FAMILY OFFICE CLUB · $100M SUMMIT · DALLAS · JULY 16, 2026

TERNUS CASHFLOW FUND, LP

8% preferred return, paid monthly. Backed by residential real estate.
Built by investors, for investors.

Delaware LP · Rule 506(c) — accredited investors only · ternus.com/summit · July 2026

8%
Preferred return, paid monthly

10.2%
Lifetime annualized net to LPs

1.42x
Preferred return coverage

0
Realized losses on fund loans

HOW IT WORKS

The Fund earns interest income on short-term, business-purpose loans secured by residential real estate (1-4 unit) — sourced from the Ternus lending pipeline and financed for sale to institutional buyers.

Income is distributed monthly in cash, not retained, so LP capital stays at par. Profit above the 8% pref is split LP/GP quarterly by commitment tier (60/40 · 70/30 · 80/20).

Portfolio is primarily first-lien at a target of 70% LTV or less, with in-house servicing. Under the updated fund documents the Fund may selectively hold second-lien positions and institutional flow products, each subject to GP approval.

NINE MONTHS OF OPERATIONS (7/25 – 3/31/26)

$108,169	lifetime fund net income; $97,358 earned by LPs
2.57%-2.67%	Q1 2026 net return to LPs by class, net of fees
38 / $4.5M	fund loans / volume; 0 realized losses
17 active	loans at 3/31/26 — 100% performing
Every month	preferred distribution met since inception

THE PLATFORM BEHIND IT

The Fund draws on the Ternus lending platform — a separate entity: $92M+ originated across 550 loans (as of July 2026), 0.03% realized credit loss rate, 39-state footprint, servicing in-house. The Fund gets that origination engine and underwriting discipline from day one.

LEVERAGE, DISCLOSED

A wholly owned SPV of the Fund has closed a $5M institutional warehouse facility (85% advance, Prime + 4%) with institutional take-out — more capital at work per LP dollar. Use of leverage involves risk, including amplified losses.

FUND TERMS

Minimum	$50,000 · accredited investors only
Preferred return	8% per annum, paid monthly
Profit share	60/40 · 70/30 · 80/20 LP/GP by tier
Management fee	2% on deployed capital only
Lock-up	6 months
Liquidity	Quarterly windows · 30 days' notice
Structure	Delaware LP · SPV for warehouse
Distributions	Pref monthly · profit share quarterly
Reporting	K-1 · annual audit · quarterly reports

ALIGNMENT

Management has personal capital in the Fund (~$500K) with the same exposure as every LP. No fee on idle cash. The GP earns nothing above its fee until the 8% pref is paid in full.

PREFER DIRECT EXPOSURE?

Whole-note purchases are available to qualified investors — first-lien business-purpose loans at par, at a discount, or with Ternus retaining a first-loss position. Ask Investor Relations at the booth.

WHO'S BEHIND IT

Tim Herriage, Founder & CEO — $8B+ in real estate transactions, nearly 2,000 properties acquired, two decades in private lending and capital markets. Institutional plumbing: third-party fund administration, annual audit, formal valuation and monthly impairment policy.

Scan for the diligence package
ternus.com/summit
ir@ternus.com · (972) 755-1880

NEXT STEP

Scan the code or visit ternus.com/summit for the diligence package, or contact ir@ternus.com · (972) 755-1880