



NOBLE CAPITAL

TEXAS BASED PRIVATE LENDING

TAX STRATEGY

STATE OF THE COMPANY

07.25.17 | RENAISSANCE AUSTIN HOTEL

THE “WHAT AND WHY” OF NOBLE CAPITAL’S STATE OF THE COMPANY MEETING

Without our clients, Noble Capital wouldn’t have a purpose. That’s why we hold our regular State of the Company events. This is our chance to engage with you so you know about the recent developments at Noble Capital and what to expect over the coming months. But, providing our clients with valuable information is equally important. Our State of the Company events focus on what’s happening in the industry as a whole, as well as the finer points of investment strategies that put your money to work in the smartest way possible.

In addition to reporting on the Company’s performance, we’ll outline some of the tax strategies that underpin our approach to building wealth. We will also share our view on the importance of ethics and why we believe them to be the keystone of any successful business.

DON’T LET YOUR INVESTMENT INCOME GET THE (T)AX

According to Benjamin Franklin, “In this world nothing can be said to be certain, except death and taxes”. More than 220 years later that assertion still holds up, sort of. Despite the best efforts of modern science, we still haven’t found a way to throw the reaper off our trail. And, yes, we still have to pay taxes. However, the amount you should pay is not carved in stone.

From real estate leverage to utilizing various tax-deferred accounts and retirement strategies, there’s no shortage of ways to keep your investment income out of the highest tax bracket and in your pocket where it belongs. Jim Bowman will spread a little of his wisdom about the finer points of tax strategy. Education is paramount because the more you know, the less you owe.

KEYNOTE | SPEAKER



JIM BOWMAN

President of Life Insurance
Advisors Excel

As head of the Life department at Advisors Excel, Jim’s role is to provide his producers with the concepts and tools demonstrating where life insurance products might solve problems for their clients. He has built a first-class team that is able to coach AE advisors and help them in the execution of using life insurance as an asset class. Jim has a Bachelor of Arts degree in public relations from Purdue University in West Lafayette, Indiana.

THE LATEST | UPDATES

A lot can happen in just a few months, especially with a business that's growing as fast as ours. But with rapid growth, comes new challenges and new approaches to meet those challenges. That's why Noble Capital, as a company, has to be nimble. So we're always seeking new opportunities and working to improve our processes. Here's a brief overview of what's been happening with Noble Capital and its affiliate companies, as well as what you can expect over the coming months.

NOBLE CAPITAL – The Signature Fund has officially launched and, consequently, the first quarter of reporting is currently underway. The Signature Fund offers accredited investors greater stability than many other investment strategies as it is able to leverage multiple sponsors for repayment. As an added benefit going forward, Noble Capital will have the ability to report more frequently on the Signature Fund's performance. NOBLECAPITAL.COM | 512.249.2800

STREAMLINE FUNDING – Due to record growth during the second quarter of 2017, Streamline Funding is now concentrating on bolstering its sales and lead generation capabilities. We've built the infrastructure necessary for Streamline to be highly competitive in the market. Now we're bringing in seasoned professionals from around the industry to further expand this arm of our business. STREAMLINEFUNDING.COM | 512.250.8575

ACUTE FINANCIAL – Acute Financial has also been experiencing significant growth. Having expanded to Dallas where it rapidly experienced demand for its services, Acute is now eyeing further expansion into the remaining large metro areas in Texas. The firm is moving towards registered investment advisor status, and will soon be supplementing its offerings with additional investment opportunities for its clients. Over the coming months, Noble Capital's clients will have the opportunity to learn more as Acute Financial will be partnering with Noble on upcoming events. ACUTEFINANCIAL.COM | AUSTIN: 512.492.3800 | DALLAS: 469.232.4200

EMERGE REAL ESTATE – Emerge Real Estate was born from the necessity to manage the development of Noble Capital's real estate portfolio. The division has developed a strong presence within the company and has absorbed the construction oversight function. As a result, Emerge will have a say in underwriting new Streamline loans going forward. EMERGETX.COM | 512.249.6060

NOBLE CAPITAL | IN THE COMMUNITY



SECOND ANNUAL CHARITY GOLF TOURNAMENT BENEFITING AUSTIN'S HABITAT FOR HUMANITY

SEPTEMBER 15, 2017
THE GOLF CLUB AT STAR RANCH, HUTTO, TEXAS

PROUDLY BENEFITING:



Ethics & TRANSPARENCY

Being the steward of a client's investment dollar is no small responsibility. That's why it's important to have a clear standard of ethics in the world of private lending. Not only is our clients' capital at stake, so is our firm's reputation and everything we've worked to build. With decades of experience in the financial arena between the two of them, our guest speakers will share their experience and perspectives on ethics, transparency and client communication.

KEYNOTE | Speaker



EDDIE WILSON
PRESIDENT

AFFINITY ENTERPRISE
GROUP & AMERICAN
ASSOCIATION OF PRIVATE
LENDERS

Eddie graduated from the Ohio School of Broadcasting with a degree in Broadcast Sales and Marketing. He also has studied marketing at Georgia Tech and business management at Emory University. He is most known for taking a talk radio station in Atlanta to the level of "most listened to Station in the World" (Radio and Records Magazine) in 2002. He has owned his own advertising agency which represented clients such as Pepsi, Proctor & Gamble, Buffalo Wild Wings, and Mail America. He is now the President of the AEG Corporation and speaks around the country at many well-known universities on the topics of Branding, Marketing, and Innovation in Business.

