

GOING BEYOND TO FIND SUPERIOR INVESTMENTS™

EXPERIENCED

25+

Years in Business

KNOWLEDGABLE

1000+

Total Deals Funded

CONNECTED

20K+

Partner Network

TRUSTED

\$1BN

Transaction Value

ABOUT US

Helvetica Group is a direct commercial real estate lender and investment bank offering alternatives to conservative bank lending. As a direct lender, we invest on behalf of individual investors, trusts, pension plans, retirement funds and institutional investors representing over \$1 billion in combined assets. We work closely with brokers, bankers, lenders and financial advisors as strategic partners to provide clients with fast access to financing, affording them the opportunity to quickly leverage their real estate assets.

WHY INVEST WITH US?

At Helvetica, you don't have to add unreasonable risk to gain attractive returns. Our real estate and mortgage-backed investments create above average risk-adjusted returns and balance out any conservative or growth-oriented portfolio.

INVESTMENT PHILOSOPHY

Hands on due diligence, rigorous underwriting, senior management involvement and proactive management through the entire investment cycle provides for attractive returns on partnership investments. Our style aims to provide our investors with superior risk-adjusted results and consistent cash flow over time. We incorporate the following investment objectives:

- Continuous Aggregation of Capital to Achieve Greater Alpha
- Incorporate a Margin of Safety for Preservation of Capital
- A Core Focus on Alternative Real Estate
- Investments
- Identification of Value-Add Opportunities from Market Dislocations
- Target Superior Non-Correlated Market Returns
- Leverage Local Expertise & Foster Strategic Partnerships
- Hands-On Due Diligence by Senior Management

INVESTMENT TARGETS

Senior Real Estate Debt

Residential, Commercial, Bridge Loans

Value Add Residential Properties

To build, improve & flip for short term gain

To improve, rent & hold for income & appreciation

Distressed & Value Add Commercial Properties

Strip Centers, Apartments, Office, Lt. Industrial, Adaptive Reuse

INVESTMENT VEHICLES

- Mortgage Equity Funds
- REO Pools
- Participation Loans
- Borrower Payment Dependent Notes
- Managed Partnerships
- Special Purpose Entities
- Direct Investments
- TIC Investments

FIND US ON:



5927 Balfour Court, Ste. 208
Carlsbad, CA 92008
Office: 760-607-5400
helveticagroup.com

OUR TECHNOLOGY

We chose www.Raiseli.com, a blockchain and AI-enabled fintech platform to manage the syndication of diligently underwritten commercial real estate loans from experienced and vetted lender-sponsors. Raiseli enables easy loan participations, transparency, automated documentation, payment fractionalization, investor onboarding and account management, real time accounting, blockchain immutability, document vaults, data AI, banking integration, tax reporting, deal rooms and a secondary trading platform. Raiseli is a growing ecosystem of financial professionals collaborating to get loans funded.

RECENT INVESTMENTS

 VACATION CONDO Mammoth Lakes, CA \$504,000 Cash out refinance to provide funds for the borrower to purchase additional investment properties. Acted as originating lender	 RETAIL BUILDING San Jose, CA \$4,900,000 Identified NNN investment for 1031 exchange up leg. Acted as advisor	 OFFICE BUILDING BILLINGS, MT \$3,000,000 Purchase of bank-owned vacant office building to lease-up and flip. Acted as principal and manager
 NNN RETAIL Annetts, TX \$2,290,000 Purchase of NNN single credit tenant retail building for 1031 exchange. Acted as advisor	 Mixed Collateral Oakland, CA \$1,000,000 Bridge loan secured by mixed collateral, both real and chattel to finance tenant improvements for a new lease. Acted as direct lender	 NNN RETAIL Chattanooga, TN \$2,200,000 Identified NNN investment for 1031 exchange up leg. Acted as advisor
 OFFICE BUILDING San Diego, CA \$3,380,000 Bridge loan for all cash out refinance of a recent purchase, low occupancy, alternative use, office building. Acted as wholesale lender	 FLEX OFFICE BUILDING San Diego, CA \$3,700,000 Bridge loan to refinance maturing bank debt on flex office building. Acted as wholesale lender	 COMMERCIAL RETAIL Hinsdale, RI \$2,700,000 Bridge loan to refinance maturing loan and TI for new credit anchor tenant. Acted as wholesale lender
 RESTAURANT Orlando, FL \$682,000 Bridge loan to purchase free standing commercial building to own and operate a Korean restaurant. Acted as wholesale lender	 LT INDUSTRIAL Ft. Lauderdale, FL \$1,200,000 Bridge loan to refinance a maturing loan in default to borrower with recent credit challenges. Acted as wholesale lender	 MIXED USE Ramona, CA \$1,900,000 Bridge loan to refinance maturing debt with credit challenges. Acted as wholesale lender
 LT INDUSTRIAL Tucson, AZ \$900,000 Bridge loan for bank incentivized, time sensitive discounted payoff. Acted as wholesale lender	 NNN RETAIL Columbus, OH \$1,766,000 Bridge loan to refinance maturing debt secured by 3 credit NNN properties. Acted as wholesale lender	 LUXURY RESIDENTIAL La Jolla, CA \$1,000,000 Cash out business loan to biotech entrepreneur for working capital secured by 3 luxury rental homes. Acted as originating lender



Contact Us Today!

Helvetica Group
5927 Balfour Court, Ste. 208
Carlsbad, CA 92008
www.helveticagroup.com



Chad Mestler

Esq., CEO
BRE lic. #01098211

 760-607-5401

 cmestler@helveticagroup.com

Disclosures: Helvetica broker approval is required prior to loan funding. Information is intended for Mortgage Professionals only and not intended for consumer use as defined by Section 226.2 of Regulation Z, which implements the Truth-in-Lending Act. The guidelines are subject to change without notice and are subject to The Helvetica Group's underwriting guidelines and all applicable federal and state rules and regulations. Helvetica only offers business loans and does not offer loans where the proceeds are primarily used for consumer or household purposes. Helvetica is a registered trademark used by the Helvetica family of companies. Helvetica and its affiliates offer loans through California Finance Lender lic. #603E072, BRE lic. #01366104, or pursuant to wholesale exemptions in other states where they exist.