



COMPANY PROSPECTUS

Veloce Capital's core focus is to source, analyze, and invest in opportunistic and distressed real estate. These investments offer the potential for growth and capital appreciation while preserving principal.

Veloce Capital seeks to generate attractive risk-adjusted returns through collateralized real estate, joint ventures with developers, and CO-GP investments. We specialize in underwriting and financing ground-up construction projects in tertiary markets resulting in high yield returns.

Investors partner with Veloce Capital to generate above-market returns while mitigating risk. Investors work with Veloce Capital to customize their investment strategy and realize their goals. These strategies leverage investing in real estate-backed debt, equity, and syndication projects.



ADDRESS

58 Main Street, 2nd Floor
Hackensack, NJ 07601

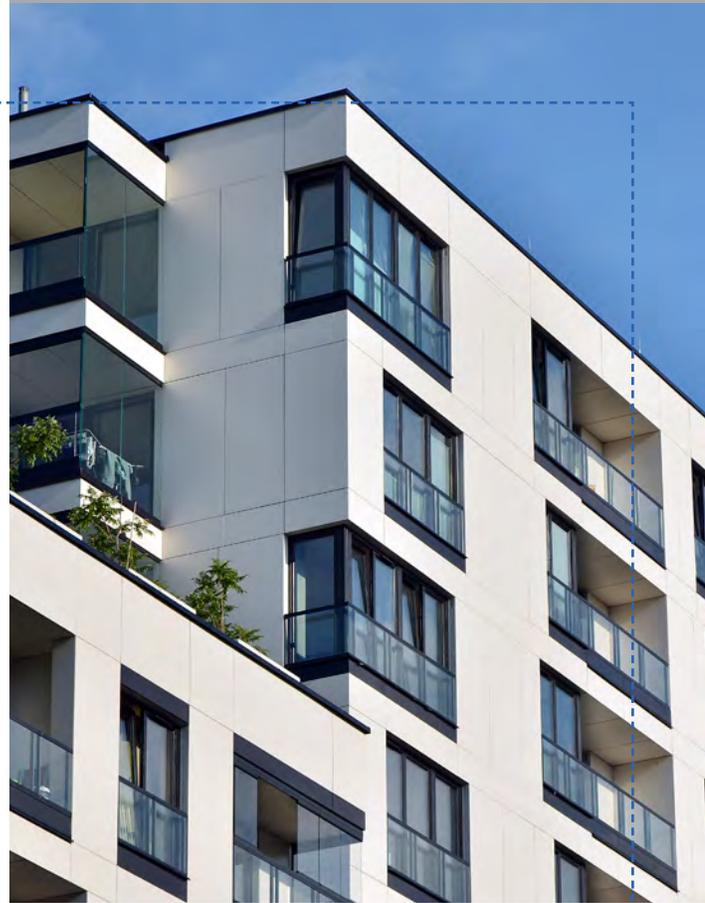
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01. Investment Philosophy



CORE FOCUS

CAPITAL PRESERVATION

Real estate is a tangible asset that preserves investor capital by hedging against inflation and providing cash flow.

CASH FLOW GENERATION

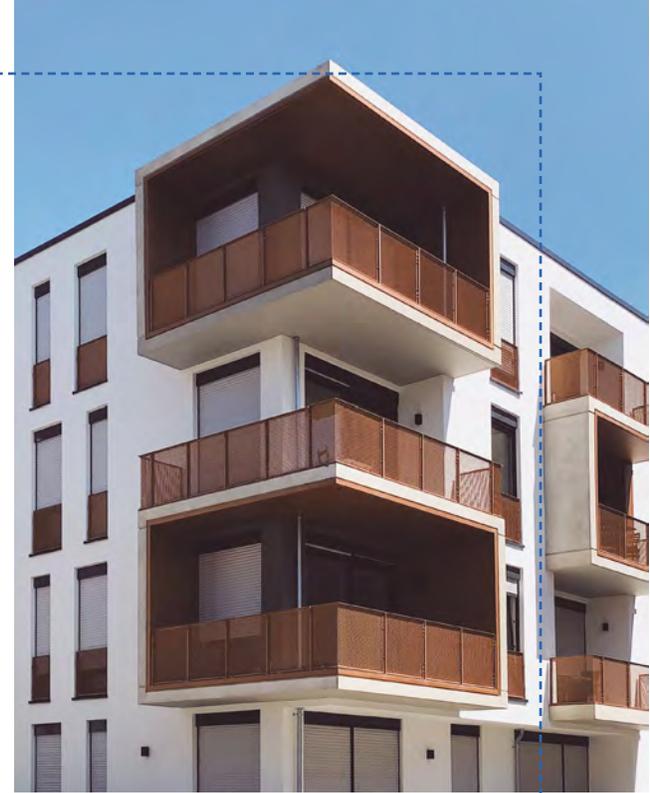
Real estate has the potential to generate consistent cash flow. Veloce Capital leverages this unique characteristic to provide stability in volatile markets.