KEYNOTE | Speaker



JOE MILAM
CEO & FOUNDER

ANGELSPAN

Joe is applying his 29 years of working with HNW investors as a portfolio manager to address one of the last under-served needs of the entrepreneurial ecosystem - Investor Relations. Prior to AngelSpan, Joe managed his own multi-family office for 20 years - originally from 3000 Sand Hill Rd. - with clients from the DuPont family, Larry Sonsini, partners from Sequoia Capital, C-level executives from firms such as Cisco, West Marine, former partners of Goldman Sachs, Silicon Valley Bank, etc. With the data and insights AngelSpan is accumulating, Joe intends to bring Wall Street practices and disciplines to the reporting, analysis and portfolio management practices of the early stage/startup investing process.

PROJECT | SPOTLIGHT

Loan Origination Date: December, 2016

Payoff Date: June, 2017

Loan Amount: \$623,000

Re-Sale Price: \$925,000

Borrower's Investment: \$130,000

Net Profit To Borrower \$103,000

Ed Sumner is a repeat borrower with Streamline Funding and, after the dissolution of a previous real estate partnership, he again returned to Streamline for this project. Ed transformed this 2,250 square foot, one-story house in Barton Hills by opening up the kitchen, dining and living areas which gave it an airy floor plan along with an air of luxury. Following the success Ed has achieved with fix-and-flip projects financed by Streamline Funding, he's now helping to groom the next generation of real estate professionals by mentoring his son to follow in his footsteps. We expect to continue seeing impressive projects from them in the future.



2811 ROCK TERRACE DR.
AUSTIN, TX 78704





THE GRIFFIN AWARD



JOHN STRAWN

Associate –
Loan Operations
Noble Capital

John Strawn is, quite simply, Noble Capital personified. He's the solutions guy, the got-your-back guy, the get-things-done guy. He

consistently and reliably comes through for the Company, its clients and employees. When asked to take on any task, he does so immediately and continues to follow up until it's done, all the while fostering a sense of community among his fellow employees. And most remarkable of all, he does all of this with a positive attitude, a genuine sense of responsibility and a smile on his face.

THE GRIFFIN AWARD

In recognition of the Employee who best exemplifies the tradition and meaning of the Griffin.

Griffins, known for guarding treasure and priceless possessions, are considered the king of all creatures.

WHAT'S
#TRENDING
@NobleCapital?

Get the latest.



Human CAPITAL

Without our people, we wouldn't be where we are today. That's why it's crucial for us to invest in human capital. By growing our in-house capabilities, we believe we're better able to control the costs, timeliness and quality of everything we do as our business continues to scale. Here are some of the new folks helping us do just that.

AMANDA HILL

Senior Manager – Marketing

ASHLEY CORNELIUS

Creative Marketing Specialist

KARLA OELLRICH

Executive Assistant

MEGA STEWART-ALVAREZ

Associate – Loan Operations

LINCOLN SMITH

Associate – Capital Markets

WAYNE LURKENS

Advisor

SEAN HARRIS

Content Marketing Specialist

TIFFANY WADE

Director of First Impressions

FRANK MGBOLU

Associate – Capital Markets

ZACH SCHNEIDER

Advisor

AUSTIN OSBORNE

Sales Associate – Streamline Funding

JORDAN WALDEN

Project Manager – Ventures

KIM TRIGO

Asset Manager – Emerge Real Estate

APRIL LARA

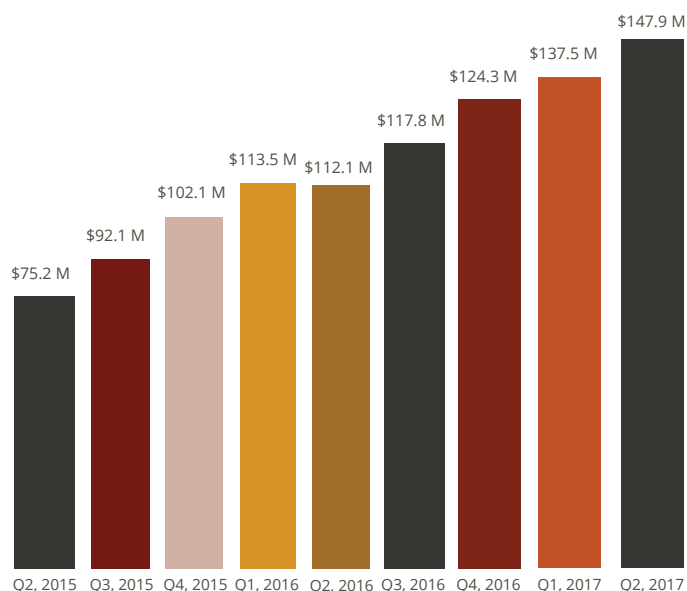
Client Services Coordinator

PORTFOLIO | PERFORMANCE

Following steady growth during the first quarter, the loan portfolio grew again at a rate of nearly eight percent in terms of overall size and number of loans. Sales and marketing momentum carried over to the second quarter, as did loan servicing efficiency, creating a more balanced and stable portfolio. The average loan size remains largely unchanged. Likewise, the average loan duration has remained steady at just under 12 months. As anticipated with the selling season upon us, payoffs are trending upward. We would expect this trend to continue through the late summer and early months of fall. Foreclosures increased in the second quarter due to issues related to two specific borrowers but, as a whole, remain intact with respect to the percentage of the portfolio.

