

BRICKELL BAY MORTGAGE REAL ESTATE INVESTMENT TRUST II, INC. – CLASSES C/F

The Brickell Bay Mortgage Real Estate Investment Trust II, Inc (the “REIT”) is incorporated in Maryland and invest in private, high yield, first lien, residential mortgages backed by the borrower’s property collateral.

The REIT is filed with the US Security & Exchange Commission (SEC) and incorporated under Regulation D 506(b) 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 in the US mainly in the States Florida, Georgia, and Colorado.

RETURN SUMMARY

Number of Periods	39
Total Return	22.84%
Annualized ROR	7.03%
Average Gain	0.58%
Last 12 Months	7.00%

REIT PERFORMANCE*

	JAN	FEV	MAR	ABR	MAI	JUN	JUL	AGO	SET	OUT	NOV	DEZ	YTD	ANNUALIZED
2021	0.59	0.58	0.59	0.58	0.58	0.58							3.50	7.00
2020	0.59	0.58	0.58	0.58	0.59	0.58	0.58	0.58	0.58	0.59	0.58	0.59	7.00	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 Real Estate Investment Trust II, Inc 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	Excess of the Target Return
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, Tschopp, 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. REIT 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 until the creation of the Brickell Bay Mortgage Real Estate Investment Trust II, Inc, considering both have the same strategy.