% annualized average investor yield for the 4th quarter of 2024.
- Increased Limited Partner capital balances by \$7,159,722 in the 4th quarter of 2024
- Fidelis Funded \$22,624,698 in loan commitments and additional advances in the 4th quarter of 2024
- We achieved a loan/loss reserve of \$2,625,240 or 2.34% of total loan commitments.

We are excited to deliver an average annualized 4th quarter yield to our Limited Partners of 9.51%.

Fidelis Private Fund – Q4 2024 – Financial Performance

In this quarterly report, we provide a comprehensive summary of our financial performance, a glimpse into our future prospects, and additional details about our Fund and strategic approach. We have also included a financial performance dashboard for your reference.

Q4 2024 Investor Annualized Return & Loan/Loss Reserve

- Fidelis Private Fund generated for the 4th quarter an average annualized return of **9.51%** for those Limited Partners invested in the Fund before the last month of the quarter.
- The annualized yield includes a Loan/Loss Reserve of \$2,625,240 or 2.34% of total loan commitments. This reserve protects our partnership against unforeseen future pitfalls in the economy.

Limited Partner Capital

- For the 4th quarter, as of 12/31/24, the Limited Partners' ending capital balance was \$81,354,397. This increase in capital was due to a combination of earnings and new capital net of redemptions, a 9.64% increase over the last quarter.

Loan Commitments/Performance/LTV

- We closed \$22,624,698 in new loan commitments and additional advances in the 4th quarter for a total gross notes receivable of \$112,018,839, with existing loan balances outstanding of \$94,117,476, resulting in \$17,904,363 in undisbursed loan commitments. We had \$16,319,418 in loan principal paydowns in the 4th quarter of 2024. Out of 133 loans in the portfolio, we have two delinquent loans, \$100,000, and \$337,306, both are expected to be paid off in full. The average loan portfolio LTV ratio was approximately 59%.

Community Impact

- Since its inception, Fidelis Private Fund has worked with investors who see value and potential in the commercial and residential real estate investment sectors. We have been privileged to help investors from diverse backgrounds while doing business primarily in San Diego County. The results are an overall improvement in the quality of individual properties with net gains in terms of economic development and the increase of residential housing units. We feel that in addition to striving to be a valuable financial partner to entrepreneurs and developers, Fidelis Private Fund is contributing to strengthening neighborhoods, serving diverse urban communities, and improving property values and related tax bases for the city and regional government.

4th Qtr. 2024 Real Estate Market Highlights

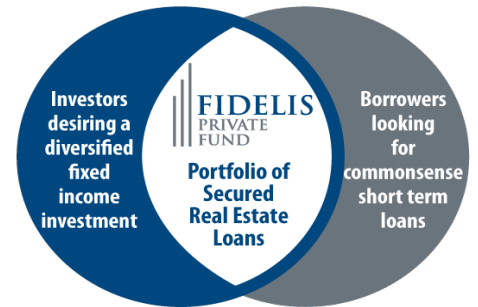
- **Interest Rates:** The Federal Reserve lowered the federal fund's target rate twice in the 4th quarter by a 1/4 point each, lowering the prime rate to 7.50% as of 12/31/24.
- **Home Prices:** The San Diego housing market remained competitive in 2024. As of October 2024, the median home price in San Diego was approximately \$945,000, marking a 6.5% increase from the previous year.
- **Housing Inventory:** There was a surge in inventory in September 2024, however prices continued to rise slightly. Homes in San Diego are spending more time on the market, averaging 53 days. This extended duration reflects a shift towards a more balanced market, offering potential buyers increased opportunities.
- **Migration Patterns:** Between September and November 2024, 28% of San Diego homebuyers searched for properties outside the metropolitan area, with Portland, Las Vegas, and Nashville being the top destinations. Conversely, the city attracted new residents, primarily from Los Angeles, San Francisco, and Washington, D.C.
- **Rental Market Stability:** Despite fluctuations in the housing market, the rental sector remained stable, with the average effective rent reaching \$2,825 per month.

1st Qtr. 2025 Real Estate Market Outlook

- Despite the Federal Reserve's interest rate cuts in 2024, long-term mortgage rates have remained relatively unchanged. Until inflation shows significant signs of decline, short-term interest rates are likely to remain stable in the first quarter of 2025.

Our Model: Growing Value with Purpose

- The Fidelis business model is simple: We operate as a direct portfolio lender, focusing on providing commercial and residential investment real estate loans. Through our platform, accredited investors can invest in a pool of real estate-secured loans that offer an attractive rate of return, along with a moderate level of risk and reasonable liquidity. [Click to see an Overview of our Business Model](#) to share with prospective Fidelis investors you may know.



"We Provide Real Estate Financing Solutions for Timely Execution."

Investor Insights



I am excited to share that the California Business Journal (CBJ) featured Fidelis Private Fund in June 2024, with an insightful article. This piece highlights what makes Fidelis Private Fund such a successful alternative investment in the fixed-income landscape, emphasizing our unique strengths and impeccable track record of protecting investor capital. [Click to read the article.](#)

If you know of an accredited investor who would benefit from an investment in Fidelis, please pass along this information. Potential investors may contact John Lloyd at 760-258-4486. Visit our website at FidelisPF.com for more information about Fidelis Private Fund. Thank you for the opportunity to help make Fidelis a successful investment vehicle for fixed-income investors. *"With over 30 years in the real estate financing business, including 18 years managing two private mortgage funds, no investor has lost a penny of capital under my management even through the 2008-2010 financial crisis."*



John P. Lloyd
President & CEO

FIDELIS PRIVATE FUND

Growing Value with Purpose

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