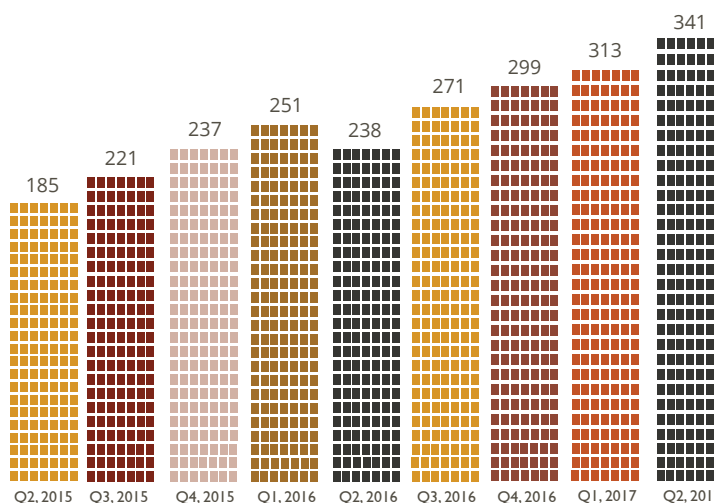
	Q2, 2015	Q3, 2015	Q4, 2015	Q1, 2016	Q2, 2016	Q3, 2016	Q4, 2016	Q1, 2017	Q2, 2017
Total Portfolio Size	\$75.2 M	\$92.1 M	\$102.1 M	\$113.5 M	\$112.1 M	\$117.8 M	\$124.3 M	\$137.5 M	\$147.9 M
Loans in Portfolio	185	221	237	251	238	271	299	313	341
Average Loan Size	\$406,225	\$416,567	\$430,650	\$452,100	\$471,148	\$434,688	\$415,716	\$439,288	\$433,567
Average Loan Duration	10.0	9.87	9.84	10.24	11.83	11.53	12.87	9.82	11.36
Number of Payoffs	27	29	33	24	43	23	31	51	45
Number of Foreclosures	3	4	4	3	7	7	5	8	10

TOTAL PORTFOLIO SIZE



Consistent with the previous three quarters, the loan portfolio continued to grow at a healthy pace. Much of the growth is due to increased Borrower confidence resulting from improved processes in our loan origination and servicing divisions.

LOANS IN PORTFOLIO



Consistent with the overall size of the loan portfolio, the number of loans in the portfolio grew at an anticipated rate. This trend is expected to continue for the remainder of the year because the percentage of new loans to payoffs remains on a steady trajectory.

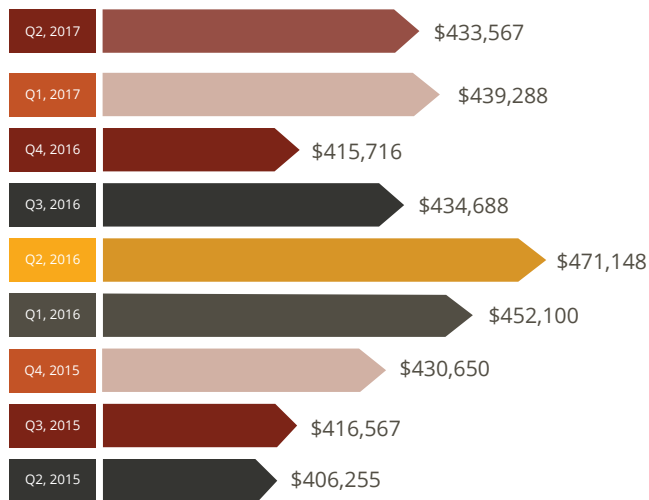
What's
#TRENDING
@NobleCapital?

Get the latest.



PORTFOLIO | PERFORMANCE

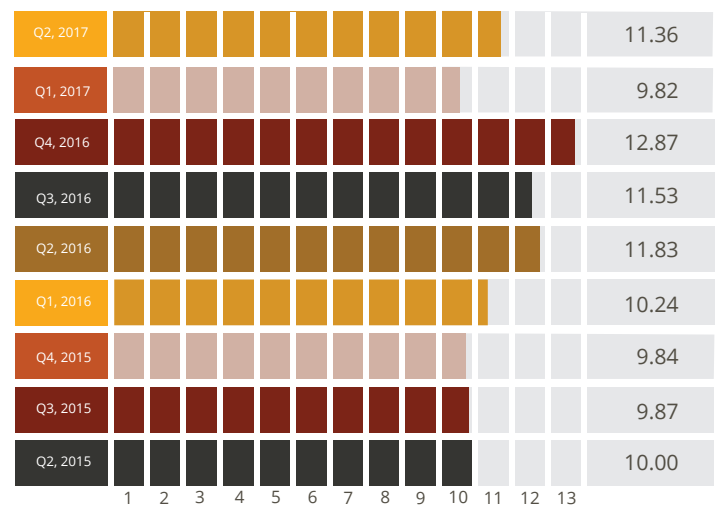
AVERAGE LOAN SIZE



The balance of new to repeat borrowers has allowed the average loan size to remain largely unchanged. Newer borrowers generally qualify for lower loan amounts while repeat borrowers tend to require higher loan amounts.