ALTERNATIVE INVESTING

Investors partner with Veloce Capital to optimize their portfolios by gaining access to passive real estate investments and improving portfolio diversification.



02. Investment Options



PERSONAL TO INSTITUTIONAL INVESTING

EQUITY

Investors partner in Veloce Capital’s asset-backed real estate investment funds. Investors realize performance-based profit.

DEBT

Investors lend to Veloce Capital LLC for a fixed return with customizable rates and payout structures.

SYNDICATION

Seasoned investors partner with Veloce Capital in ground up multi-family construction projects. Investors realize performance-based profit.

DETAIL	DEBT	EQUITY	SYNDICATION
Investment Minimum	\$50,000	\$50,000*	Project Dependent
Investment Period	1 Year	1 Year**	Project Specific
Profit Structure	+10% APY***	Profit Split	Profit Split

* Capital invested effects profit split.

** Capital invested effects investment period.

*** Profit can be paid out monthly, quarterly, semiannually, or annually. 10% APY related to debt fund only.

03. Featured Assets

US \$800MM
TRANSACTIONS

30+ Years
FUND EXPERIENCE

10% MIN
ANNUAL RETURN RATE***

FAIR STREET, PATERSON, NJ (JULY 2022)



INVESTMENT HIGHLIGHTS

- Active Syndication Investment Opportunity
- 230,000 sq ft - 188 Rental Units | 2,200 sq ft - Retail Space
- Project Type: Mixed-use ground-up construction development
- Capital Value: \$85,000,000 (est.)
- Target IRR: 29% (3 year projection)
- Term: 30 months
- Veloce Capital is raising \$8,000,000

THE ARMORY, NORTHERN, NJ (OCT. 2021)



INVESTMENT HIGHLIGHTS

- Ongoing Syndication Investment Opportunity
- 138 Apartments | Retail Space | Office | Restaurant
- Project Type: Mixed-use ground-up construction development
- Total Capitalization: \$33,000,000
- ROI: 37% net to investor (projected)
- Term: 24 months
- Veloce Capital raised \$4,000,000

CUSHMAN CIRCLE, ATLANTA, GA (FEB. 2022)



INVESTMENT HIGHLIGHTS

- Current Investment in Veloce Capital LLC
- Project Type: Complete renovation of distressed asset
- Total Capitalization: \$35,000,000
- 168 Apartments | Newly Renovated | Commuter Friendly
- Term: 12 months
- Veloce Capital Investment: \$3,000,000

04. Company Disclaimer

The securities offerings on this site are available to “Accredited Investors” as defined in Rule 501, and those sophisticated non-accredited investors; provided, that, as applicable to non-accredited investors, no sale may be made in this offering if the aggregate purchase price paid by such non-accredited investor is more than 10% of the greater of the investor’s (i) annual income or (ii) net worth. The securities are offered in reliance on an exemption from the registration requirements of the Securities Act of 1933, as amended. Neither the Securities and Exchange Commission nor any state regulator has passed upon the merits of or given its approval to the securities, the terms of the offerings, or the accuracy or completeness of any offering materials. The securities are subject to legal restrictions on transfer and resale as set forth more fully in the Offering Circular, the Operating Agreement, and the Subscription Agreement, as applicable (collectively, “Offering Documents”). Investing in securities involves risk, and investors should be able to bear the loss of their entire investment. All investors should make their own determination of whether or not to make any investment, based on their own independent evaluation and analysis.

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Delivering Better Ways to Invest

Contact us for more information

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