



**Southern Nevada's Premier  
Private Finance Company**

**Battle Born Capital, LLC**  
(702) 971-2283  
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Las Vegas, NV 89146  
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[www.battleborncap.com](http://www.battleborncap.com)

## Invest Confidently

### Benefits of Trust Deed Investing

**Investing in First Trust Deeds provides great financial opportunities:**

- **YOU** can invest in Southern Nevada's booming real estate market without the typical headaches of other traditional real estate investments.
- Investing in Trust Deeds provides consistent monthly checks for **YOU**.
- Investing in Trust Deeds is a great way for **YOU** to diversify your investment portfolio and provides consistent cash-flow.
- **YOU** can start investing in Trust Deeds with as little as \$25,000.00.

## Invest in Southern Nevada

### Highlights of Trust Deed Investing

**Battle Born Capital offers:**

- Double-digit rate of return
- Short-term investments
- Investments secured by real estate
- 24/7 online access to investor documents/statements
- Income producing investments
- Monthly interest checks
- Low entry point
- Diversification
- Streamline the logistics of the investment process via DocuSign

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## ABOUT US

Battle Born Capital was founded by a team of industry leaders who know the Southern Nevada trust deed investing landscape better than anyone.

Our owners and principals are professionals from the real estate, legal, accounting and mortgage lending industries who have been through -and understand- the realities and cycles of our dynamic local real estate market.

Our principals bring over four decades of combined experience to each and every loan we broker, and having cumulatively brokered over \$3.2 Billion of loans in Southern Nevada.

## Features of Trust Deed Investing with Battle Born Capital:

### Short Term

Typically 12 month loans, with possible 6 month extension.

### Double Digit Returns

Typically offering returns of 11-12%.

### Interest Paid Monthly

Just wait by your mailbox!

### Secured

By real estate in Southern Nevada.

### Lower Risk

Low Loan-To-Value

### Investor Discretion

Investors choose the deals they want to be involved in.

## Evaluating a Trust Deed Investment:

These are the six main criteria that Battle Born Capital looks at to evaluate a loan before submitting to investors, the *Six C's* of underwriting:

### Collateral

secured by real estate.

### Conditions

situation surrounding the project/property.

### Capacity

sufficient assurance of borrower's capacity.

### Capital

equity invested into the project/property.

### Character

overall character of borrower and guarantor.

### Conclusion

exit strategy/source of repayment.