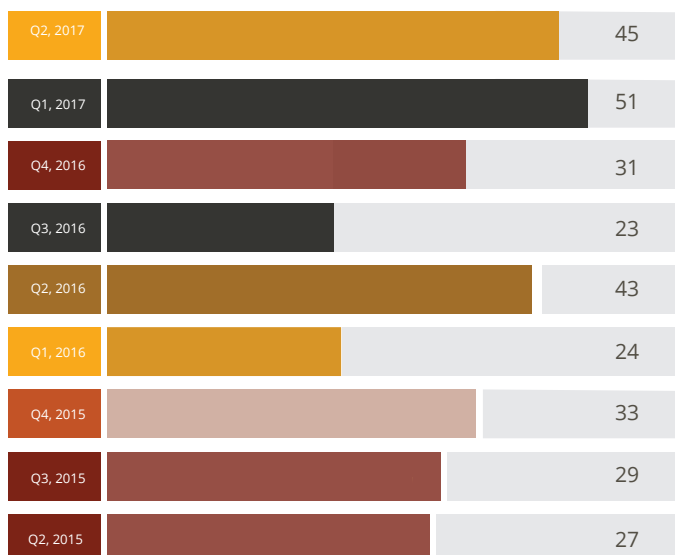
AVERAGE LOAN DURATION

(MONTHS)



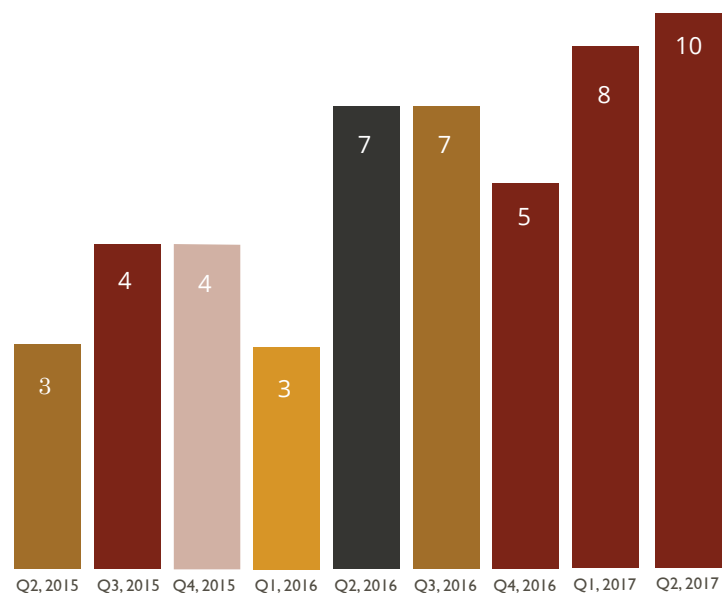
After a string of quarters where very short term loans were originated, the average loan duration is back to recent historical levels. This is a metric that will be closely monitored to optimize the performance of our various Fund offerings.

NUMBER OF PAYOFFS



The number of loans in the second quarter remained consistent with the previous quarter. The past two quarters have generated a record number of payoffs as a result of the enhanced collections efforts by the Loan Servicing Department. Though we're headed into the latter part of the traditional selling season, similar results are expected for the second half of the year as those collection efforts continue to mature.

NUMBER OF FORECLOSURES



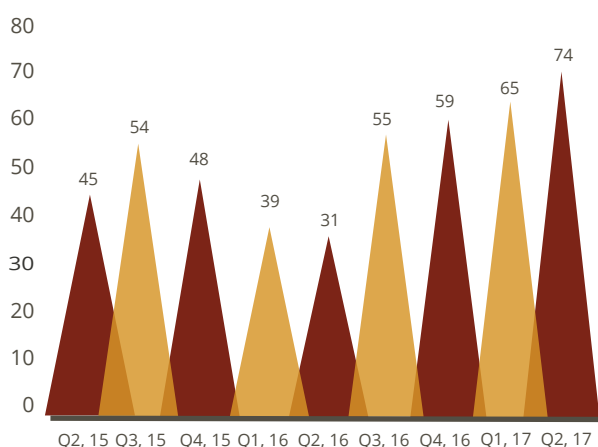
For the third straight quarter, the number of foreclosures have again increased. This is due, in large part, to the Company's steadfast commitment (spearheaded by the Loan Servicing department) to purge the portfolio of nonperforming and underperforming loans. As a result, we anticipate this uptick to slow in the third and fourth quarters as most of the troubled assets have been addressed, and the modifications made to underwriting and origination processes will be represented.

LOAN | PRODUCTION

Loan production continues to rise due to increased sales and marketing efforts. The lower-priced borrower loan products introduced in late 2016 have been a major contributor to this success. There was record production in the origination of both new loans and loan amounts. After a recent tightening of underwriting guidelines, these results are expected to stabilize in coming quarters, limiting the type of loans that the Company presents to investors. A larger, more experienced sales force is currently being recruited and trained to capture more of the preferred market share in Texas.

