

BRICKELL BAY MORTGAGE OPPORTUNITY FUND, L.P. – CLASSES C/F

The Brickell Bay Mortgage Opportunity Fund (the "Fund") is incorporated in Delaware and invest in private, non-prime, first lien, residential mortgages backed by the borrower's property collateral.

The Fund is filed with the SEC and is incorporated under Regulation D 506c and Regulation S.

The objective is to provide stable monthly returns with the Capital secured by First Lien on Residential Assets for middle market homes mainly in Florida, Georgia, and Colorado.

RETURN SUMMARY

Number of Periods	29
Total Return	17.01%
Annualized ROR	7.03%
Average Gain	0.58%
Last 12 Months	7.03%

FUND PERFORMANCE*

	JAN	FEV	MAR	ABR	MAI	JUN	JUL	AGO	SET	OUT	NOV	DEZ	YTD	ANNUALIZED
2020	0.59	0.58	0.58	0.58	0.59	0.58	0.58	0.58					4.67	7.00
2019	0.58	0.58	0.58	0.58	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	7.04	7.04
2018				0.61	0.60	0.58	0.59	0.58	0.58	0.58	0.58	0.60	5.30	7.07

CHARACTERISTICS AND STRATEGY

- The Brickell Bay Mortgage Opportunity Fund, L.P. invests in Mortgage Residential Notes in the middle market segment
- Characteristics of the Notes normally are at 80% Loan to Value, First Lien, Average Loan Balance of \$250k, and in three basic segments in the residential market: Owner Occupied, Investment Properties, and Non-US Residents
- Classes C & F shares target a 7.00% annual current yield that can be reinvested or paid in cash through monthly Distributions
- Investments can be accepted and transmitted to selected broker dealers via DTCC AIP

Target Return (net of fees):	7%
Minimum Initial Investment:	\$50,000
Distributions	Monthly
Management Fee	2%
Performance Fee	None
Redemption	Quarterly*
Early Redemption Fee	3% Year 1 2% Year 2 1% Year 3 0% After 3rd Year

KEY SERVICE PROVIDERS

- General Partner:** YellowFi Management, LLC
- Administrator:** Circle Investment Support Services (USA) LLC
- Auditor:** Schafer, Tschoop, Whitcomb, Mitchell & Sheridan LLP
- Legal Counsel:** Next Legal LLC
- Loan Servicing:** FCI Lender Services, Inc

CONTACT INFORMATION

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DISCLOSURES

Past Performance is not necessarily indicative of future results. Redemptions done quarterly on a best efforts' basis with 60 days advance notice. Fund Performance represents composite fund returns, net of fees and expenses. The historic performance combines the Performance of the Brickell Bay Mortgage REIT from Apr 2018 to May 2020 and, after the Performance of the Brickell Bay Mortgage Opportunity Fund, considering both have the same strategy. Brickell Bay Mortgage Opportunity Fund start date: June, 2020.