



Case Study

Company Name: Hybrid Debt Fund
Project: Industrial Land Loan for Investors – Yield 11%

Summary

Hybrid Debt Manager originated a loan in February of 2024 for a client who was buying some land, which is 87,120 sq ft. This was zoned Industrial and we funded 530,400, which was 55% Loan to Cost.

Key Statistics

Time Period	Risk Mitigation	Return to investors
12 months	Took 12 months of payments up front	Investors made 11% annum

Company Background

Hybrid Debt Fund is a niche debt fund that currently focuses on providing high leverage participating loans to real estate developers through the United States. Our aim is to be the most streamlined commercial real estate finance company in the world.

Problem

The borrower needed to close quick after he finished the entitlements and time was of the essence. We were able to close within less than 2 weeks.

Strategy

We acted fast and were able to provide the borrower time he needed to get his plans approved to build a new industrial building. Furthermore, we were able to hedge the downside risk to the investors by assuring a low loan to value and impounding for 12 months of interest.

Results

We were able to have the loan paid off in the time we expected.

- Investors received payments every quarter on time
- 11% annual return of cash
- Investors got all their principal back and all the interest

Testimonials

“As an investor in the HDF 1 Fund providing capital for a loan in Mesa Arizona for the industrial land. I found the experience as a Capital provider to be transparent. The return on my capital was above market. The risk I felt was low due to the underwriting and the securitization of the loan through the land, and the borrower. Well done.” - Kevin S.

“I recently had the opportunity to invest in the Hybrid Debt Fund, and I couldn’t be more pleased with the outcome. The process was seamless and transparent, with clear communication throughout. The returns were as expected, and the overall experience was both rewarding and stress-free. I appreciate the professionalism and reliability demonstrated by the team involved. I would definitely consider investing in similar opportunities in the future.” - Luke B.

Key Takeaways

We are very determined to always protect our investors by assuring their principal is very well secured and protected. Our risk mitigation process is very thorough and provides security and peace of mind.

Disclaimer

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