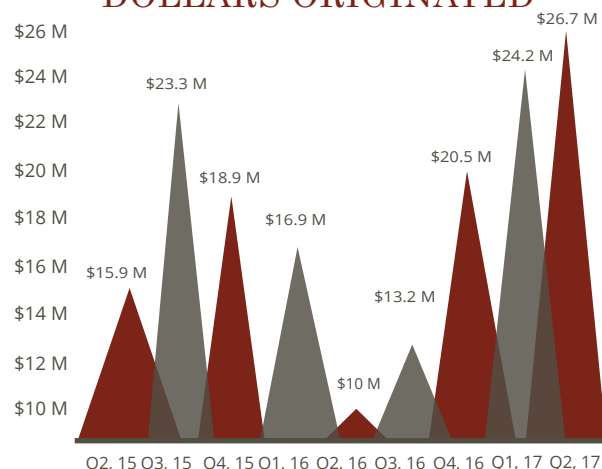
	Q2, 2015	Q3, 2015	Q4, 2015	Q1, 2016	Q2, 2016	Q3, 2016	Q4, 2016	Q1, 2017	Q2, 2017
Loans Originated	45	54	48	39	31	55	59	65	74
Dollars Originated	\$15.9M	\$23.3 M	\$18.9 M	\$16.9 M	\$10 M	\$13.2 M	\$20.5 M	\$24.2 M	\$26.7 M

LOANS ORIGINATED



Customer service pays off. This is evidenced by the record increase in loans originated in the second quarter. Much of this success can be attributed to enhanced processes "streamlining" the Borrower's customer experience.

DOLLARS ORIGINATED

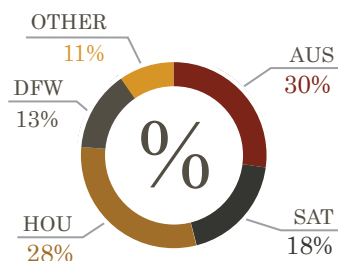


This record quarter was fueled heavily by improving the service for our repeat borrowers. Future projections anticipate this metric stabilizing as many of these repeat borrowers have taken on their max allocation over the previous three quarters.

LOAN | CONCENTRATION

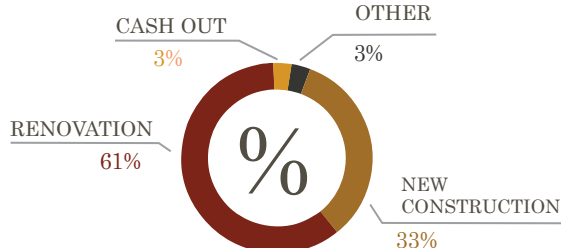
The highest concentration of loans shifted from Houston to Austin for the first time in more than two years. Dallas-Fort Worth saw a slight slow-down but efforts are underway to increase market penetration in the area with the addition of a satellite sales office. Loan types have remained largely unchanged for the last year but there has been a trend toward more rehab loans in that time period; more Borrowers are looking for less speculation. Efforts to retain our existing and qualified borrower base have paid off. Today the loan portfolio has the highest existing-to-new-client ratio ever. After achieving a balance in 2016, repeat borrowers now make up more than 60% of all new loans.

LOANS PER MARKET



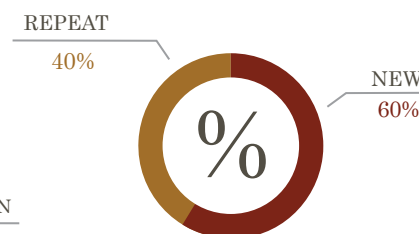
Efforts to increase production in the DFW metroplex are underway with the addition of a new in-market satellite office. Houston and San Antonio offices will follow after this proof-of-concept in DFW.

LOANS PER TYPE



New construction loans have decreased recently as the marketplace has experienced reduced pricing and standards. Noble Capital continues to cater to many clients seeking new construction financing but has shifted focus back to renovation projects in infill areas.

NEW VS. REPEAT



After four consecutive quarters of relying on new client acquisitions, the second quarter saw a drastic increase in existing client retention and production due to a renewed commitment to client communication and service.

NOBLE CAPITAL | PORTFOLIO FUND

STABLE RETURNS FOR YOUR INVESTMENT PORTFOLIO

The strategy of the Portfolio Fund is to ensure that all of our assets are being put to work providing value for our clients. Repayment through the Portfolio Fund is guaranteed by Noble Capital instead of the borrower and has a lower barrier to entry than other Noble funds.

- 6.75% Return*
- \$100,000 Minimum Investment
- Monthly Distributions
- 2-Year Lock Up

