



Ditmas
Park Capital

11 Hawk Way
www.DitmasParkCapital.com

Lakewood NJ 08701
212-612-2000

STRATEGY

The Fund invests in short-term commercial and residential high yield real estate loans. The Fund's goal is to provide a stable return of approximately 1% per month with low risk.

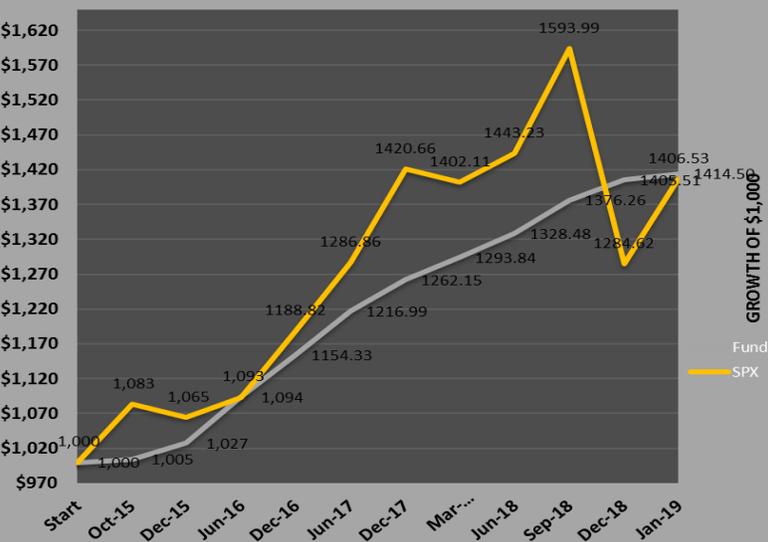
FUND DETAILS

| | | | |
|------------------------------|-------------------|----------------------------|-------------------------------------|
| Minimum Subscription: | \$50,000 | Auditors: | Demetrius Berkower LLC |
| Subscription: | Monthly | Administrators: | Advanced Fund Administrators |
| Redemptions: | 90 Days | Strategy: | High Yield Mortgages |
| Mgmt/Incentive Fee: | 1.5% / 15% | Portfolio Managers: | David Hertz, Barry Hertz |

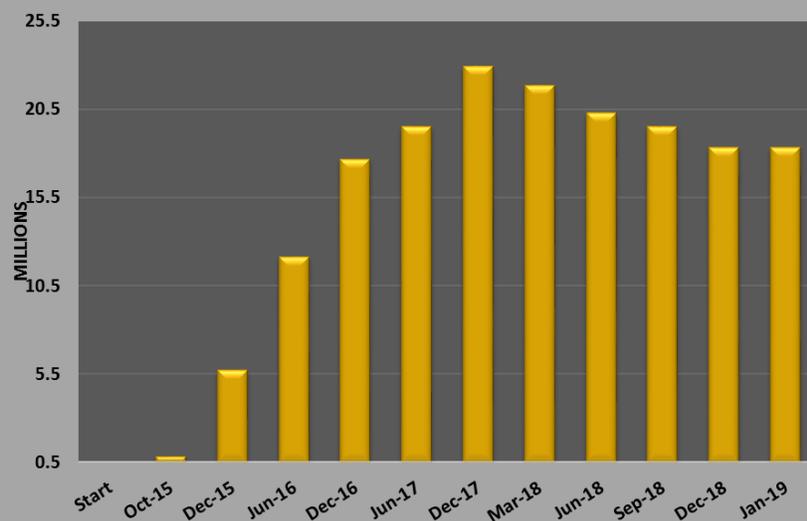
MONTHLY RETURN DATA (Net of all fees)

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| 2019 | 0.70 | | | | | | | | | | | | 0.70% |
| 2018 | 0.69 | 0.95 | 0.77 | 0.95 | 0.65 | 0.92 | 1.07 | 0.84 | 0.80 | 0.76 | 0.72 | 0.63 | 10.22% |
| 2017 | 1.00 | 0.90 | 0.81 | 0.90 | 0.85 | 0.93 | 0.92 | 0.96 | 0.96 | 0.93 | 0.90 | 0.82 | 11.43% |
| 2016 | 0.81 | 1.01 | 1.25 | 0.99 | 0.96 | 1.28 | 0.94 | 0.89 | 0.90 | 0.84 | 0.93 | 0.91 | 12.38% |
| 2015 | | | | | | | | | | 0.54 | 0.72 | 1.47 | 2.82% |

PERFORMANCE



ASSETS UNDER MANAGEMENT



NOTICE AND DISCLOSURE

The information contained herein regarding the Fund has been prepared solely for informational purposes and is not an offer to buy or sell or a solicitation of an offer to buy or sell any interests in the fund or to participate in any trading strategy and may not be used or relied upon in connection with any offer or sale of securities. Such an offer will only be made by means of a final confidential placement memorandum to be furnished to qualified interest investors upon request, and will be subject to the terms and conditions contained in such documents.