



1912 Capital Market Data Sheet

Fund II – Northwest Arkansas Focus

FUND II - Deal Summary

1912 Capital’s strategy focuses on providing short-term, asset-backed loans to experienced real estate investors renovating affordable homes in one of the fastest-growing regions in the United States, while delivering immediate monthly cash distributions to investors.

1912 Capital operates as the lender — positioning investors in the role of the bank.

Fund II will be deployed through a series of targeted tranches, beginning with Market I, focused on Northwest Arkansas. The strategy is built on the same fundamentals that shaped Fund I: conservative leverage, first-position collateral, short-duration lending, strong affordable housing demand, experienced borrowers, and disciplined asset protection measures.

Key Market Drivers

Economic Drivers	Highlights
Major Employers	Walmart, Tyson Foods, J.B. Hunt
University Presence	University of Arkansas
Corporate Ecosystem	General Mills, PepsiCo, P&G suppliers
Population Growth	One of the fastest-growing regions in the U.S.
Housing Demand	Strong workforce and executive housing demand
Infrastructure	Expanding healthcare, retail, and technology sectors

Northwest Arkansas Market Data

Market Statistics (NWA)	Data
2025 Short-Term Loan Volume (NWA)	\$1.14B+
2025 Short-Term Loans Originated (NWA)	2,792
Unemployment Rate	2.5% – 3.5%
Regional Population	620,000+
Fortune 500 Headquarters	3
Multifamily Occupancy	90% – 95%
Outdoor Trail System	400+ Miles
Primary Housing Focus	Affordable Workforce Housing

Target Markets

Market	Key Characteristics
Bentonville	Walmart HQ, strong appreciation, high-income demand
Rogers	Rapid residential and retail growth
Springdale	Workforce housing center, strong affordability demand
Fayetteville	University-driven economy, strong rental demand
Fort Smith	Lower acquisition costs, value-add opportunities

1912 Capital Lending Methodology

Lending Principle	Description
First-Position Security	First-position lien on every loan
Conservative Leverage	Max 65% LTARV, avg. portfolio closer to ~50%
Affordable Housing Focus	\$150K–\$300K target price range
Short Duration	Typical terms of 6–9 months
Experienced Operators	Proven renovation operators and experienced fix-and-flip investors
Controlled Rehab Draws	Staged inspections and draw releases
Asset Protection	Title insurance, property insurance, valuation review

Why the Model Works

Core Advantage	Benefit
Supply & Demand Imbalance	Limited inventory supports housing demand
Speed & Execution	Borrowers require fast-access capital
Asset-Backed Lending	Loans secured by real estate collateral
Short Duration	Faster capital recycling
Conservative Underwriting	Lower leverage and collateral protection
Affordable Housing	Consistent buyer demand in target range

Fund Structure Highlights

Fund Details	Terms
Strategy	Short-Term Private Credit
Geography	Northwest Arkansas
Collateral	First-Position Real Estate Liens
Loan Duration	Typically 6–9 Months
Maximum Leverage	65% LTARV
Investor Returns	10%–12% Fixed Annual Returns
Distributions	Monthly or Compounded
Minimum Investment	\$50,000
Investor Eligibility	Accredited U.S. Investors
Investment Term	2 Year Hold

Fund I Track Record

- \$25M+ Deployed in 3 Years
- 125+ Loans Funded
- \$1M+ Returned to Investors
- 80% Repeat Borrowers
- ~2% Historical Default Rate
- Zero Capital Calls

Investment Classes

- Class A: 10% - \$50,000
- Class B: 11% - \$250,000
- Class C: 12%- \$1,000,000
- Class D: 13%- \$5,000,000+

*Immediate Monthly Distributions