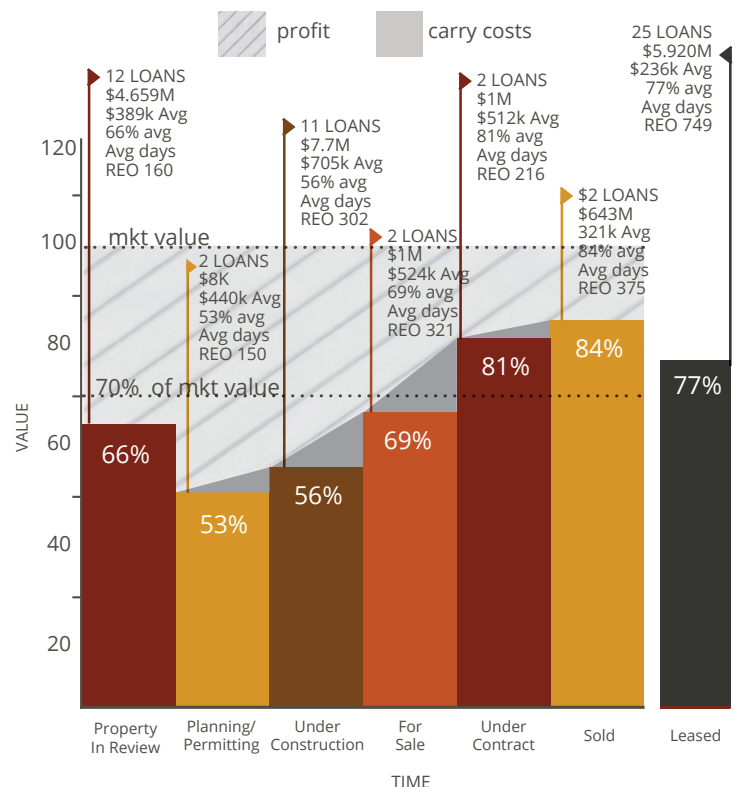


REO | PERFORMANCE

Since all investments involve risk, it's important to have a contingency for every possibility, even the worst-case scenario. If a borrower, for whatever reason, is unable to repay a loan, Noble Capital takes control of the asset through foreclosure then oversees its disposition according to the client's preference. There are a few different ways to do this depending on the particular situation.

- Sell the property as-is
- Fix and sell the property
- Fix and rent the property

Over the past year, Noble Capital has built a dedicated team to manage and dispose of these assets while minimizing carry costs. This approach provides the most favorable loan-to-value ratio possible. So far, the program has a sound track record of protecting investor capital and providing returns.



*Any returns discussed in this document should be considered speculative and are based on assumptions regarding future events. The assumptions and facts upon which such projections are based are subject to variations that may arise as future events actually occur. There is no assurance that actual events will correspond with these assumptions. Actual results may differ significantly from the results anticipated or discussed in this document. All investments involve risk, and current or past performance is not indicative of future results. Noble Capital does not make any guarantee, representations, warranty or other promise as to any results of any funds or financial products discussed in this document or any corresponding content.

NOBLE CAPITAL | SIGNATURE FUND

PUT YOUR SIGNATURE ON TEXAS REAL ESTATE

The Signature Fund is a joint venture between Noble Capital and US Capital Partners. Backed by an ongoing track record of performance, the Signature Fund caters to those looking for higher yields and greater predictability.

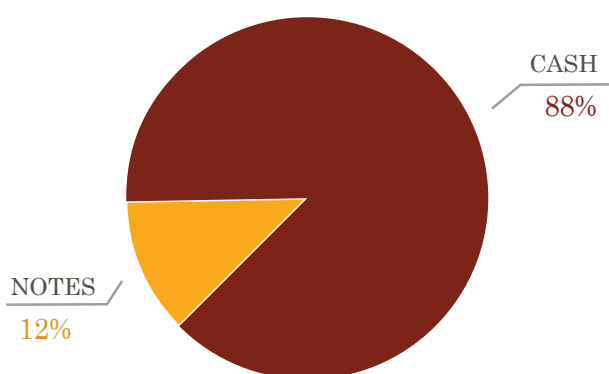
- 8.25% Return*
- \$250,000 Minimum Investment
- Quarterly Distributions
- 2-Year Lock Up



STATUS | PERFORMANCE

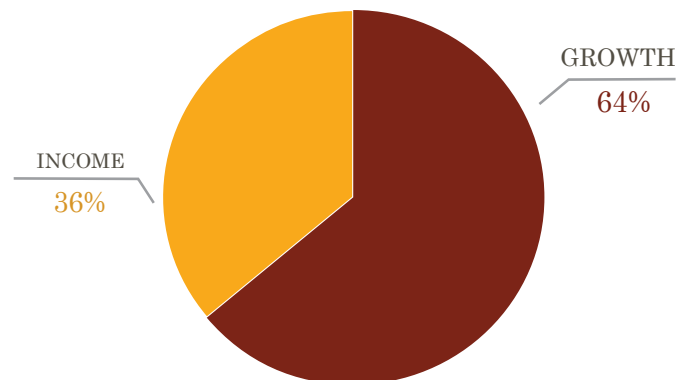
In the first quarter of 2017, Noble Capital announced its partnership on a private debt Fund with US Capital Partners out of San Francisco (CA) to be launched at the beginning of the second quarter. This Fund created the first operationally scalable financial vehicle for Noble Capital and the first highly diversified instrument for its loyal investor base to participate in. Today, the Signature Fund has one full quarter of performance to its credit. At the end of the first quarter, the Signature Fund closed out with \$6.82M in assets.

% CASH VS. % NOTES



Investors are allowed to participate in the newly-formed Funds by way of cash contributions or by pledging their direct investment in performing notes currently in the Noble Capital portfolio.

% GROWTH VS. % INCOME

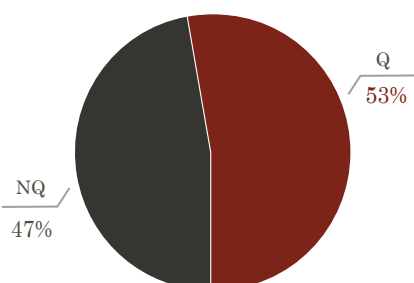


Growth strategies allow an investor to keep their dividend earnings in the Fund to compound interest, while the income strategy pays cash quarterly dividends.

