



## Key Investment Highlights:

- **Loan Amount: \$1,200,000.00**
- **Investor Return: 12% annual interest, paid monthly.**
- **Loan Term: Twelve (12) months.**
- **Security: First lien position on the property.**
- **A principal investment of \$25,000.00 has the potential to generate a monthly return of \$250.00.**
- **A principal investment of \$50,000.00 has the potential to generate a monthly return of \$500.00.**
- **A principal investment of \$75,000.00 has the potential to generate a monthly return of \$750.00.**
- **A principal investment of \$100,000.00 has the potential to generate a monthly return of \$1,000.00.**

### **Battle Born Capital, LLC**

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Licensed by the State of Nevada Division of Mortgage Lending

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Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Prior to investing in a loan, private investors must be provided applicable disclosure documents.





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**Battle Born Capital is a private money lender specializing in funding commercial development, construction financing, and land acquisition. We offer first trust-deed investments to our investors who receive a double-digit annual return on money invested.**

**Founded in 2017, Battle Born has over 100 years of combined industry experience. We have funded over \$300 million since our inception and have maintained a portfolio with zero foreclosures. All underwriting and loan servicing are performed in-house, ensuring consistency and quality control throughout the process. Additionally, every loan is closed with the oversight of a licensed Nevada attorney to further support investor confidence, Battle Born Capital submits fully audited financials to the State annually, reinforcing our commitment to transparency and investor protection.**

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## **How It Works**

**Either one investor or a group of investors provide the capital needed to fund a loan. This investment is secured by a first-position deed of trust on real estate (Recorded in the County Recorder's Office), giving all investors a legal claim to the property.**

**Each investor holds a percentage of the loan (based on the size of the investment) and receives monthly interest payments based on their share.**

## **What is a First Trust Deed?**

**A first deed of trust investment is a real estate-secured loan where you are the lender. Your investment is secured by real estate, and you hold the first lien position, meaning you're first to be repaid in case of default. It offers the potential for steady, passive income with lower risk due to its secured nature.**

## **Investor Portal**

**All investors receive access to a personalized online portal. Through this secure Investor Portal, you can conveniently access your monthly statements, view your complete investment portfolio, loan documents and download important tax documents.**

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