*Target returns are achieved by the distribution of shared profit created through leverage (i.e., 20% of 'Excess Distributable Cash'). Any returns discussed in this document should be considered speculative and are based on assumptions regarding future events. The assumptions and facts upon which such projections are based are subject to variations that may arise as future events actually occur. There is no assurance that actual events will correspond with these assumptions. Actual results may differ significantly from the results anticipated or discussed in this document. All investments involve risk, and current or past performance is not indicative of future results. Noble Capital does not make any guarantee, representations, warranty or other promise as to any results of any funds or financial products discussed in this document or any corresponding content.

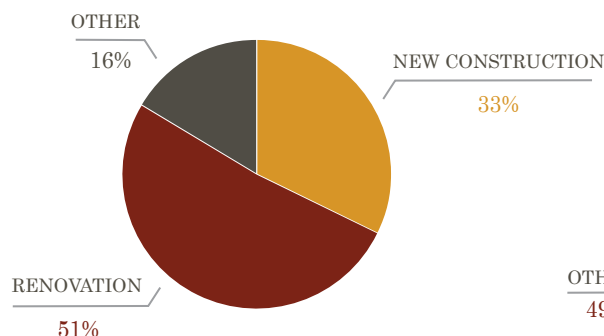
SIGNATURE | PERFORMANCE CONT.

%QUALIFIED (Q) VS% NON-QUALIFIED (NQ)



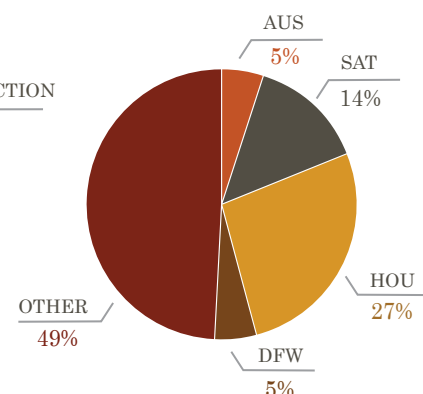
Qualified funds are tax-deferred investment accounts (e.g. IRA'S). Non-qualified funds are fully taxed.

BY LOAN TYPE



The distribution of Loan Type is very similar to that of the entire Noble Capital loan portfolio.

BY GEOGRAPHY



The Signature Fund invests in the same loans that Noble Capital and its Private Lender Network are given access to. The chart above shows the distribution of the market concentration by geography.

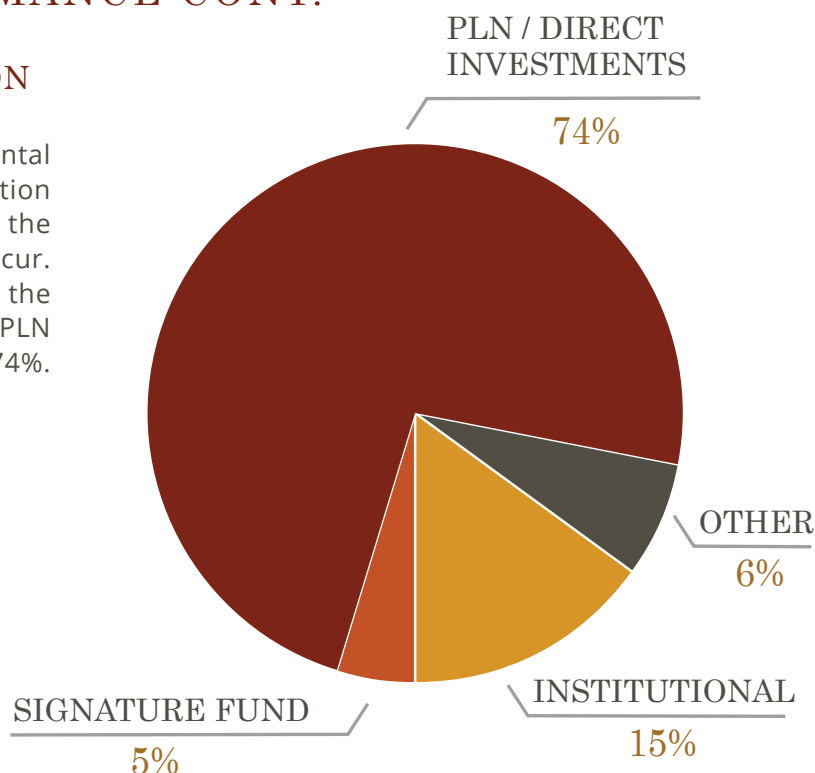
SIGNATURE | PERFORMANCE CONT.

LOAN PORTFOLIO CONCENTRATION

As the Signature Fund and other supplemental funds mature in age and performance, a migration from the classic direct investment strategies of the Private Lender Network ("PLN") is expected to occur. For reference: at the end of Q2 , 2016 92% of the loans in the loan portfolio were funded by the PLN as compared to today where the PLN makes up 74%.

FUND DETAILS

- Launch Date – 04.01.17
- Total Assets – \$6,820,537
- Number of LP's / Investors – 48
- Average Investment Size – \$142,095
- Return to LP's / Investors – 8.25%
- Number of Loans Invested In – 37
- Average Loan to Value Ratio – 66.80%



*Target returns are achieved by the distribution of shared profit created through leverage (i.e., 20% of 'Excess Distributable Cash'). Any returns discussed in this document should be considered speculative and are based on assumptions regarding future events. The assumptions and facts upon which such projections are based are subject to variations that may arise as future events actually occur. There is no assurance that actual events will correspond with these assumptions. Actual results may differ significantly from the results anticipated or discussed in this document. All investments involve risk, and current or past performance is not indicative of future results. Noble Capital does not make any guarantee, representations, warranty or other promise as to any results of any funds or financial products discussed in this document or any corresponding content.

NOBLE CAPITAL UPCOMING EVENTS



Open House
2800 San Juan Dr.
Austin, TX 78733

Join the Noble team for a “back yard BBQ” at this ultra-modern 5 bedroom, 3.5 bath luxury home in Austin’s hill country.



The Golf Club at Star Ranch
2500 FM RD 685
Hutto, TX 78634

Join us for Noble Capital’s 2nd Annual Charity Golf Tournament benefiting Austin’s Habitat for Humanity.



Habitat Helpers
Location: TBD

We encourage you to come out and volunteer your time for Habitat for Humanity. A little time makes a big difference, and it’s the Noble thing to do! Stay tuned for more details.



Ambassadors Club Cruise
Port of Galveston, Caribbean

Our first Ambassadors Club Cruise was so nice, we’re doing it twice! Refer a friend to Noble Capital and, if they invest with us, you can join the cruise. It’s that simple. Contact us for more details.

NOBLE CAPITAL | AMBASSADORS CLUB

SPREADING THE
WEALTH IS NOBLE,
GETTING SOMETHING
IN RETURN IS DIVINE

You already know the benefits of Noble Capital’s Private Lender Network. Why not spread the wealth by referring your friends and family to the program? Join the ranks of the Ambassadors Club by bringing others into the fold.

Helping your friends and family make money is the nice thing for you to do, but it’s not completely altruistic (don’t worry, we won’t tell anyone). If the folks you refer invest a total of \$1,000,000 or more, you’ll receive an all-inclusive cruise for you and a guest! So peruse your contacts and “dust off” that beach body because you only have until April 15, 2018 to qualify!



TAILGATE PARTY

FALL 2017

AMBASSADORS CLUB TAILGATE



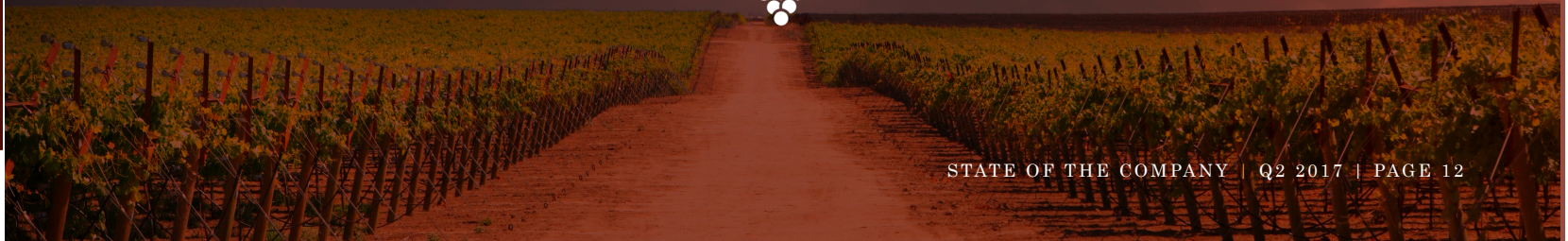
COMING SOON



WINE TOUR

FALL 2017

AMBASSADORS CLUB WINE TOUR





NOBLE CAPITAL IN THE NEWS

REALWEALTH BLUEPRINT

— A NOBLE CAPITAL PRODUCTION —

REAL WEALTH BLUEPRINT

Even between State of the Company events, we like to keep the conversation going. So, Noble Capital has launched its very own radio show, Real Wealth Blueprint, which lays the foundation for financial success. Every week, the educational series presents in-depth discussions outlining the building blocks necessary to grow and secure your wealth. We're on the air every Sunday at 10:00 A.M. on Talk Radio 1370 AM in Austin and at 6:00 P.M. on KLIF 570 AM in Dallas.

REALWEALTHBLUEPRINT.COM



HABITAT FOR HUMANITY

Since 2015, Noble Capital has supported Austin Habitat for Humanity through both monetary donations and volunteerism. We're proud to work with a charity organization that is building better lives for families in need throughout our community. The next Noble Capital Habitat Helpers volunteer day will be coming up this fall. We encourage everyone to participate.



IMPACT INVESTING

Impact Hub Austin is developing an affordable housing accelerator program to address Austin's affordability crisis. Noble Capital has joined Impact Hub's steering committee along with representatives from Google, Chase Bank, Austin Board of Realtors and the City of Austin. Through our participation in the program, we aim to help shape the many initiatives that will benefit our city.



AAPL EDUCATION COMMITTEE

The American Association of Private Lenders has just announced the formation of its Education Advisory Committee. Noble Capital's COO, Chris Ragland, will sit on the committee. He will bring Noble Capital's voice to the AAPL as they develop and establish educational programs and materials which will help shape the private lending industry over the coming years.



ABJ 2017 BEST CFO AWARDS

Our very own Grady Collins was among the people nominated for Austin Business Journal's 10th Annual Best CFO Award. We're honored that Grady was recognized for all of the hard work he does for Noble Capital and its clients.

REALWEALTH BLUEPRINT

A NOBLE CAPITAL PRODUCTION



TUNE IN EVERY SUNDAY

10 A.M. TALK 1370AM AUSTIN

6 P.M. TALK 570AM DALLAS

REAL WEALTH STRATEGIES FOR THE REAL WORLD



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